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भारत INDIA
INDIA NON JUDICIAL

Signature
Date
Witness

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is a valid registration. the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub Registrar,
Registration (1/57(2) of
Registration Act 1908
Alipore South 24 Parganas

DEED OF CONVEYANCE 24 AUG 2017

THIS DEED OF CONVEYANCE is made on this the 24 day of August in the year Two Thousand and Seventeen (2017) A.D. of the Christian Eras.

BETWEEN

1) SMT. CHUMKI GHOSH, daughter of Late Dipak Kumar Mukherjee and wife of Shri. Kaushik Ghosh, holder of P.A.N.-BJUPG7854A, 2) SMT. PRANATI @ PRNOTI MUKHERJEE, wife of Late Biswajit Mukherjee, holder of P.A.N.-AFOPM9530J, 3) SUBHASISH BHATTACHARYA, son of Sushil Bhattacharya and husband of Late Reshmi Bhattacharya, holder of P.A.N.-BDAPB1924L, all are by faith-Hindu, Sl. No.-1 & 2 are by occupation-House Hold Work, Sl. No.-3 is by occupation-Service, all are residing at Vivekananda Avenue, P.O.-Malancha Mahinagar, P.S.-

32604

Sl. NO.
NAME
ADD.	1001
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18 JUL 2017	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd., Kol-1	

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

Aditya Agarwal



*VCTD
2969*

- LOOKINT DERMARK LLP
- MAHAMANI OVERSEAS LLP
- MANGALDHAM AWAS LLP
- MANGALDHAM NRIHAN LLP
- SHRIDHAN REALSTATES LLP
- MOORL...CHRISE LLP
- NIRMALKUNJ HOMES LLP
- NITYADHANA REALTORS LLP
- PANCHSHREE APARTMENTS LLP
- RANDATA VINCOM LLP
- RASHMIRIT TREXIM LLP
- REDIUS INFRAHOMES LLP
- RITTY IN-KAHOUSING LLP
- RIZZHANI DISTRICT... LLP
- RUDRAMMA PROMOTIONS LLP
- SARVLOK NYMAS LLP
- SHIVPADA...NTRAL... LLP



Aditya Agarwal
Authorized Signatory



*VCTD
2989*

District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

Chumki Ghosh



*VCTD
2990*

Pranati Mukherjee

Sonarpur, Kolkata-700 145, District-24 Parganas (South), hereinafter jointly called and referred to as the **VENDORS**, (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assigns etc.) of the **ONE PART**.

AND

1)LOOKLIKE DEALMARK LLP, holder of P.A.N.-AAFFL8704K, having its office 22/23B, Manohar Pukur Road, P.O.-Sarat Bose Road, P.S.-Ballygunge, Kolkata-29, **2)MAHAMANI OVERSEAS LLP**, holder of P.A.N.-ABBFM0927G, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **3)MANGALDHAM AWAS LLP**, holder of P.A.N.-ABBFM0924F, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **4)MANGALSUDHA NIRMAN LLP**, holder of P.A.N.-ABBFM0928K, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **5)SIDHIDHAN REAL ESTATES LLP**, holder of P.A.N.-ACVPS9535M, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **6)MOONLIFE HIGHRISE LLP**, holder of P.A.N.-ABBFM0925C, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **7)NIRMALKUNJ HOMES LLP** holder of P.A.N.-AAMFN0697C, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, **8)NITYADHARA REALTORS LLP**, holder of P.A.N.-AAMFN0698P, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **9)PANCHSHREE APARTMENTS LLP**, holder of P.A.N.-AARFP4869M, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **10)RANDATA VINCOM LLP**, holder



VC →

289/

Subhashish Bhattacharya

IDENTIFIED BY ME:-

MD. MAHFUZ TAKRIM
B.Sc. Spl. B.A.(Double), MA, LL.B, C.V.R.
Advocate & Property Valuer
Calcutta High Court



