15999/22 Jayati Paul E-15447/22

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL AE 699556

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

27 SEP 2022

District Sub-Registrar-II
Alipore, South 24 Parganas

27.09.22
Q-782 8520

THIS DEED OF CONVEYANCE made on this.....21.....day of September, Two Thousand and Twenty Two, **BETWEEN** 1) **BARUNENDRA NATH BANERJEE** (**PAN No ABVPB4074F, Aadhaar No. 7732 0706 1333, Mobile No. 8697677870**), son of Late Bhupendra Nath Banerjee, by faith Hindu, by nationality Indian, residing at 255/1, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata – 700068, 2) **REETA GHOSH** (**PAN No ACYPG1212C, Aadhaar No. 4523 2485 7047, Mobile No. 98313 66967,** daughter of Late Bhupendra Nath Banerjee, by faith Hindu, by nationality Indian, residing at 83, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata – 700068,

Nicolas Ch Paul

Jayati Paul.

50824

ANUBRATA DHAR
(Advocate)
C.M.M. Court Kol - 1

24 AUG 2022

DATE.....

SOLD TO.....

OF .....

RS.....

JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2016

24 AUG 2022

DISTRICT SUB REGISTRAR-III
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3) **CYRENE BANERJEE (PAN No AABPB5873B, OCIC No. A2255942, Passport No. GB495295),** wife of Late Bratindra Nath Banerjee **AND** 4) **ADITYA CYRAJ BANERJEE (PAN No. ANLPB0117H, OCIC No. A3252504, Passport No. GL467928),** son of Late Bratindra Nath Banerjee, both by nationality Canadian, residing at 724, 14 ST SE, Calgary, AB, T2G3J8, Canada and both being represented by their constituted attorney **BARUNENDRA NATH BANERJEE (PAN No ABVPB4074F, Aadhaar No. 7732 0706 1333, Mobile No. 8697677870),** son of Late Bhupendra Nath Banerjee, by faith Hindu, by nationality Indian, residing at 255/1, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata – 700068, hereinafter called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

1) **SRI MADHAB CH. PAUL (PAN No. AFXPP4496D, Aadhaar No. 905512740174, M-9748746391)**, son of Late Radha Gobinda Paul **AND** 2) **SMT. JAYATI PAUL (PAN No. AKEPP6359B, Aadhaar No. 315531651768, M-9836968333)**, wife of Sri Madhab Ch. Paul, both by faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata–700 019, hereinafter called and referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their legal heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

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WHEREAS :

One William Graham by several Bengali deeds of sale both in his own name as well as in benami of his clerk Ramsasi Chaudhury purchased various plots of land held in Madhya Sattwadhikari Chirasathi Mokrari Mourashi rights and several plots of rent free lands in Mouza Gobindapur in Thana Tollygunge in the District of 24 Parganas.

AND WHEREAS the said William Graham by virtue of his purchase as aforesaid had his name recorded in the records of the Superior Landlords and was seized and possessed of the same as the sole and absolute owner thereof till his death on 17.01.1931.

AND WHEREAS prior to his death the said William Graham on 03.05.1909 made and published his last Will whereby he gave devised and bequeathed unto his wife Mrs. Kate Emily Graham all his moveable and immovable real and personal properties and whereof he appointed his wife said Mrs. Kate Emily Graham as the sole Executrix.

AND WHEREAS the said Will was duly proved in the High Court of Judicature at Fort William in Bengal in its testamentary and Intestate Jurisdiction and Probate thereof was granted to said Mrs. Kate Emily Graham as the Executrix thereof on 31.03.1931.

AND WHEREAS said Kate Emily Graham prior to her death on 02.10.1931 made and published her last Will and testament on the 02.04.1931 whereby she appointed the official trustee of Bengal as the Sole Executor of her said Will with directions to the Official Trustee to administer the Estate in the manner set out in the said Will.

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AND WHEREAS the Official Trustee as such Executor to the said Will of the said Kate Emily Graham applied to the High Court of Judicature at Fort William in Bengal in its testamentary and Intestate Jurisdiction for grant of probate to them.

AND WHEREAS on the 15.12.1931 Probate of the Will of the said Kate Emily Graham was granted to the Official Trustee as such Executor by the said High Court.

AND WHEREAS the Official Trustee of Bengal as such Executor as aforesaid was administering the Estate of the said Kate Emily Graham and was seized and possessed of the said lands hereditaments and premises in the Mouzas Dhakuria, Gobindapur and Salimpur as set out in the schedule to the hereinafter recited Indenture of Conveyance dated 18.07.1947 executed by the Official Trustee of Bengal in favour of the Housing Society.

AND WHEREAS by an Indenture of Lease dated 29.11.1935 made between the said Official Trustee of Bengal of the one part and Jodhpur Club Ltd. a company with limited liability incorporate under the Indian Companies Act, 1913 (now dissolved) Dhakuria Post Office, of the other part and registered at the Calcutta Registration office in Book No. I, Volume no. 103, Pages 280 to 296, Being No. 4467 for the year 1935 the said Official Trustee of Bengal granted and demised unto Jodhpur Club Ltd. the aforesaid lands hereditaments and premises more particularly described in the schedule thereunder written and delineated in the map or plan annexed thereto and thereon shown in red border together with the principal mansion or Club House on a portion thereof for the term of nineteen years with effect as on and

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from 01.01.1931 with option of renewal at the rent and upon and subject to the covenants and conditions therein respectively reserved and contained for a further term of fifteen years commencing from the expiry of the term thereby granted.

AND WHEREAS by an Indenture of Conveyance dated 21.02.1944 and made between the said Official Trustee of Bengal of the first part Jodhpur Club Ltd. of the second part and Kishenlal Poddar and Annandilal Poddar of the third part and registered at Sadar Joint Registry, Alipore in Book No. I, Volume no. 17, Pages 1 to 8, Being No. 509 for the year 1944 containing an area of one cottah fourteen chittacks and thirty square feet and in Dag No. 330 in Khatian No. 117 containing an area of ten cottah five chittacks and thirty five square feet being a portion of lands demised by the hereinbefore recited Indenture of Lease dated 29.11.1935 were released and conveyed unto the said Kishenlal Poddar and Annandilal Poddar.

