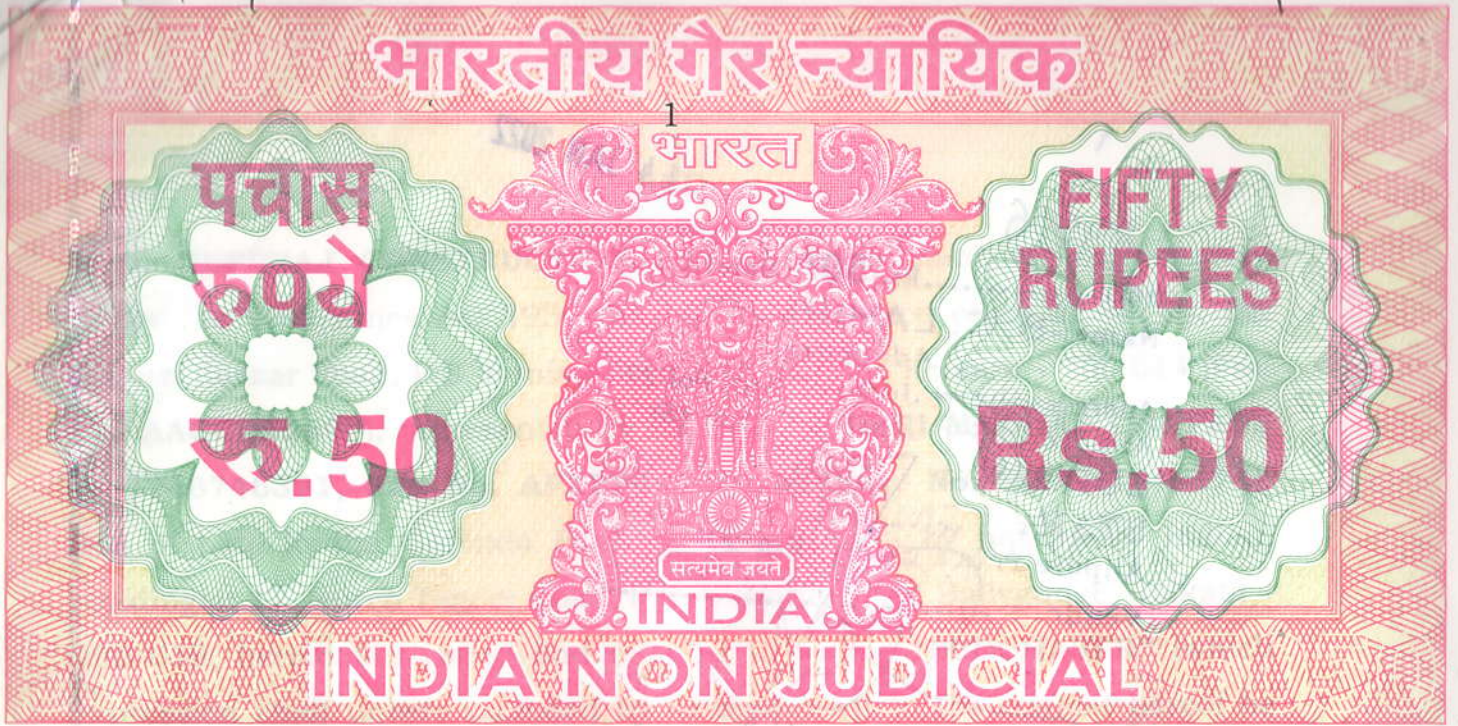


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 946600

Certified that the document is admitted a  
registration. The signature sheets and  
the endroement sheets attached with the  
document are the part of this document

District Sub-Register, Alipore. South 24-parganas. 25/01/22

**THIS DEED OF CONVEYANCE** made on this ..... day of January, Two Thousand and Twenty Two, **BETWEEN SRI SIDDHARTHA MUKHERJEE** (Pan No. BDRPM3775K, Aadhaar No. 732272178928, Mob. No. 7044957622), son of Sri Arup Mukherjee, residing at 97, Banerjee Para Lane, P.O. Dhakuria, P.S. Garfa, Kolkata - 700 031, hereinafter called and referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

25 JAN 2022

14 JAN 2022

24306

No.....Rs.-50/- Date.....

Name:-B. C. LAHIRI  
Advocate

Address:-Alipore Judge's Court, Kol-27  
Alipore College, 24 PGS. (S)

SUBHANU DAS  
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



DISTRICT SUB REGISTRAR-III  
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for  
police  
use

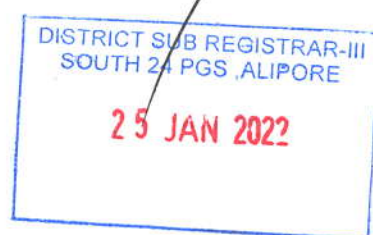


AND

**M/S. DEEPAJ CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act 1956, having its registered office at 48/1A, Dr. Suresh Sarkar Road, P.S. Beniapukur, P.O. Entally, Kolkata - 700 014 (**Pan No. AACCD5069P**), represented by its Director **SHRI MADHAB CH. PAUL (M-9748746391, Pan No. AFXPP4496D, Aadhaar No. 905512740174)**, Son of Late Radha Gobinda Paul, 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 "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include its successor or successors in office legal representatives and/or assigns) of the **SECOND PART**.