District Sub-Registrar-14
Registrar U.S. 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

of P.A.N.-AASFR7462H, having its office at 22/23B, Manohar Pukur Road, P.O.-Sarat Bose Road, P.S.-Ballygunge, Kolkata-29, **11)RASHIAMRIT TREXIM LLP**, holder of P.A.N.-AASFR7459Q, having its office at 17/1, Lansdowne Terrace, P.O-Kalighat, P.S.-Lake, Kolkata-26, **12)REGIUS INFRAHOMES LLP**, holder of P.A.N.-AAUFR2722A, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue, Kolkata-73, **13)RIFTY INFRAHOUSING LLP**, holder of P.A.N.-AASFR7715D, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue Kolkata-73, **14)RITUDHAN DISTRIBUTORS LLP**, holder of P.A.N.-AASFR7460F, having its office at 17/1, Lansdowne Terrace, P.O-Kalighat, P.S.-Lake, Kolkata-26, **15)RUDRAMALA PROMOTERS LLP**, holder of P.A.N.- AASFR7461E, having its office at 16/1, Palm Avenue, P.O-Ballygunge, P.S.-Karaya, Kolkata-19, **16)SARVLOK NIWAS LLP**, holder of P.A.N.-ACVFS9538G, having its office at 10/1/2, Syed Sally Lane, P.S.-Bowbazar, P.O.-C.R. Avenue Kolkata-73, **17)SHIVPARIWAR VINTRADE LLP**, holder of P.A.N.-ACVFS9537K, having its office at 9,Old China Bazar Street, 3rd Floor, Room No.54, P.O.-G.P.O., P.S-Hare Street, Kolkata-1, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Sri Sunil Agarwal, holder of P.A.N.-AFEPA7678D, residing at 66, Ganesh Chandra Avenue, P.O.-Dharmatala, P.S.-Bowbazar, Kolkata-13, hereinafter jointly called and referred to as the **PURCHASERS**, (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assigns etc) of the **OTHER PART.**



District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

24 AUG 2017

PART-I (R.S. DAG-231)

WHEREAS one **BIMAL MUKHOPADHAY @ BIMAL KUMAR MUKHOPADHAY** and **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, both sons of Late Khagendra Nath Mukhopadhyay were the joint owners in respect of ALL THAT piece and parcel of land measuring **19 Decimal** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of undivided share of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), recorded his name in L.R. Khatian No.-198 and paying khazanas regularly.

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, had been enjoying right, title, interest and possession in respect of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 06/12/1993 and leaving intestate behind three sons namely **1)DHIRAJ KUMAR MUKHERJEE**, **2)DIPAK KUMAR MUKHERJEE** since deceased, **3)BISWAJIT MUKHERJEE** since deceased, and five daughters namely



District Sub-Registrar-iv
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

1)SMT. BANI CHATTERJEE, wife of Late Bimal Kumar Chatterjee, 2)SMT. USHA RANI CHATTERJEE, wife of Shri. Sisir Chatterjee, 3)SMT. RUBY BHATTACHARYA, wife of Shri. Prabhu Charan Bhattacharya, 4)SMT. SANKARI BANERJEE, wife of Shri. Sankar Banerjee, 5)SMT. SRABONI BANERJEE, wife of Shri. Samar Banerjee, as his only legal heirs and successors. His wife died prior to his death.

AND WHEREAS while legal heirs of said Kamal Mukhopadhyay @ Kamal Kumar Mukhopadhyay, i.e. 1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE, 3)BISWAJIT MUKHERJEE, 4)SMT. BANI CHATTERJEE, 5)SMT. USHA RANI CHATTERJEE, 6)SMT. RUBY BHATTACHARYA, 7)SMT. SANKARI BANERJEE, 8)SMT. SRABONI BANERJEE, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **9.5 Decimal** i.e. **05Kattah 12Chittak** appertaining to R.S. Dag No.231 under R.S. Khatian No.524, corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), said 1)DHIRAJ KUMAR MUKHERJEE, 2)SMT. BANI CHATTERJEE, 3)SMT. USHA RANI CHATTERJEE, 4)SMT. RUBY BHATTACHARYA, 5)SMT. SANKARI BANERJEE, 6)SMT. SRABONI BANERJEE, became joint owners of land measuring more or less **7.12 Decimal** i.e. **04Kattah 04Chittak 42Sqft**, while **DIPAK KUMAR MUKHERJEE** and **BISWAJIT MUKHERJEE** became joint owners of land measuring more or less **2.38 Decimal** i.e. **01Kattah 07Chittak 01Sqft**, appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas
34 AUG 2017

AND WHEREAS thus **DIPAK KUMAR MUKHERJEE** since deceased and **BISWAJIT MUKHERJEE** since deceased, became the joint owners of land measuring more or less **2.38 Decimal** i.e. **01Kattah 07Chittak 01Sqft**, appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South) and they have been jointly enjoying right, title, interest and possession in respect of the same that means each became owner of **11Chittak 23Sqft** of land.