AND WHEREAS by the said Will dated 02.04.1931 the said Kate Emily Graham interalia directed the Official Trustee of Bengal to sell call in and convert into money such part of the Estate of the said Kate Emily Graham as did not consist of money.

AND WHEREAS by virtue of such direction contained in the said Will and also for the purpose of administration of the Estate of the said Kate Emily Graham the said Official Trustee of Bengal by a Memorandum of Agreement dated 12.11.1945 and made between the Official Trustee of the one part and the Bengal Secretariat Co-operative Society Ltd. a society registered under the Bengal Co-operative Societies Act, 1940 and having its registered office at

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Writers Buildings, Calcutta of the other part agreed for the absolute sale to the said Bengal Secretariat Co-operative Society Ltd. or its nominee at a valuable consideration of all the said lands hereditaments and premises aggregating in all to an area of 80.93 acres more or less situate at the aforesaid premises Mouza Gobindapur within parganas Khaspur, Thana Tollygunge, Sub registry Alipore within the Jurisdiction of Tollygunge Municipality (now within the Kolkata Municipal Corporation) in the District of 24 Parganas 24 Parganas being premises no. 1, Gariahat Road and more particularly set out in the schedule to the hereinafter recited Indenture of Conveyance dated 18.07.1947 and made between the said Official Trustee of Bengal of the one part and the Housing Society of the other part (save and except two pieces of lands as mentioned in aforesaid Indenture dated 21.02.1944) subject to the hereinbefore recited lease dated 29.11.1935 granted by the said Official Trustee of Bengal in favour of the Jodhpur Club Ltd. as aforesaid but otherwise free from all encumbrances.

AND WHEREAS in pursuance of the said Agreement dated 12.11.1945 the said Bengal Secretariat Co-operative Society Ltd paid to the said Official Trustee of Bengal Rupees one lakh (Rs. 1,00,000/-) only paid by way of earnest money on the 08.10.1945 and Rs. 9,10,000/-(Rupees nine lakh ten thousand) only being the balance consideration money in full on 29.01.1947.

AND WHEREAS the said Bengal Secretariat Co-operative Society Ltd. received fixed deposits to create fund for the purpose of purchasing the said premises no. 1, Gariahat Road and paid out of the said fund the stipulated consideration amount to the said Official Trustee of Bengal.

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AND WHEREAS in addition to the agreed consideration money paid to the said Official Trustee of Bengal as hereinbefore stated the said Bengal Secretariat Co-operative Society Ltd. had also to incur a further expenditure of certain amount by way of interest on fixed deposits and other incidental charges in connection with the purchase of the said premises no. 1, Gariahat Road.

AND WHEREAS the Bengal secretariat Co-operative Society Ltd. agreed with the Housing Society for the assignment to the Housing Society of the benefits of the Agreement dated 12.11.1945 as aforesaid subject to the liability thereunder in consideration of the following sums of money viz., Rupees ten lakh ten thousand (Rs. 10,10,000/-) only being the amount paid by the Bengal Secretariat Co-operative Society Ltd. to the official Trustee of Bengal and Rupees sixty four thousand four hundred forty seven and annas four and pies six (Rs. 64,447-4-6/-) only being the additional expenditure incurred on account of interest on fixed deposits and other incidental charges hereinbefore stated, that is in all Rupees ten lakh seventy four thousand four hundred forty seven and annas four and pies six (Rs. 10,74,447-4-6/-) only with interest thereon @ 4% (four percent) per annum to be repaid by 31.12.1949.

AND WHEREAS in consideration of the Housing Society having agreed to pay to the Bengal Secretariat Co-operative Society Ltd. the promised sum together with interest as aforesaid the Bengal Secretariat Co-operative Society Ltd. assigned by an Indenture of Assignment dated the 02.07.1947 unto the Housing society **ALL THAT THE SAID RECITED AGREEMENT** and all the estate, right, title, benefit, advantages property claim demand whatsoever of the Bengal Secretariat Co-operative Society Ltd. on in or to the same and the lands and premises including buildings and structures thereon to hold the

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benefit of the said recited Agreement unto the Housing Society absolutely subject nevertheless to the terms and conditions of the lease dated the 29.11.1935 in favour of the Jodhpur Club Ltd. and nominated the Housing Society as its nominee to complete the purchase of the aforesaid premises No.1, Gariahat Road.

AND WHEREAS on the 29.06.1946 the said Jodhpur Club Ltd. duly exercised the option of renewal conferred on it by the hereinbefore recited Indenture of lease dated the 29.11.1935 but no renewed lease was executed.

AND WHEREAS by an Indenture of Conveyance dated the 18.07.1947 made between the said official Trustee of Bengal of one part and the Housing Society as nominee of Bengal Secretariat Co-operative Society Ltd. of the other part the said official Trustee of Bengal granted and conveyed to the Housing Society all the said lands, hereditaments and premises together with all structures situate in aforesaid Mouza of Gobindapur, and being premises No.1, Gariahat Road within Tollygunge Municipality (now under the Kolkata Municipal Corporation) and more particularly set out in the schedule to the said Indenture of Conveyance dated the 18.07.1947, subject to the said lease dated the 29.11.1935 in favour of the Jodhpur Club Ltd. but otherwise free from all encumbrances.

AND WHEREAS the Housing Society in furtherance of its objects formulated a Scheme known as the Tollygunge Scheme also known as the Tollygunge Scheme (Jodhpur Club Lands) in respect of its lands and premises being premises No.1, Gariahat Road purchased from the Official Trustee of Bengal under the aforesaid Indenture of Conveyance dated the 18.07.1947 for the purpose of providing houses to its members by establishing a model garden

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colony with all amenities of City life for the attainment of better living conditions and promotion of economic interest of its members and other residents of the colony through Co-operative efforts.