**WHEREAS :**

One Dhirendra Nath Bhattacharya, son of Late Bipin Behari Bhattacharya and Smt. Sushma Devi wife of Dhirendra Nath Bhattacharya jointly purchased **ALL THAT** the piece and parcel of land measuring about 6 Cottahs, 15 Chittacks 5 Sft. lying and situated at District South 24 Parganas, Sub-Registry Office at Alipore, Police Station Tollygunge then Kasba now known as Garfa, Mouza Dhakuria, the then under Tollygunge Municipality being Holding No. 8/1 and 8/2, Banerjee Para Lane, Pargana Khaspur, Touzi No. 230/233, J.L. No. 18, R.S. No. 5, Khatian No. 728, Dag No. 474, from Shri Jatindra Mohan Bandyopadhyay, son of Late Ramtaran Bandyopadhyay by virtue of a registered Sale Deed dated 30.01.1945 which was recorded in Book No. I, Volume No. 9, Pages 288 to 293, being No. 284, for the year 1945 and duly registered before Sadar Joint Sub-Registrar at Alipore, South 24-Parganas.



**AND WHEREAS** said Dhirendra Nath Bhattacharya and Sushma Devi were having a son namely Sri Nirmalendu Bhattacharya and a daughter Smt. Dipti Bhattacharya (nee Chakraborty), wife of Provat Nath Chakraborty. Said Nirmalendu Bhattacharya was a bachelor. However, Smt. Dipti Chakraborty was having a son namely Sri Partha Pratim Chakraborty and one daughter namely Tanuja Mukherjee (nee Chakraborty). Said Shri Partha Pratim Chakraborty was also bachelor. But Tanuja Mukherjee (Divorcee) was having a son namely Sri Sidhartha Mukherjee.

**AND WHEREAS** on or about 04.03.1964, said Dhirendra Nath Bhattacharya and Sushma Devi executed a Deed of Family Settlement, which was registered in the office of the Sub-Registrar, Alipore and was duly recorded in Book No. I, Volume No. 41, Pages from 114 to 116, Being No. 1472, for the year 1964 and as per terms and condition of the said deed of settlement said Sri Dhirendra Nath Bhattacharya and Smt. Sushma Devi appointed their son Sri Nirmalendu Bhattacharya as a Trustee, who was empowered to look after and manage the land measuring 3 Cottahs 10 Chittacks 5 Sft. and a two storied building standing thereon out of the land area measuring 6 Cottahs 15 Chittacks 5 Sft. till their lifetime and with a stipulation thereon the ownership would devolve upon said Nirmalendu Bhattacharya.

**AND WHEREAS** by virtue of a deed of Gift said Sri Dhirendra Nath Bhattacharya and Smt. Sushma Devi gifted, transferred and conveyed the remaining part of land 3 Cottahs 5 Chittacks including common passage in the Northern side to their daughter Smt. Dipti Chakraborty (since deceased) wife of Provat Nath Chakraborty, dated 04.03.1964 registered in the office of the Sub-Registrar, Alipore and was recorded in Book No. I, Volume No. 39, Pages from 105 to 108, Being No. 1473, for the year 1964.



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**AND WHEREAS** by a registered Agreement dated 04.03.1964 entered into by and between said Sri Dhirendra Nath Bhattacharya and Smt. Sushma Devi in one part, Dipti Chakraborty on the other part, it was agreed and recorded that a passage land measuring about 6 Chittacks 9 Sft. by width 4 ft. 9 inches situated on the northern side of the said gifted land measuring about 3 Cottahs 5 Chittacks shall be treated as a common passage for both the parties and the said was registered before the Sub-Registrar at Alipore on 04.03.1964 and was recorded in Book No. I, Volume No. 47, being Deed No. 1475, for the year 1964.

**AND WHEREAS** on 04.03.1964, a Deed of Declaration was executed by the said Smt. Dipti Chakraborty, which was registered in the office of the Sub-Registrar, Alipore and was recorded in Book No. I, Volume No. 27, Pages from 229 to 231, Being No. 1479 for the year 1964 whereby said Smt. Dipti Chakraborty disclaimed the said piece and parcel of land measuring 3 Cottahs 10 Chittacks 5 Sft. more or less together with a two storied building situated therein, which is the subject matter of the said Deed of Settlement executed in favour of the beneficiary, as stated above in Book No. I, Volume No. 41, Pages from 114 to 116, Being No. 1472, for the year 1964.

**AND WHEREAS** after the death of Dhirendra Nath Bhattacharya and Sushma Devi, their son said Sri Nirmalendu Bhattacharya mutated his portion of land measuring 3 Cottahs 10 Chittacks 5 Sft. in the records of Kolkata Municipal Corporation and the same was numbered as premises no. 5A, Banerjee Para Lane, Kolkata 700031 and subsequently their daughter said Smt. Dipti Chakraborty, wife of Provat Nath Chakraborty also mutated her portion of land measuring 3 Cottahs 5 Chittacks in the records of Kolkata Municipal Corporation and the same was numbered as premises no. 5B, Banerjee Para Lane, Kolkata 700031, Ward no. 91.