AND WHEREAS thus **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **11Chittak 23Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **DIPAK KUMAR MUKHERJEE** had been enjoying right, title, interest and possession in respect of land measuring more or less **11Chittak 23Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malanchara, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 15/06/2016 and leaving intestate behind his only daughter namely **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, as his only legal heirs and successors. His wife namely Mina Mukherjee died on 16/07/2007 i.e. prior to his death.



District Sub-Registrar-14
Registrar U/5/7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 MAY 2012

AND WHEREAS thus **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, Vendor No.-1 herein became absolute owner of land measuring more or less **11Chittak 23Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) and she has been enjoying right, title, interest and possession in respect of the same.

AND WHEREAS similarly **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **11Chittak 23Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **BISWAJIT MUKHERJEE**, had been enjoying right, title, interest and possession in respect of land measuring more or less **11Chittak 23Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 23/02/2007 and leaving intestate behind his wife namely **SMT. PRANATI MUKHERJEE** and one daughter namely **SMT. RESHMI BHATTACHARYA**, wife of Shri. Subhasish Bhattacharya, as his only legal heirs and successors.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE**, wife of Late Biswajit Mukherjee, Vendor No.-2 herein became absolute owner of land measuring more or less **05Chittak 33Sqft** appertaining to R.S. Dag No.231 under



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Shree, South 24 Parganas
24 AUG 2017

R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS similarly thus **SMT. RESHMI BHATTACHARYA**, daughter of Late Biswajit Mukherjee & wife of Shri. Subhasish Bhattacharya became absolute owner of land measuring more or less **05Chittak 33Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **SMT. RESHMI BHATTACHARYA**, daughter of Late Biswajit Mukherjee & wife of Shri. Subhasish Bhattacharya, had been enjoying right, title, interest and possession in respect of land measuring more or less **05Chittak 33Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 28/11/2016 and leaving intestate behind his husband namely **SUBHASISH BHATTACHARYA**, Vendor No.-3 herein and one minor son namely **SOHAM BHATTACHARYA**, as her only legal heirs and successors.

AND WHEREAS similarly thus **SUBHASISH BHATTACHARYA**, son of Sushil Bhattacharya became absolute owner of land measuring more or less **02Chittak 39Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas
24 AUG 2012

No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS similarly thus **1)SMT. CHUMKI GHOSH, 2)SMT. PRANATI MUKHERJEE, 3)SUBHASISH BHATTACHARYA**, became joint owners of land measuring more or less **11Chittak 23Sqft +05Chittak 33Sqft + 02Chittak 39Sqft = 01Kattah 04Chittak 05Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, Vendor No.-1 herein, **SMT. PRANATI MUKHERJEE**, wife of Late Biswajit Mukherjee, Vendor No.-2 herein and **SUBHASISH BHATTACHARYA**, son of Sushil Bhattacharya, Vendor No.-3 i.e. the owners herein, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **01Kattah 04Chittak 05Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" herein have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" herein for the separate and fullest enjoyment by each of the groups or party or parties and thus the aforesaid owners executed a "Deed of



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor No.-1 to 3 has been allotted a demarcated land (**marked as LOT-A therein**) measuring more or less **01Kattah 04Chittak 05Sqft** appertaining to R.S. Dag No.231 under R.S. Khatian No.524 corresponding to L.R. Dag No.-235 under L.R. Khatian No.-198, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

PART-II (R.S. DAG-232)

WHEREAS by virtue of this 'Deed of Family Settlement', **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay became absolute owner in respect of ALL THAT piece and parcel of land measuring **61 Decimal** i.e. **36Kattah 14Chittak 22Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), which was registered in the office of S.R. Sonarapur on 24/09/1968 and duly recorded in Book No.-I, Volume No.-24, Pages in written-202 to 210, Deed No.-1757 and for the year 1968.

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring more or less **61 Decimal** i.e. **36Kattah 14Chittak 22Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), recorded his name in L.R. Khatian No.-198 and paying khazanas regularly.