AND WHEREAS the Housing Society having failed to secure earlier release of the land from Jodhpur Club Ltd. by private negotiation applied to the Government of West Bengal under the West Bengal Ordinance II of 1948 (afterwards West Bengal Land Development and Planning Act, 1948) for the compulsory acquisition of the lease hold interest of Jodhpur Club Ltd under the lease dated the 29.11.1935.

AND WHEREAS on the 23.05.1949 the Jodhpur Club Ltd. was served with a notice from Government of West Bengal intimating that it had been proposed to acquire the aforesaid lands and premises on behalf of the Housing Society for building a colony on Co-operative basis thereon.

AND WHEREAS the Jodhpur Club objected to the said acquisition and filed a suit being title suit No.52 of 1949 in the Sixth Additional Court of the Subordinate Judge at Alipore (formerly suit No.203 of 1949 in the Second Court of the Subordinate Judge of 24 parganas at Alipore) against the Housing Society and the State of West Bengal, objecting to the said acquisition.

AND WHEREAS by a decree made in the said suit no. 52 of 1949 the Defendants (the Housing Society and the State of West Bengal) were restrained by a permanent injunction in so far as the proposed acquisition was concerned from taking or causing to be done any acts or things in respect of the proposed acquisition of the aforesaid lands and premises and from interfering with the Club's possession of the said lands and premises.

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AND WHEREAS the defendants in the aforesaid suit viz., the Housing Society and the State of West Bengal jointly preferred an Appeal in the Calcutta High Court being First Appeal No.35 of 1952 against the aforesaid judgement and decree in T.S No. 52 of 1949.

AND WHEREAS the Housing Society and the said Jodhpur Club Ltd. with a view to settling the said F.A No. 35 of 1952 executed a Memorandum of Agreement dated the 22.12.1952.

AND WHEREAS in the said Memorandum of Agreement the said Jodhpur Club Ltd. agreed to execute in favour of the Housing Society a proper deed of assignment in the form set out in the Schedule thereto on receipt of a considerable amount which was duly paid by the Housing Society to the Jodhpur Club Ltd.

AND WHEREAS in pursuance of the said Agreement and in consideration of the amount paid by the Housing Society to the Jodhpur Club Ltd. **ALL THOSE LANDS AND PREMISES** comprised in and demised by the hereinbefore recited lease dated the 29.11.1935 were assigned by an Indenture of Assignment dated the 06.03.1953 by the Jodhpur Club Ltd. free from all charges and encumbrances unto the Housing Society for all the residue then unexpired period of the term of fifteen years created by the exercise of the option to renew given to the Jodhpur Club Ltd. by the said lease dated the 29.11.1935.

AND WHEREAS on the joint petition filed by the appellants (the Housing Society and the State of West Bengal) and respondent (Jodhpur Club Ltd.) in the matter of F.A No. 35 of 1952 in the High Court of Calcutta (Civil and

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Appellate Jurisdiction) the said appeal was allowed in full and disposed of in terms of the said Agreement dated the 22.12.1952 by the High Court and vacant possession of the said lands and premises was made over by the Jodhpur Club Ltd. to the Housing Society in terms of the decree of the High Court F.A. No. 35 of 1952.

AND WHEREAS the Housing Society has paid the consideration amount and all other money together with interests to the Bengal Secretariat Co-operative Society Ltd. in full satisfaction of the claims of the said Society under the aforesaid Indenture of Assignment dated the 02.07.1947.

AND WHEREAS the Housing Society in pursuance of the said Tollygunge Scheme (Jodhpur Club Lands) divided the aforesaid lands and premises in Mouza Gobindapur being premises No. 1, Gariahat Road more particularly described in the schedule to the Indenture of Conveyance dated the 18.07.1947 measuring about 80.93 acres into several building plots and other common utility area such as parks, market, lake, schools, playgrounds, etc. and has constructed and proposed to construct roads pathways passages and set back areas with the object of selling the said several building plots as separate hereditaments to its members and others.

AND WHEREAS the said roads pathways passages and set back area and common utility areas are intended for the better enjoyment by the Allottee and other purchasers and the owners for the time being of the respective plots belonging to them.

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AND WHEREAS the Housing Society invited offers with the intention and purpose of selling its 20 surplus plots in the said Tollygunge Scheme including Plot No. E II containing an area of 4 cottahs 4 chittacks 16 sq.ft. more or less being a portion of premises No. 1, Gariahat Road.

AND WHEREAS one Mrs. Santi Chatterjee being desirous of purchasing the aforesaid Plot No. EII being one of the said 20 surplus plots, in the said Tollygunge Scheme became a member of the Housing Society and agreed to purchase the said Plot No. E II for the valuable consideration.

AND WHEREAS the Housing Society by executing Registered Deed of Conveyance dated the 12th day of April 1961 sold transferred and conveyed the said piece of land measuring 4 Cottahs 4 Chittacks and 16 square feet more or less in favour of the Mrs. Santi Chatterjee registered at the office of the District Sub Registrar of Alipore at Bahala recorded in Book No. 1, Volume No. 31, pages 141 to 156, being document no. 1542, for the year 1961.

AND WHEREAS while seized and possessed of the said property, having an area of 4 cottahs 4 chittacks 16 sq.ft. be the same a little more or less, said the Mrs. Santi Chatterjee by virtue of a registered Indenture of Conveyance dated 05.08.1963 sold, conveyed and transferred the same to **Aparna Banerjee** for Rs. 42,722.50/- and terms and conditions as mentioned therein and the said deed was duly registered before the Sub-Registrar of Alipore and recorded in Book No. I, Volume no. 98, Pages 174 to 191, Being No. 6545 for the year 1963, hereinafter referred to as the **"said property"** morefully and particularly described in the schedule herein below.