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**AND WHEREAS** by virtue of a Deed of Gift dated 04.06.1988 which was registered in the office of the Additional District Sub-Registrar at Alipore and was duly recorded in Book No. I, Volume No. 138, Pages from 20 to 28, being No. 6429, for the year 1988, said Sri Nirmalendu Bhattacharya gifted transferred and conveyed a part of piece and parcel of land measuring 1 Cottahs 4 Chittacks more or less along with a demarcated part of two storied building standing thereon in favour of his only nephew Sri Partha Pratim Chakraborty, son of Dipti Chakraborty (mother) and Provat Nath Chakraborty (father).

**AND WHEREAS** said Sri Partha Pratim Chakraborty mutated his portion of land measuring 1 Cottahs 4 Chittacks 5 Sft. in the records of Kolkata Municipal Corporation the same was renumbered as premises no. 5A/1, Banerjee Para Lane, Kolkata 700031, Ward no. 91.

**AND WHEREAS** on 04.06.1988, a Deed of Family Settlement was executed by said Nirmalendu Bhattacharya (since deceased), which was registered in the office of the Additional District Sub-Registrar at Alipore on 06.06.1988 and was duly recorded in Book No. I, Volume No. 129, Pages from 29 to 35, Being No. 6430, for the year 1988. Now by virtue of the said Deed of Family Settlement, Nirmalendu Bhattacharya (since deceased) appointed his only nephew, Sri Partha Pratim Chakraborty, as a Trustee, who was empowered to look after the remaining property under 5A, Banerjee Para Lane, measuring 2 Cottahs 6 Chittacks 5 Sft. along with northern part one two storied building standing thereon and the common passage, being premises No. 5A, Banerjee Para Lane, till his lifetime and thereafter, the ownership will devolve upon said Partha Pratim Chakraborty.



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**AND WHEREAS** said Nirmalendu Bhattacharya died on 10.05.2014, upon his death in terms of his deed of family settlement dated 04.06.1988 Sri Partha Pratim Chakraborty became the absolute owner in respect of premises No. 5A, Banerjee Para Lane, Kolkata 700031, measuring 2 Cottahs 6 Chittacks 5 Sft. Now Partha Pratim Chakraborty becomes the absolute owner of premises no. 5A & 5A/1, Banerjee Para Lane, Kolkata 700031, Ward no. 91, measuring 3 Cottahs 10 Chittacks 5 Sft. and the rights of uses of adjacent common passage.

**AND WHEREAS** said Dipti Chakraborty died on 04.04.1995, leaving behind her husband Sri Provat Nath Chakraborty (since deceased), son Sri Partha Pratim Chakraborty and daughter Smt. Tanuja Mukherjee (nee Chakraborty) (since deceased) as her legal heirs and became the joint owners (each undivided 1/3<sup>rd</sup> share) of the land measuring 3 Cottahs 5 Chittacks more or less along with one two storied building standing thereon, being premises No. 5B, Banerjee Para Lane, Kolkata – 700 031, P.S. Kasba, ward no. 91 and the rights of uses of adjacent common passage.

**AND WHEREAS** said Tanuja Mukherjee (nee Chakraborty) as a divorcee died on 16.11.1995, leaving behind her only son Sri Siddhartha Mukherjee as her legal heir and became the absolute owner of undivided 1/3<sup>rd</sup> share of land measuring 3 Cottahs 5 Chittacks more or less along with existing structure of two storied building standing thereon and the right over the common passage of premises No. 5B, Banerjee Para Lane. Kolkata - 700031, Ward No. 91.

**AND WHEREAS** said Provat Nath Chakraborty died on 16.01.2008, leaving behind his only son Sri Partha Pratim Chakraborty and his only Grandson namely Sri Siddhartha Mukherjee as his legal heirs and representatives who





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thus became the owners of 50% undivided share each of land measuring 3 Cottahs 5 Chittacks more or less along with existing structure of two storied building standing thereon and right over the common passage of Premises no. 5B, Banerjee Para Lane, Kolkata - 700031, Ward no. 91.

**AND WHEREAS** Partha Pratim Chakraborty and Siddhartha Mukherjee become the joint owners of Premises no. 5B, Banerjee Para Lane, Kolkata - 700031, Ward No. 91 and Partha Pratim Chakraborty was the absolute owner of Premises no. 5A and 5A/1, Banerjee Para Lane, Kolkata - 700031, Ward No. 91.

**AND WHEREAS** Partha Pratim Chakraborty gifted a portion of undivided land of premises no. 5A and 5A/1, Banerjee Para Lane, Kolkata - 700031, Ward no. 91 to Sri Siddhartha Mukherjee by Deed of Gift and were registered before the Sub-Registrar at Sealdah Court on 17.08.2015 Book no. I, Volume no. 1606-2015, Pages 25655 to 25684, being no. 160602434, for the year 2015 and Book no. I, Volume no. 1606-2015, Pages 25625 to 25654, being no. 160602435, for the year 2015 respectively.