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, had been enjoying right, title, interest and possession in respect of land measuring more or less **61 Decimal** i.e. **36Kattah 14Chittak 22Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 06/12/1993 and leaving intestate behind three sons namely **1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE** since deceased, **3)BISWAJIT MUKHERJEE** since deceased, and five daughters namely **1)SMT. BANI CHATTERJEE**, wife of Late Bimal Kumar Chatterjee, **2)SMT. USHA RANI CHATTERJEE**, wife of Shri. Sisir Chatterjee, **3)SMT. RUBY BHATTACHARYA**, wife of Shri. Prabhu Charan Bhattacharya, **4)SMT. SANKARI BANERJEE**, wife of Shri. Sankar Banerjee, **5)SMT. SRABONI BANERJEE**, wife of Shri. Samar Banerjee, as his only legal heirs and successors. His wife died prior to his death.

AND WHEREAS while legal heirs of said Kamal Mukhopadhyay @ Kamal Kumar Mukhopadhyay, i.e. **1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE, 3)BISWAJIT MUKHERJEE, 4)SMT. BANI CHATTERJEE, 5)SMT. USHA RANI CHATTERJEE, 6)SMT. RUBY BHATTACHARYA, 7)SMT. SANKARI BANERJEE, 8)SMT. SRABONI BANERJEE**, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **61 Decimal** i.e. **36Kattah 14Chittak 22Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), partitioned their undivided share in three demarcated lots by virtue of 'Deed of Partition' which was registered in the office of S.R. Baruipur on 03/03/1997 and duly recorded in Book No.-I, Volume No.-41, Pages in



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas
24 AUG 2012

written-379 to 391, Deed No.-2659 and for the year 1997. After their said partition, said **1)DHIRAJ KUMAR MUKHERJEE, 2)SMT. BANI CHATTERJEE, 3)SMT. USHA RANI CHATTERJEE, 4)SMT. RUBY BHATTACHARYA, 5)SMT. SANKARI BANERJEE, 6)SMT. SRABONI BANERJEE,** became joint owners of land measuring more or less **32.5 Decimal**, while **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **16.75 Decimal** and **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **11.75 Decimal** i.e. **07Kattah 01Chittak 34Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS thus **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **16.75 Decimal** i.e. **10Kattah 02Chittak 07Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **DIPAK KUMAR MUKHERJEE**, had been enjoying right, title, interest and possession in respect of land measuring more or less **16.75 Decimal** i.e. **10Kattah 02Chittak 07Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 15/06/2016 and leaving intestate behind his only daughter namely **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh as his only legal heirs and successors. His wife Mina Mukherjee died on 06/07/2007 i.e prior to his death.



District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas

24 AUG 2017

AND WHEREAS thus **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh became absolute owner of land measuring more or less **16.75 Decimal** i.e. **10Kattah 02Chittak 07Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS thus **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **11.75 Decimal** i.e. **07Kattah 01Chittak 34Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **BISWAJIT MUKHERJEE**, had been enjoying right, title, interest and possession in respect of land measuring more or less **11.75 Decimal** i.e. **07Kattah 01Chittak 34Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 23/02/2007 and leaving intestate behind his wife namely **SMT. PRANATI MUKHERJEE** and one daughter namely **SMT. RESHMI BHATTACHARYA**, wife of Shri. Subhasish Bhattacharya, as his only legal heirs and successors.

AND WHEREAS while **SMT. PRANATI MUKHERJEE** and **SMT. RESHMI BHATTACHARYA**, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **11.75 Decimal** i.e. **07Kattah 01Chittak 34Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

24 AUG 2012

(South), mutated their names in L.R. record vide L.R. Khatian numbers-1608 & 1609 respectively.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE** and **SMT. RESHMI BHATTACHARYA** became absolute joint owners of land measuring more or less **11.75 Decimal** i.e. **07Kattah 01Chittak 34Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South) and they have been jointly enjoying right, title, interest and possession in respect of the same that means each became owner of **03Kattah 08Chittak 39.5Sqft** of land.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE** became absolute owner of land measuring more or less **03Kattah 08Chittak 39.5Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS similarly thus **SMT. RESHMI BHATTACHARYA** became absolute owner of land measuring more or less **03Kattah 08Chittak 39.5Sqft**, appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **SMT. RESHMI BHATTACHARYA**, daughter of Late Biswajit Mukherjee & wife of Shri. Subhasish Bhattacharya, had been enjoying right, title, interest and possession in respect of land measuring more or less **03Kattah 08Chittak 39.5Sqft** appertaining to R.S. Dag



District Sub-Registrar
Registrar U.S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 28/11/2016 and leaving intestate behind his husband namely **SUBHASISH BHATTACHARYA**, Vendor No.-3 herein and one minor son namely **SOHAM BHATTACHARYA**, as her only legal heirs and successors.