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AND WHEREAS said Aparna Banerjee (since deceased), being absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said property mutated her name in the records of Kolkata Municipal Corporation being known and numbered as municipal premises No. 1/255/1, Gariahat Road, P.O. Jodhpur Park, Police Station Lake, within the limits of The Kolkata Municipal Corporation Ward no. 93, Kolkata 700068, vide Assessee no. 210930400567, free from all encumbrances, charges, liens, lispendences, attachments, trusts, mortgages, whatsoever and/or howsoever.

AND WHEREAS said Aparna Banerjee, wife of Late Bhupendra Nath Banerjee, died intestate on 19.01.2015 leaving behind her one son **Barunendra Nath Banerjee**, one daughter **Reeta Ghosh,** widow of Late Bhaskar Kumar Ghosh, one daughter-in-law **Cyrene Banerjee** and one grandson **Aditya Cyraj Banerjee,** wife and son respectively of her pre deceased son Late Bratindra Nath Banerjee as her legal heirs, successors and representatives of said premises no. 1/255/1, Gariahat Road, Ward no. 93, Kolkata - 700 068.

AND WHEREAS thus said **Barunendra Nath Banerjee, Reeta Ghosh, Cyrene Banerjee and Aditya Cyraj Banerjee** became the joint Owners having their undivided respective share in the said property along with the structure standing thereon being premises no. 1/255/1, Gariahat Road, Ward no. 93, Kolkata - 700 068.

AND WHEREAS said Cyrene Banerjee and Aditya Cyraj Banerjee have appointed Barunendra Nath Banerjee as their Constituted Attorney vide document no. VAN LED No. 2877, dated 11.10.2017 & authenticated by Consulate General of India, Vancouver, BC (Canada).

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AND WHEREAS said Barunendra Nath Banerjee, Reeta Ghosh, Cyrene Banerjee and Aditya Cyraj Banerjee, the Vendors herein, decided to sell the said property, having an area of 4 cottahs 4 chittacks 16 sq.ft. be the same a little more or less with existing partly II & partly III storied residential pucca structure standing thereon morefully and particularly detailed in the Schedule herein below being known and numbered as premises No. 1/255/1, Gariahat Road, Kolkata 700068, and accordingly Madhab Ch. Paul And Smt. Jayati Paul, the Purchasers herein agreed to purchase the same at or for a total consideration of **Rs. 3,55,00,000/-** (Rupees three crore fifty five lakh) only free from all encumbrances, charges, liens, attachments, whatsoever.

AND WHEREAS it has been mutually agreed by and between the parties hereto that the total consideration amount as aforesaid shall be paid by the Purchasers to the Vendors as following :

a)	Barunendra Nath Banerjee	Rs.	1,46,80,000/-
b)	Reeta Ghosh	Rs.	1,05,46,000/-
c)	Cyrene Banerjee	Rs.	51,37,000/-
d)	Aditya Cyraj Banerjee	Rs.	51,37,000/-

That words importing singular shall include plural and vice versa, Words importing masculine gender shall include Feminine and Neuter Genders and likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing Neuter gender shall include masculine and feminine genders.

Madhab Ch Paul Jayati Paul.

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NOW THIS INDENTURE WITNESSETH that in consideration of a sum of **Rs. 3,55,00,000/-** (Rupees three crore fifty five lakh) only paid by Purchasers to the Vendors at or before execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby sell transfer convey assign grant assure) release and discharge unto and to the use of the said purchaser free form all encumbrances **AND FURTHER** simultaneously with the execution of this Deed of Conveyance the Vendors delivers vacant possession of the aforesaid property to the Purchasers **ALL THAT** the piece and parcel of revenue free land measuring 4 cottahs 4 chittacks 16 sq.ft be the same little more or less together with about 50 (fifty) years old partly II & partly three storied residential pucca structure, in as is condition, having an area of about 2045 sq. ft on Ground floor including Garage, area of about 290 sq. ft. on mezzanine floor, area of about 2100 sq. ft. on first floor & area of about 1150 sq. ft. on second floor which is totaling an area about 5585 sq. ft. standing thereon situated at being premises No. 1/255/1, Gariahat Road, comprised in the then Plot No. EII, of the said Tollygunge Scheme (Jodhpur Club Lands) in Mouza Gobindapur within the District of South 24-Parganas, now P.O. Jodhpur Park, P.S. Lake, Kolkata – 700 068, within K.M.C. Ward No. 93 (more fully described in the Schedule hereunder written) hereinafter referred to as the "said property" **TOGETHER WITH** all other easement rights including the right of ingress and egress **TOGETHER WITH** all other easement and/or facilities and/or amenities attached thereto free form all encumbrances, charges liens, attachments whatsoever, **TOGETHER WITH** the appurtenances belonging thereto **TOGETHER WITH** all ways waters watercourses lights liberties privileges easements and appurtenances, whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to

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belong or appurtenant thereto **AND ALL** the estate right, title, interest, claim, demand, whatsoever of the Vendors unto and upon the same and every part thereto **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers, their, legal heirs executors, administrators representative and/or assigns absolutely and forever together with all title, deeds, writings, muniments and other evidences of title and the Vendors doth hereby covenant with the Purchasers, their executors, administrators, legal representatives and/or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments, or defect in title, whatsoever therein **AND THAT** the Vendors have full power and absolute authority to sell the said property in manner as aforesaid **AND THAT** Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any demand, whatsoever form the Vendors or any person or persons claiming together or under their **AND FURTHER** that the Vendors their heirs, executors, administrators, legal representatives and/or assigns covenant shall indemnify the Purchasers, if there is any breach of the recitations in the aforesaid deed/indenture **AND FURTHER** that the Vendors or any person or persons having or lawfully or equitably claiming any estate or right title interest whatsoever in the said property or part thereof from under or in trust for the Vendors or from or under or any of their ancestors in interest at the request and at the cost of the Purchasers, their executors, administrators, legal representatives and/or assigns from time to time shall do and execute or cause to be done and executed such acts deeds, things and matters whatsoever for further better