**AND WHEREAS** now Sri Partha Pratim Chakraborty and Sri Siddhartha Mukherjee being the absolute joint owners of Premises no. 5A, 5A/1 and 5B, Banerjee Para Lane, Kolkata - 700031, Ward No. 91 and having decided to get the entirety of the aforesaid property amalgamated the said three properties into one premises having a total area of 6 Cottahs 15 Chittacks 5 Sft. under Kolkata Municipal Corporation and which was approved by DAC-1/TTD dated 31.12.2015 under Kolkata Municipal Corporation and after such amalgamation the said amalgamated property was renumbered as 5A, Banerjee Para Lane, P.S. Garfa, Kolkata - 700 031 Ward no. 91, Assessee no. 210910200057.



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**AND WHEREAS** Sri Partha Pratim Chakraborty died on 23/05/2019, leaving behind his only grandson Sri Siddhartha Mukherjee as his legal heirs and Sri Siddhartha Mukherjee became the absolute owner of said amalgamated premises No. 5A, Banerjee Para Lane, P.S. Garfa, Kolkata - 700 031 having land area of 6 Cottahs 15 Chittacks 5 Sft.

**AND WHEREAS** initially for the purpose of development of the aforesaid property, both the said Sri Partha Pratim Chakraborty and Sri Siddhartha Mukherjee jointly entered into a Development Agreement with M/S UR DREAM REALTY for development of the said amalgamated property on the terms and conditions as contained in the said Development Agreement dated 16<sup>th</sup> February, 2015.

**AND WHEREAS** the said Developer not being able to construct a new building at the aforesaid property within the stipulated time period, as specified in the said Development Agreement and accordingly, both the said owners intending to cancel the said Development Agreement dated 16<sup>th</sup> February, 2015 & on 28<sup>th</sup> June, 2018 owners revoked the registered Power of Attorney dated 18<sup>th</sup> February, 2015 granted in favour of Udayan Kumar Sengupta one the partner of the said Developer M/S. UR DREAM REALTY.

**AND WHEREAS** said M/S UR DREAM REALTY being aggrieved with the intentions of cancelling of the said Development Agreement, filed an application in the Court of 1<sup>st</sup> Additional District Judge at Alipore under Section 9 of the Arbitration and Conciliation Act, 1996 being Misc. Case No. 49 of 2018 and obtained an order of injunction.



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**AND WHEREAS** during the pendency of the said Misc. Case No. 49 of 2018, said Partha Pratim Chakraborty one of the owners died as bachelor on 23.05.2019 and accordingly, his 50% undivided right, title and interest in respect of the aforesaid property will devolve upon the surviving co-owner namely Sri Siddhartha Mukherjee being the present Vendor, as is his only legal heir.

**AND WHEREAS** there was an existing Licensee in the aforesaid property, namely Sri Somasish Chatterjee and accordingly, for the purpose of development of the aforesaid property, the said Developer negotiated verbally with said Sri Somasish Chatterjee and it was settled that said Somasish Chatterjee will be allocated an area of 960 sft. Super built up area on the 1<sup>st</sup> floor along with one car parking space at the ground floor in the proposed building at Rs. 1500/- (Rupees One thousand Five Hundred) only per Sq. Ft.

**AND WHEREAS** In view of the delay in the said project said Sri Somasish Chatterjee also initiated a proceeding against both the Developer and the present Vendor being Title Suit No. 103/2016 pending before the 2<sup>nd</sup> Court of Ld. Civil Judge, Junior Division at Alipore.

**AND WHEREAS** the present Vendor, First Part herein, having expressed his intention to sell the aforesaid amalgamated property being premises No. 5A, Banerjee Para Lane, Kolkata - 700 031 having an area of 6 Cottahs 15 Chittaks 5 Sft. and the present Purchaser, Second Part herein, agreed to purchase the same at or for a total consideration of Rs. 1,90,00,000/- (Rupees one crore ninety lakh) only subject to full & final settlement with the earlier licensee namely Sri Somasish Chatterjee and cancellation of the Development Agreement dated 16<sup>th</sup> February, 2015 executed by & between





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the Present Vendor along with Partha Pratim Chakraborty (since deceased) with the Developer namely M/S. UR Dream Realty in respect of the aforesaid property.

**AND WHEREAS** the present vendor amicably settled the dispute with said Sri Somasish Chatterjee out of court and promised to pay him an amount of Rs. 20,00,000/- (Rupees twenty lakh) as compensation through the prospective purchaser, the second part herein, on his behalf.

**AND WHEREAS** on the same date of executing an Agreement for Sale with the Purchaser, second Part herein, the present Vendor along with the Purchaser namely M/S. Deepraj Construction Pvt. Ltd. as Confirming Party also executed an Agreement for Cancellation with the Developer namely M/S. UR Dream Realty on dated 5<sup>th</sup> January, 2021 to cancel the said Development Agreement Dated 16.02.2015 subject to payment of a compensation money of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) to be paid to M/S. UR Dream Realty by the prospective purchaser M/S. Deepraj Construction Pvt. Ltd. on behalf of the present vendor namely Sri Siddhartha Mukherjee along with other terms & conditions as mentioned therein.