AND WHEREAS similarly thus **SUBHASISH BHATTACHARYA**, son of Sushil Bhattacharya became absolute owner of land measuring more or less **01Kattah 12Chittak 19.5Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS similarly thus 1)**SMT. CHUMKI GHOSH**, 2)**SMT. PRANATI MUKHERJEE**, 3)**SUBHASISH BHATTACHARYA**, became joint owners of land measuring more or less **10Kattah 02Chittak 07Sqft + 03Kattah 08Chittak 39.5Sqft + 01Kattah 12Chittak 19.5Sqft = 15Kattah 07Chittak 21Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, Vendor No.-1 herein, **SMT. PRANATI MUKHERJEE**, wife of Late Biswajit Mukherjee, Vendor No.-2 herein and **SUBHASISH BHATTACHARYA**, son of Sushil Bhattacharya, Vendor No.-3 i.e. the



DISTRICT SUB-REGISTRAR
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2012

owners herein, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **15Kattah 07Chittak 21Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), but physically said owners have been found a land measuring **13Kattah 09Chittak 38Sqft** and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" herein have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" herein for the separate and fullest enjoyment by each of the groups or party or parties and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor No.-1 to 3 has been allotted a demarcated land (**marked as LOT-A therein**) measuring more or less **13Kattah 09Chittak 38Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South). Apart from aforesaid land found physically measuring 13Kattah 09Chittak 38Sqft, Vendor No.-1 to 3 further declare that they have no other right, title and interest in respect of schedule R.S. Dag Number-232.

PART-III (R.S. DAG-243)

WHEREAS by virtue of amicable family settlement, **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

30 AUG 2012

Khagendra Nath Mukhopadhyay became absolute owner in respect of ALL THAT piece and parcel of land measuring **4 Decimal** i.e. **02Kattah 06Chittak 32Sqft**, appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring more or less **4 Decimal** i.e. **02Kattah 06Chittak 32Sqft**, appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 06/12/1993 and leaving intestate behind three sons namely **1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE** since deceased, **3)BISWAJIT MUKHERJEE** since deceased, and five daughters namely **1)SMT. BANI CHATTERJEE**, wife of Late Bimal Kumar Chatterjee, **2)SMT. USHA RANI CHATTERJEE**, wife of Shri. Sisir Chatterjee, **3)SMT. RUBY BHATTACHARYA**, wife of Shri. Prabhu Charan Bhattacharya, **4)SMT. SANKARI BANERJEE**, wife of Shri. Sankar Banerjee, **5)SMT. SRABONI BANERJEE**, wife of Shri. Samar Banerjee, as his only legal heirs and successors. His wife died prior to his death.

AND WHEREAS while legal heirs of said Kamal Mukhopadhyay @ Kamal Kumar Mukhopadhyay, i.e. **1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE, 3)BISWAJIT MUKHERJEE, 4)SMT. BANI CHATTERJEE, 5)SMT. USHA RANI CHATTERJEE, 6)SMT. RUBY BHATTACHARYA, 7)SMT. SANKARI BANERJEE, 8)SMT. SRABONI BANERJEE**, had been jointly enjoying right, title, interest and possession

100



District Sub-Registrar-I
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

in respect of land measuring more or less **4 Decimal** i.e. **02Kattah 06Chittak 32Sqft**, appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) and other properties, partitioned their undivided share in three demarcated lots by virtue of 'Deed of Partition' which was registered in the office of S.R. Baruipur on 03/03/1997 and duly recorded in Book No.-I, Volume No.-41, Pages in written-379 to 391, Deed No.-2659 and for the year 1997. After their said partition, said **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **2 Decimal** and **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **2 Decimal** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS thus **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **2 Decimal** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **DIPAK KUMAR MUKHERJEE** had been enjoying right, title, interest and possession in respect of land measuring more or less **2 Decimal** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 15/06/2016 and leaving intestate behind his only daughter namely **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, as his only legal



District Sub-Registrar-14
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2018

heirs and successors. His wife namely Mina Mukherjee died on 16/07/2007 i.e. prior to his death.