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and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers, their executors, administrators, legal representatives and/or assigns accordingly, to the true intents and meaning of this deed as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 4 cottahs 4 chittacks 16 sq.ft. be the same little more or less together with about 50 (fifty) years old partly II & partly three storied residential pucca structure, in as is condition, having an area of about 2045 sq. ft on Ground floor including Garage, area of about 290 sq. ft. On mezzanine floor, area of about 2100 sq. ft. on first floor & area of about 1150 sq. ft. on second floor which is totaling an area about 5585 sq. ft., standing thereon situated lying being premises no. 1/255/1, Gariahat Road, comprised in the then Plot No. EII of the said Tollygunge Scheme (Jodhpur Club Lands), in Mouza Gobindapur, now P.O. Jodhpur Park, P.S. Lake, Kolkata – 700 068, within K.M.C. Ward No. 93, in the District of South 24-Parganas which is butted and bounded as follows:-

ON THE NORTH : By a 40 feet road

ON THE SOUTH : By premises No. 1/269/1, Gariahat Road.

ON THE EAST : By Pre. No. 1/255, Gariahat Road.

ON THE WEST : By Pre. No. 1/255/2, Gariahat Road.

Annexed map/plan demarcated by **RED** line is part and parcel of this deed.

Nicolas Ch Pal Jayati Paul.

Office of the Dist. Sub-Registrar-III
South 24 Parganas

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27 SEP 2022

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

SIGNED, SEALED AND DELIVERED

by both the Parties at Kolkata In the presence of:-

WITNESSES:

1. Rahul Mukherjee
11, Suren Tagore Road
Kolkata :- 700039

2. Alipore Police Ct.

B. N. Banerjee

Reeta Ghosh

B. N. Banerjee

SIGNATURE OF THE VENDORS

Nicolas Ch. Paul

Jayati Paul

SIGNATURE OF THE PURCHASERS

Prepared by me

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd No.-WB-613/2001

Nicolas Ch Paul

Jayati Paul

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

27 SEP 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within named **PURCHASERS** the within mentioned sum of Rs. Three Crore and Fifty Five Lakh (Rs. 3,55,00,000/-) only in full as consideration money as per details under:

SL. NO.	NAME	DATE	MODE OF TRANSACTION	TRANSACTION DETAILS	AMOUNT	T.D.S.	TOTAL
1	BARUNENDRA NATH BANERJEE	22.09.2022	NEFT		5,000		1,46,80,000
		23.09.2022	RTGS	PUNBR52022092316673792	81,81,327	82,690	
		26.09.2022	RTGS	PUNBR52022092616668772	63,46,873	64,110	
2	REETA GHOSH	22.09.2022	NEFT		5,000		1,05,46,000
		23.09.2022	RTGS	PUNBR52022092316665067	1,04,35,540	1,05,460	
3	CYRENE BANERJEE	21.09.2022	RTGS	000293183910	2,500		51,37,000
		23.09.2022	RTGS	000235261309	39,59,154	11,75,346	
4	ADITYA CYRAJ BANERJEE	21.09.2022	RTGS	000293183910	2,500		51,37,000
		24.09.2022	RTGS	000259490858	39,59,154	11,75,346	
				TOTAL	**3,28,97,048**	**26,02,952**	**3,55,00,000**

WITNESSES:

1. Rahul Kr. Jha
11, Suren Tagore Road
Kolkata - 700019

2. [illegible]
Alipore police court

B. N. Banerjee

Reeta Ghosh

B. N. Banerjee

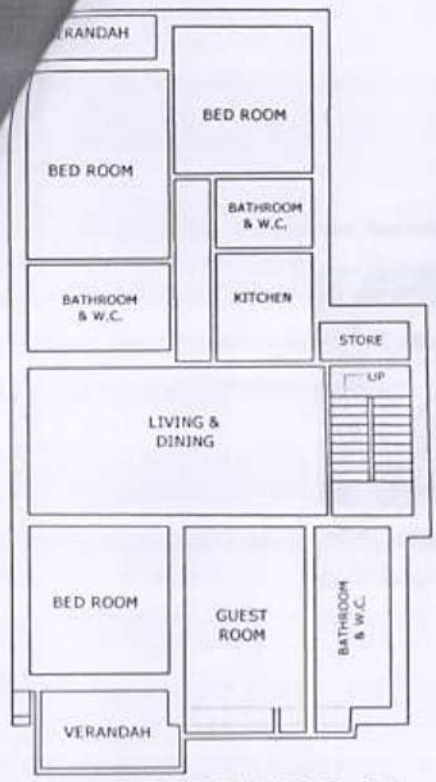
SIGNATURE OF THE VENDORS

Nicolas Chakraborty

Jayati Paul.

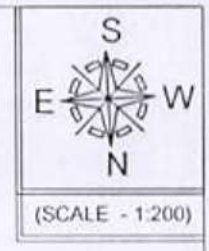
Office of the Dist. Sub-Registrar-III
South 24 Pgs.
Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 SEP 2022