**AND WHEREAS** the present Vendor, First part herein, and the Purchaser Second part herein entered into an Agreement for sale on dated 5<sup>th</sup>, January 2021 wherein it has been agreed by & between both the Parties that out of the said total consideration amount of Rs.1,90,00,000/- (Rupees one crore ninety lakh) only the present Purchaser shall pay an amount of Rs.20,00,000/- (Rupees twenty lakh) only to said Sri Somasish Chatterjee on behalf of the Owner/Vendor regarding the settlement of the dispute and withdrawal of the said case being Title Suit No. 103/2016 filed by him



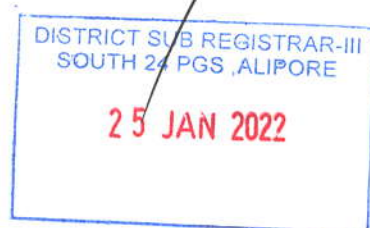


against the Owner and the said Developer, a sum of Rs. 50,00,000/- (Rupees fifty lakh) only to be paid to the said Developer, M/S. UR DREAM REALTY on behalf of the Owner/Vendor against cancellation of the Development Agreement dated 16.02.2015 **AND** the balance sum of Rs. 1,20,00,000/- (Rupees one crore twenty lakh) only including TDS shall be paid directly to the present Vendor to purchase the said property free from all encumbrances, charges, liens, attachments, whatsoever.

**AND WHEREAS** the purchaser namely M/S. Deepraj Construction Pvt. Ltd. on behalf of the owner paid the said amount of Rs. 20,00,000/- (Rupees twenty lakh) only to said Sri Somasish Chatterjee who on such receipt withdrew the case being Title Suit No. 103/2016 before the 2<sup>nd</sup> Court of Ld. Civil Judge, Junior Division at Alipore vide Order no. 23, Dated 02.09.2021.

**AND WHEREAS** the purchaser namely M/S. Deepraj Construction Pvt. Ltd. on behalf of the owner also paid the said amount of Rs. 50,00,000/- (Rupees fifty lakh) only to the said Developer, M/S. UR DREAM REALTY who on such receipt executed a Deed of Cancellation dated 24.01.2022 and already filed an application for withdrawal of case being Miscellaneous case no. 49 of 2018 at Alipore.

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.



**NOW THIS INDENTURE WITNESSETH** that in consideration of the total sum of **Rs. 1,90,00,000/-** (Rupees one crore ninety lakhs only) out of which a sum of Rs. 20,00,000/- (Rupees Twenty lakhs only) paid to one of the Licensee of the Vendor as per his instruction and a sum of Rs. 50,00,000/- (Rupees fifty lakhs only) paid to the ex-developer M/s. U.R. Dream Reality as per instruction of the vendor and a sum of Rs. 1,20,00,000/- (Rupees One crore twenty lakhs only) including TDS directly paid to the Vendor, which the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby sell transfer convey assign grant assure) release and discharge unto and to the use of the said purchaser free from all encumbrances **AND FURTHER** simultaneously with the execution of this Deed of Conveyance the Vendor delivers vacant possession of the aforesaid property to the Purchaser **ALL THAT** the piece and parcel of revenue free land measuring 6 Cottahs 15 Chittacks 5 Sft. be the same little more or less with about one 120 sqft. watchman room and one toilet with tiles shed standing thereon situated at being premises No. 5A, Banerjee Para Lane, comprised in Mouza Dhakuria, Holding No. 8/1 and 8/2, Banerjee Para Lane, Pargana Khaspur, Touzi No. 230/233, J.L. No. 18, R.S. No. 5, Khatian No. 728, Dag No. 474, within the District of South 24-Parganas, P.O. Dhakuria, P.S. Garfa, Kolkata - 700 031 within K.M.C. Ward No. 91 (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 from 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





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usually held or occupied therewith or reputed to 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 Purchaser, his, executors, administrators legal representative and/or assigns absolutely and forever together with all title, deeds, writings, muniments and others evidence of title and the Vendor doth hereby covenant with the Purchaser, his executors, administrators, legal representatives and/or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments, or defect in title, whatsoever therein **AND THAT** the Vendor have full power and absolute authority to sell the said property in manner as aforesaid **AND THAT** Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any demand, whatsoever from the Vendor or any person or persons claiming together or under their **AND FURTHER** that the Vendor his heirs, executors, administrators, legal representatives and/or assigns covenant shall indemnify the Purchaser, on any breach of the aforesaid deed/indenture **AND FURTHER** that the Vendor 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 Vendor or from or under or any of his ancestors in interest at the request and at the cost of the Purchaser, his 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 and more perfectly assuring the



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said property and every part thereof unto and to the use of the Purchaser, his 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 6 cottahs 15 chittacks 5 sft. be the same little more or less with about one 120 sqft. watchman room and one toilet with tiles shed standing thereon situated at being premises no. 5A, Banerjee Para Lane, comprised in Mouza Dhakuria, Holding No. 8/1 and 8/2, Banerjee Para Lane, Pargana Khaspur, Touzi No. 230/233, J.L. No. 18, R.S. No. 5, Khatian No. 728, Dag No. 474, within K.M.C. Ward No. 91, P.O. Dhakuria, P.S. Garfa, Kolkata - 700 031, in the District of South 24-Parganas which is butted and bounded as follows:-

- ON THE NORTH :** By premises No. 7, Banerjee Para Lane and partly by 8'-9" feet wide common passage.
- ON THE SOUTH :** By premises No. 4, Banerjee Para Lane.
- ON THE EAST :** By 15'-0" wide Banerjee Para Lane.
- ON THE WEST :** By more or less 6' feet wide common passage. /

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



DISTRICT SUB REGISTRAR-III  
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**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.