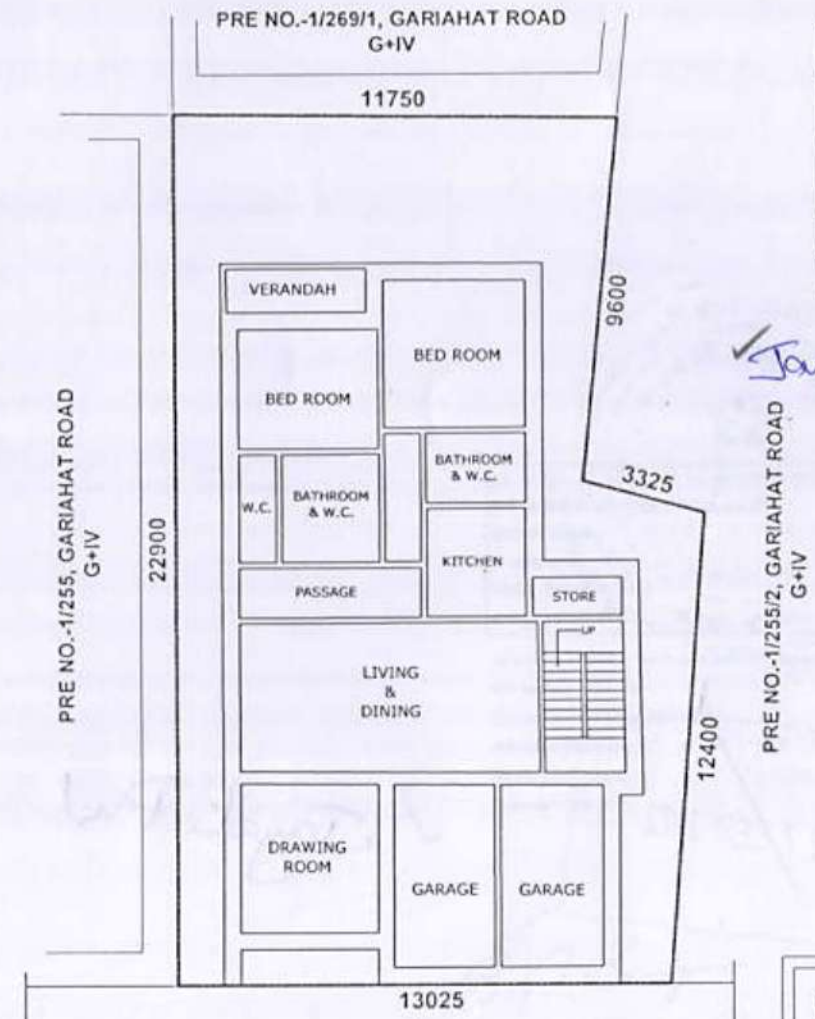
EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN



EXISTING STRUCTURE AREA :-

FLOOR	AREA (R.C.C. STRUCTURE)
GROUND FLOOR INCLUDING GARRAGE AREA	2045 SqFt.
MEZZANINE FLOOR AREA	290 SqFt.
1ST. FLOOR AREA	2100 SqFt.
2ND. FLOOR AREA	1150 SqFt.
TOTAL FLOOR AREA	5585 SqFt.



EXISTING GROUND FLOOR PLAN

Jayati Paul
B.N. Banerjee
Reeta Ghosh
B.N. Banerjee

BARUNENDRA NATH BANERJEE
as constituted attorney on behalf of
CYRENE BANERJEE &
ADITYA CYRAL BANERJEE

SIGNATURE OF OWNERS

Mausumi Ch. Pal
Jayati Paul.

SIGNATURE OF PURCHASERS

LAND PLAN AT PRE NO. - 1/255/1, GARIAHAT ROAD, KOLKATA-700 068, P.S.- LAKE, P.O.-JODHPUR PARK, WARD NO.- 93, BROUGH - X.

AREA OF LAND (4 K. - 4 CH. - 16 SQFT.) = 285.767 SQM. (APPX.)

Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 SEP 2022

Jayati Paul

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABVPB4074F

नाम /NAME

BARUNENDRA NATH BANERJEE

पिता का नाम /FATHER'S NAME

BHUPENDRA NATH BANERJEE

जन्म तिथि /DATE OF BIRTH

21-02-1946

हस्ताक्षर /SIGNATURE

B N Banerji

आयकर आयुक्त, कानपुर

COMMISSIONER OF INCOME-TAX, KANPUR

Nikolas Ch Paul

Jayati Paul.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
आयकर भवन,
16/69 सिविल लाईन,
कानपुर - 208 001.

In case this card is lost/found,kindly inform/return to the issuing authority :
Commissioner of Income-tax,
Aayakar Bhawan,
16/69, Civil Lines,
Kanpur - 208 001.

B.N. Banerji

Self attested

B.N. Banerji

Office of the Dist. Sub-Registrar III
South 24 Parganas, Alipore

Jayati Paul

भारत सरकार
GOVERNMENT OF INDIA

বরুণেন্দ্র নাথ ব্যানার্জী
Barunendra Nath Banerjee
পিতা : ভূপেন্দ্র নাথ ব্যানার্জী
Father : BHUPENDRA NATH BANERJEE
জন্ম সাল / Year of Birth : 1946
পুরুষ / Male

7732 0706 1333

আধার - সাধারণ মানুষের অধিকার

B. N. Banerjee

Nicolas Ch Paul Jayatri Paul.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
South 24 Parganas, Alipore