*[Signature]*  
Arun Kumar  
W 20

2.

Sandip Chatterjee  
97- Banerjee Pura Lane  
Dhakuria Kol-31.

3.

Udayan Kr. Sengupta

*[Signature]*  
Arun Kumar  
W 20

*[Signature]*  
W 20

*Siddhartha Mukherjee*  
SIGNATURE OF THE VENDOR

DEEPAJ CONSTRUCTION PVT. LTD.

*Naresh Ch. Pan*  
Director

SIGNATURE OF THE PURCHASER





DISTRICT SUB-REGISTRAR-III  
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**MEMO OF CONSIDERATION**

**RECEIVED** the sum of **Rs. 1,90,00,000/-** (Rupees one crore ninety lakh) only from the Purchaser being the full consideration money as per memo given below :

a) By Draft No. 918151, dated 04.01.2021. Drawn on State Bank of India, C.I.T. Road Branch Paid to Somasish Chatterjee.	Rs. 20,00,000.00
b) By Draft No. 918153, dated 05.01.2021. Drawn on State Bank of India, C.I.T. Road Branch Paid to earlier Developer M/S U R Dream Reality.	Rs. 20,00,000.00
c) By Cheque No. 258164, dated 05.01.2021. Drawn on State Bank of India, C.I.T. Road Branch Paid directly to the Vendor.	Rs. 10,00,000.00
d) By Draft No. 623830, dated 29.12.2021. Drawn on State Bank of India, C.I.T. Road Branch Paid to earlier Developer M/S U R Dream Reality.	Rs. 30,00,000.00
e) By Draft No. 623885, dated 24.01.2022. Drawn on State Bank of India, C.I.T. Road Branch Paid directly to the Vendor.	Rs. 1,08,10,000.00
f) T.D.S @ 1%	Rs. 1,90,000.00
	<u>Rs. 1,90,00,000.00</u>

(Rupees one crore ninety lakh) only.

**WITNESSES:**

1.



2.

Sandip Chatterjee  
97 Banerjee Para Lane  
Dhakuria Kol-31.

3. Udayan kr. Sengupta  
8/3, Banerjee Para Lane  
Kolkata - 700031

Siddhartha Mukherjee  
**SIGNATURE OF THE VENDOR**

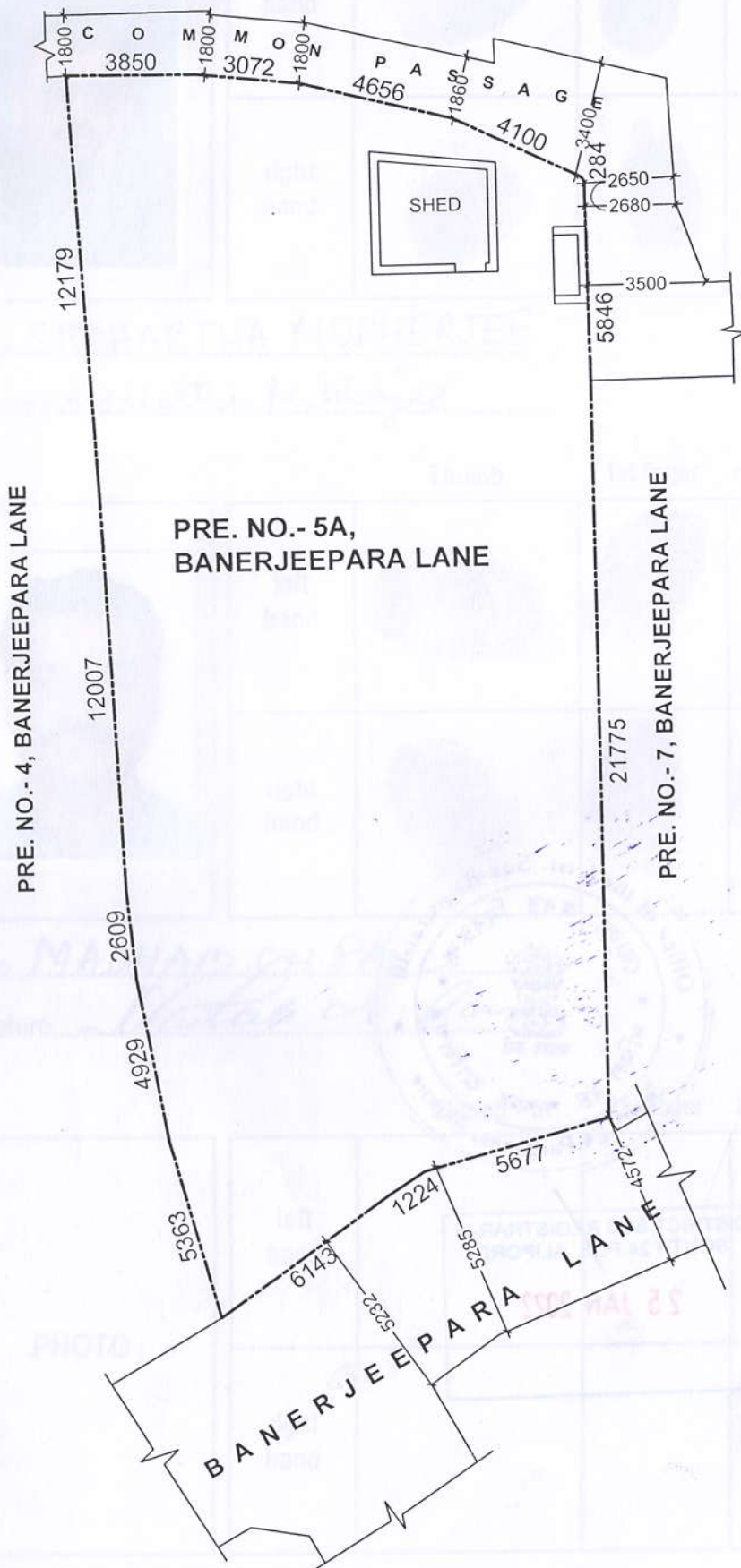


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25 JAN 2022

AN AT PRE. NO.- 5A, BANERJEEPARA LANE, KOLKATA - 700 031, P.S.- KASBA,  
NO.- 91, BOROUGH - X

AREA OF LAND = 464.511 SQM. ( 6 K. - 15 CH. - 05 SFT. )  
AREA OF STREUCTURE = 120 SqFt.



*Siddhartha Mukherjee*  
SIGNATURE OF VENDOR

DEEPRAL CONSTRUCTION PVT. LTD.  
*Navab S. R.*  
Director

**LAND PLAN**  
( SCALE = 1 : 200 )

SIGNATURE OF PURCHASER



PRE. NO. - 8A, BANERJEEPARA LANE, KOLKATA - 700 031, P.S. - KASBA  
ST. BOROUGH - X

LAND = 484.511 SQM. (1.8 K. - 15 CH. - 03 SFT.)  
AREA OF STRUCTURE = 120 SFT.



PRE. NO. - 8A,  
BANERJEEPARA LANE














DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
**25 JAN 2022**

SIGNATURE OF VENDOR












SIGNATURE OF PURCHASER

LAND PLAN  
(SCALE = 1:200)

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....SIDDHARTHA MUKHERJEE.....

Signature.....Siddhartha Mukherjee.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....MADHAB CH. PAUL.....

Signature.....Madhab Ch. Paul.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
**25 JAN 2022**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEEPAJ CONSTRUCTION  
PRIVATE LIMITED

07/07/2006  
Permanent Account Number  
AACCD5069P

Signature

In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/होटाएं:  
आयकर पैन सेवा यूनिट, यू टी आई सी एल,  
प्लॉट नं: 3, सेक्टर 11, नवी मुंबई, बेलपुर,  
नावी मुंबई - 400 614.

DEEPAJ CONSTRUCTION PVT. LTD.

*Manoj G. Pan*  
Director



GOVERNMENT OF INDIA  
MINISTRY OF REVENUE  
OFFICE OF THE DIST. SUB-REGISTRAR  
SOUTH 24-PARGANAS, ALIPORE



DEPT. OF REVENUE  
SOUTH 24-PARGANAS, ALIPORE

कार्ड भवकात्र

नाम / Name  
Madhab Chandra Paul  
72  
SUKEN ENIGMO ROAD  
Bhubaneswar  
Kulachi, Odisha  
751 005

आपका आपका क्रमांक / Your Aadhaar No

9055 1274 0174

आपका आपका, आपका आपका

9055 1274 0174

आपका आपका, आपका आपका

स्थायी 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  
Madhab Ch. Paul

आयकर अधिकारी, प.ब.-XI  
COMMISSIONER OF INCOME-TAX, W.B.-XI

Madhab Ch Paul

Office of the Dist. Sub-Registrar-III  
জিলা অর নিবন্ধক  
দক্ষিণ ২৪ পরগানা, আলিপুর  
South 24-Parganas, Alipore

*[Handwritten signature]*





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

Digitally signed by AG  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
DN: c=IN, o=UIDAI, ou=Ministry of Home Affairs, email=uidai@uidai.gov.in, cn=AG



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



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 বিনীত পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

17, সুরেন ঠাকুর রোড, বালিগঞ্জ,  
কলকাতা,  
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*





স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি



স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি



স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি

স্বাক্ষর অনুমতি



ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19748/33258

23/01/2013

To  
Siddhartha Mukherjee  
সিদ্ধার্থ মুখার্জী  
5B  
BANERJEE PARA LANE  
DHAKURIA  
Dhakuria S.O  
Dhakuria, Kolkata  
West Bengal - 700031



KL191595707DF

19159570



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7322 7217 8928**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সিদ্ধার্থ মুখার্জী  
Siddhartha Mukherjee  
পিতা : অনূপ মুখার্জী  
Father : ANUP MUKHERJEE