Jayati Paul

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACYPG1212C

नाम /NAME

REETA GHOSH

पिता का नाम /FATHER'S NAME

BHUPENDRA NATH BANERJEE

जन्म तिथि /DATE OF BIRTH

25-02-1945

हस्ताक्षर /SIGNATURE

Reeta Ghosh

आयकर आयुक्त, प.बं.-XI

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

Reeta Ghosh
Sangeeta Pal

Dist. Sub-Registrar-III
24 Pgs. Alipore

Jayati Paul

भारत सरकार

GOVERNMENT OF INDIA

Reeta Ghosh
Date of Birth/DOB: 25/02/1945
Female/ FEMALE

4523 2485 7047

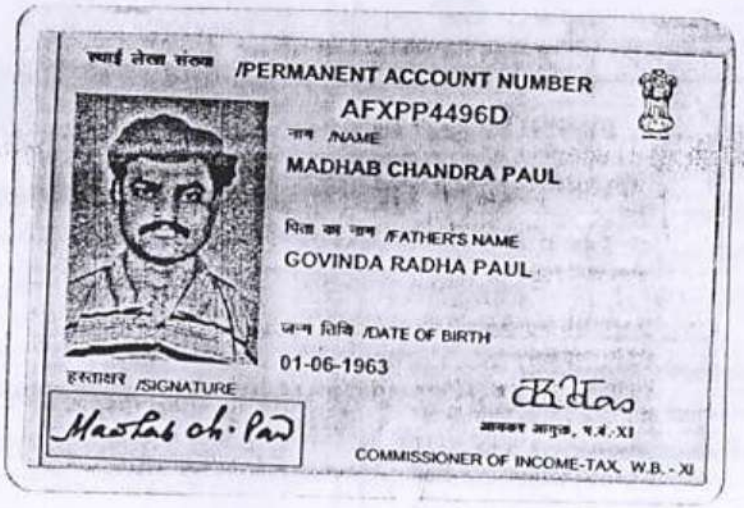
आमार आधार, आमार परिचय

Reeta Ghosh

Jayati Bank

Dist. Sub-Registrar-III
South 24 Parganas, Alipore

Jayeti Paul



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFXPP4496D

नाम /NAME

MADHAB CHANDRA PAUL

पिता का नाम /FATHER'S NAME

GOVINDA RADHA PAUL

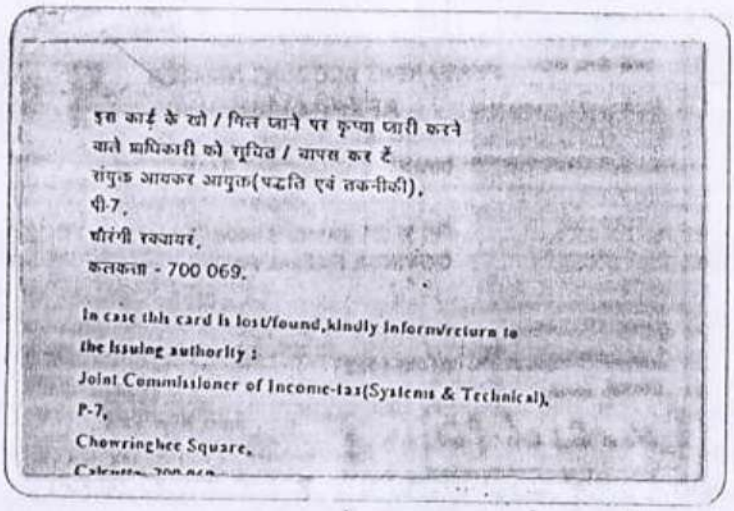
जन्म तिथि /DATE OF BIRTH

01-06-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं./XI

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



इस कार्ड के खो / गिर 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,

Madhab Ch Pal

Madhab Ch Pal

Jayeta Paul

Dist. Sub-Registrar-III
South 24 Parganas, Alipore

Jayati Pal

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1040/21037/01729

To

মাধব চন্দ্র পাল

Madhab Chandra Paul

17

SUREN TAGORE ROAD

Ballygunge

Kolkata Ballygunge

West Bengal - 700019

Download Date : 17/03/2017

Generation Date : 29/06/2013

Signature Not Verified

আপনার আধার সংখ্যা / Your Aadhaar No. :

9055 1274 0174

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

মাধব চন্দ্র পাল

Madhab Chandra Paul

জন্মতারিখ/ DOB: 01/06/1963

পুরুষ / MALE

9055 1274 0174

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
17, সুরেন ঠাকুর রোড, বালিগঞ্জ,
কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address:
17, SUREN TAGORE ROAD,
Ballygunge, Kolkata,
West Bengal - 700019

9055 1274 0174

1947 | help@uidai.gov.in | www.uidai.gov.in

Madhab Chandra Paul

Madhab Chandra Paul

Jayita Paul

Jayati Paul

Jayati Paul.

Jayati Paul

Jayati Paul.

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 2005/00008/01681

To

Jayati Paul

W/O Madhab Ch Paul

17

Suren Thakur Road

Ekadaliya Ever Green Club

Ballygunge S.O

Kolkata West Bengal - 700019

9836968333

Download Date: 26/05/2017

Generation Date: 21/11/2011

Validity unknown

आपका आधार क्रमांक / Your Aadhaar No. :

3155 3165 1768

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Jayati Paul

DOB: 07/09/1972

FEMALE

3155 3165 1768

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर मे मान्य है।
- आधार भविष्य मे सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने मे उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

W/O Madhab Ch Paul, 17, Suren Thakur Road, Ekadaliya Ever Green Club, Ballygunge S.O, Kolkata, West Bengal - 700019

3155 3165 1768

1947 | help@uidai.gov.in | www.uidai.gov.in

Jayati Paul.

Jayati Paul.

Madhab Ch Paul

Jayanti Paul.

SPECIMEN FORM FOR TEN FINGERPRINTS

B. N. Banerji

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Reeta Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Nidas Ch Pal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Jayati Paul

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Nidas Ch Pal

Jayati Paul

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 SEP 2022

Jayati Paul

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

KNH6583660

Elector's Name Bapi Das

নির্বাচকের নাম বাপি দাস

Father's Name Sunil

পিতার নাম সুনীল

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 23

১.১.২০০০-এ বয়স ২৩

Address

127 SARAT GHOSH GARDEN ROAD

KASBA Calcutta 700031

ঠিকানা

১২৭ শরৎ ঘোষ গার্ডেন রোড কসবা কলিকাতা

৭০০০৩১

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 151-Dhakuria

Assembly Constituency

১৫১-ঢাকুরিয়া

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 22.09.2000

তারিখ ২২.০৯.২০০০

Nicolas ch Pal Jayatri Paul

Major Information of the Deed

eed No :	I-1603-15447/2022	Date of Registration	27/09/2022
Query No / Year	1603-2002828530/2022	Office where deed is registered	
Query Date	20/09/2022 10:17:37 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, 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. 3,55,00,000/-		Rs. 3,55,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 17,75,070/- (Article:23)		Rs. 3,55,046/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/255/1, , Ward No: 093 Pin Code : 700068

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	(RS :-)		Bastu		4 Katha 4 Chatak 16 Sq Ft	3,00,00,000/-	3,00,00,000/-	Width of Approach Road: 40 Ft.,
	Grand Total :				7.0492Dec	300,00,000 /-	300,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5585 Sq Ft.	55,00,000/-	55,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 2335 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	5585 sq ft	55,00,000 /-	55,00,000 /-	