জন্ম সাল/Year of Birth: 1988  
পুরুষ / Male

**7322 7217 8928**



আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা

স্বাধীনতা

স্বাধীনতা

স্বাধীনতা

স্বাধীনতা



স্বাধীনতা

স্বাধীনতা



স্বাধীনতা

স্বাধীনতা

Major Information of the Data

1603-08041/2023

1603-20001/22603/2023

18/01/2023 3:03:59 PM

1603-20001/22603/2023

Significant Name, Address  
or Other Details

Sign Date

Address

Address

(010) 1234, Sale Document

Rs. 120,00,000

Rs. 12,00,00,000

Rs. 12,00,00,000

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

Sign Date

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Sign Date

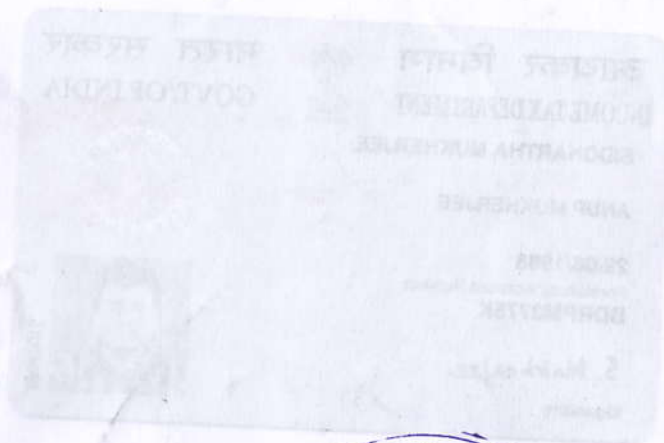
Sign Date

आयकर विभाग  
INCOME TAX DEPARTMENT  
SIDDHARTHA MUKHERJEE  
ANUP MUKHERJEE  
29/06/1988  
Permanent Account Number  
BDRPM3775K  
S. Mukherjee  
Signature

भारत सरकार  
GOVT. OF INDIA

2004/2010





## Major Information of the Deed

Deed No :	I-1603-00948/2022	Date of Registration	25/01/2022
Query No / Year	1603-2000182803/2022	Office where deed is registered	
Query Date	18/01/2022 7:05:59 PM	1603-2000182803/2022	
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. 1,90,00,000/-		Rs. 2,77,96,152/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 13,89,878/- (Article:23)		Rs. 2,78,008/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Lane, , Premises No: 5A, , Ward No: 091 Pin Code : 700031



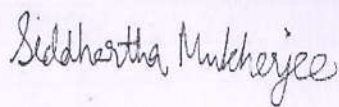
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		6 Katha 15 Chatak 5 Sq Ft	1,89,90,000/-	2,77,63,752/-	Width of Approach Road: 15 Ft.,
Grand Total :					11.4583Dec	189,90,000 /-	277,63,752 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	10,000/-	32,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	10,000 /-	32,400 /-	





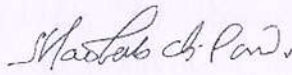
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SIDDHARTHA MUKHERJEE</b> Son of Shri Arup Mukherjee Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office	 25/01/2022	 LTI 25/01/2022	 25/01/2022
97, Banerjee Para Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx5K, Aadhaar No: 73xxxxxxxx8928, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office				



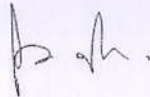
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEEPAJ CONSTRUCTION PRIVATE LIMITED</b> 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri MADHAB CHANDRA PAUL (Presentant )</b> Son of Late Radha Gobinda Paul Date of Execution - 25/01/2022, , Admitted by: Self, Date of Admission: 25/01/2022, Place of Admission of Execution: Office	 Jan 25 2022 11:41AM	 LTI 25/01/2022	 25/01/2022
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 : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bapi Das</b> Son of Late Sunil Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	25/01/2022	25/01/2022	25/01/2022
Identifier Of Shri SIDDHARTHA MUKHERJEE, Shri MADHAB CHANDRA PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SIDDHARTHA MUKHERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-11.4583 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SIDDHARTHA MUKHERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-120.00000000 Sq Ft



On 25-01-2022

**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 11:16 hrs on 25-01-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri MADHAB CHANDRA PAUL ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,77,96,152/-

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

Execution is admitted on 25/01/2022 by Shri SIDDHARTHA MUKHERJEE, Son of Shri Arup Mukherjee, 97, Banerjee Para Lane, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others

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

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 25-01-2022 by Shri MADHAB CHANDRA PAUL, Director, DEEPAJ CONSTRUCTION PRIVATE LIMITED, 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr Bapi Das, , Son of Late Sunil 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 2,78,008/- ( A(1) = Rs 2,77,962/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,77,976/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2022 12:00AM with Govt. Ref. No: 192021220166230422 on 20-01-2022, Amount Rs: 2,77,976/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90032638 on 20-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,89,828/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 13,89,828/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AC6600, Amount: Rs.50/-, Date of Purchase: 14/01/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2022 12:00AM with Govt. Ref. No: 192021220166230422 on 20-01-2022, Amount Rs: 13,89,828/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90032638 on 20-01-2022, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 35256 to 35285  
being No 160300948 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.01.27 10:44:08 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/01/27 10:44:08 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)