Nicolas ch Pal Jayeta Paul

.r Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Barunendra Nath Banerjee Son of Late Bhupendra Nath Banerjee Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office	 27/09/2022	 LTI 27/09/2022	27/09/2022
	255/1,jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: abxxxxxx4f, Aadhaar No: 77xxxxxxxx1333, Status :Individual, Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Reeta Ghosh Daughter of Late Bhupendra Nath Banerjee Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office	 27/09/2022	 LTI 27/09/2022	27/09/2022
	83,jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: acxxxxxx2c, Aadhaar No: 45xxxxxxxx7047, Status :Individual, Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office			
3	**Cyrene Banerjee** Wife of Late Bratindra Nath Banerjee OCI:A2255942, 255/1,jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aaxxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
4	**Aditya Cyraj Banerjee** Son of Late Bratindra Nath Banerjee OCI: A3252504, 255/1,jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: anxxxxxx7h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Nicolas Ch Pal
Jayotsna Paul

er Details :

No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Madhab Chandra Paul Son of Late Radha Gobinda Paul Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office	 27/09/2022	 LTI 27/09/2022	27/09/2022
	Son of Late Radha Gobinda Paul 17,suren Tagore Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx6d, Aadhaar No: 90xxxxxxxx0174, Status :Individual, Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs Jayati Paul (Presentant) Wife of Mr Madhab Chandra Paul Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office	 27/09/2022	 LTI 27/09/2022	27/09/2022
	Wife of Mr Madhab Chandra Paul 17,suren Tagore Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx9b, Aadhaar No: 31xxxxxxxx1768, Status :Individual, Executed by: Self, Date of Execution: 27/09/2022 , Admitted by: Self, Date of Admission: 27/09/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Barunendra Nath Banerjee Son of Late Bhupendra Nath Banerjee Date of Execution - 27/09/2022, , Admitted by: Self, Date of Admission: 27/09/2022, Place of Admission of Execution: Office	 Sep 27 2022 12:29PM	 LTI 27/09/2022	27/09/2022
	255/1,jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: abxxxxxx4f, Aadhaar No: 77xxxxxxxx1333 Status : Attorney, Attorney of : Cyrene Banerjee, Aditya Cyraj Banerjee			

Madhab Ch Paul Jayati Paul.

...er Details :

...	Photo	Finger Print	Signature
... Bapi Das ...on of Late S Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	27/09/2022	27/09/2022	27/09/2022

Identifier Of Barunendra Nath Banerjee, Reeta Ghosh, Mr Madhab Chandra Paul, Mrs Jayati Paul, Barunendra Nath Banerjee

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Barunendra Nath Banerjee	Mr Madhab Chandra Paul-0.881146 Dec,Mrs Jayati Paul-0.881146 Dec
2	Reeta Ghosh	Mr Madhab Chandra Paul-0.881146 Dec,Mrs Jayati Paul-0.881146 Dec
3	Cyrene Banerjee	Mr Madhab Chandra Paul-0.881146 Dec,Mrs Jayati Paul-0.881146 Dec
4	Aditya Cyraj Banerjee	Mr Madhab Chandra Paul-0.881146 Dec,Mrs Jayati Paul-0.881146 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Barunendra Nath Banerjee	Mr Madhab Chandra Paul-698.12500000 Sq Ft,Mrs Jayati Paul-698.12500000 Sq Ft
2	Reeta Ghosh	Mr Madhab Chandra Paul-698.12500000 Sq Ft,Mrs Jayati Paul-698.12500000 Sq Ft
3	Cyrene Banerjee	Mr Madhab Chandra Paul-698.12500000 Sq Ft,Mrs Jayati Paul-698.12500000 Sq Ft
4	Aditya Cyraj Banerjee	Mr Madhab Chandra Paul-698.12500000 Sq Ft,Mrs Jayati Paul-698.12500000 Sq Ft

Madhab Ch Paul

Jayati Paul

Endorsement For Deed Number : I - 160315447 / 2022

27-09-2022

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

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

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

Presented for registration at 12:01 hrs on 27-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs Jayati Paul , 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 3,55,00,000/-

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

Execution is admitted on 27/09/2022 by 1. Barunendra Nath Banerjee, Son of Late Bhupendra Nath Banerjee, 255/1,jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others, 2. Reeta Ghosh, Daughter of Late Bhupendra Nath Banerjee, 83,jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Others, 3. Mr Madhab Chandra Paul, Son of Late Radha Gobinda Paul, 17,suren Tagore Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 4. Mrs Jayati Paul, Wife of Mr Madhab Chandra Paul, 17,suren Tagore Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Barunendra Nath Banerjee, , Son of Late Bhupendra Nath Banerjee, 255/1,jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Others as constituted attorney for 1. Cyrene Banerjee OCI:A2255942, 255/1,jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 2. Aditya Cyraj Banerjee OCI: A3252504, 255/1,jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

Indetified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,55,046.00/- (A(1) = Rs 3,55,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,55,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2022 12:16PM with Govt. Ref. No: 192022230128324121 on 25-09-2022, Amount Rs: 3,55,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1906892029 on 25-09-2022, Head of Account 0030-03-104-001-16

Nicolas Ch Paul

Jayati Paul

ent of Stamp Duty

ıfied that required Stamp Duty payable for this document is Rs. 17,75,020/- and Stamp Duty paid by Stamp Rs ɔ.00/-, by online = Rs 17,75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 50824, Amount: Rs.50.00/-, Date of Purchase: 24/08/2022, Vendor name: J Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2022 12:16PM with Govt. Ref. No: 192022230128324121 on 25-09-2022, Amount Rs: 17,75,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1906892029 on 25-09-2022, Head of Account 0030-02-103-003-02

Dhar

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Nicolas Ch Pal

Jayeta Paul

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 517158 to 517187

being No 160315447 for the year 2022.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2022.10.17 12:28:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/10/17 12:28:23 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)