AND WHEREAS thus **SMT. CHUMKI GHOSH** became absolute owner of land measuring more or less **2 Decimal i.e. 01 Kattah 03 Chittak 16 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS similarly thus **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **2 Decimal i.e. 01 Kattah 03 Chittak 16 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South).

AND WHEREAS while **BISWAJIT MUKHERJEE**, had been enjoying right, title, interest and possession in respect of land measuring more or less **2 Decimal i.e. 01 Kattah 03 Chittak 16 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), died on 23/02/2007 and leaving intestate behind his wife namely **SMT. PRANATI MUKHERJEE** and one daughter namely **SMT. RESHMI BHATTACHARYA**, wife of Shri. Subhasish Bhattacharya, as his only legal heirs and successors.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE** and **SMT. RESHMI BHATTACHARYA** became absolute joint owners of land measuring more or less **2 Decimal i.e. 01 Kattah 03 Chittak 16 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South) and they have been jointly enjoying right, title,



District Sub-Registrar-1
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

interest and possession in respect of the same that means each became owner of 1 Decimal i.e. 09Chittak 31Sqft of land.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE** became absolute owner of land measuring more or less **1 Decimal i.e. 09 Chittak 31 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS similarly thus **SMT. RESHMI BHATTACHARYA** became absolute owner of land measuring more or less **1 Decimal i.e. 09 Chittak 31 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SMT. RESHMI BHATTACHARYA** had been enjoying right, title, interest and possession in respect of land measuring more or less **1 Decimal i.e. 09Chittak 31Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 28/11/2016 and leaving intestate behind his husband namely **SUBHASISH BHATTACHARYA** and one minor son namely **SOHAM BHATTACHARYA**, as her only legal heirs and successors.

AND WHEREAS similarly thus **SUBHASISH BHATTACHARYA**, son of Sushil Bhattacharya became absolute owner of land measuring more or less **04 Chittak 38 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

AND WHEREAS similarly thus **1)SMT. CHUMKI GHOSH, 2)SMT. PRANATI MUKHERJEE, 3)SUBHASISH BHATTACHARYA,** became joint owners of land measuring more or less **01 Kattah 03 Chittak 16 Sqft +09 Chittak 31 Sqft + 04 Chittak 38 Sqft = 02Kattah 01Chittak 40Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SMT. CHUMKI GHOSH,** wife of Shri. Kaushik Ghosh, Vendor No.-1 herein, **SMT. PRANATI MUKHERJEE,** wife of Late Biswajit Mukherjee, Vendor No.-2 herein and **SUBHASISH BHATTACHARYA,** son of Sushil Bhattacharya, Vendor No.-3 herein and **SOHAM BHATTACHARYA,** the owners herein, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **02Kattah 01Chittak 40Sqft,** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" herein have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" herein for the separate and fullest enjoyment by each of the groups or party or parties and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor No.-1 to 3 has been allotted a demarcated land (marked as LOT-A therein) measuring more or less **02Kattah 01Chittak 40Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha,



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) but physically said owners have been found a land measuring **01Kattah 12Chittak 38Sqft** and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" herein have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" herein for the separate and fullest enjoyment by each of the groups or party or parties and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor No.-1 to 3 has been allotted a demarcated land (**marked as LOT-A therein**) measuring more or less **01Kattah 12Chittak 38Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South). Apart from aforesaid land found physically measuring 01Kattah 12Chittak 38Sqft, Vendor No.-1 to 3 further declare that they have no other right, title and interest in respect of schedule R.S. Dag Number-243.

PART-IV (R.S. DAG-244)

WHEREAS by virtue of amicable family settlement, **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay became absolute owner in respect of ALL THAT piece and parcel of land measuring **3 Decimal** i.e. **01Kattah 13Chittak 02Sqft**, appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

34 AUG 2012

AND WHEREAS while **KAMAL MUKHOPADHAY @ KAMAL KUMAR MUKHOPADHAY**, son of Late Khagendra Nath Mukhopadhyay had been enjoying right, title, interest and possession in respect of land measuring more or **3 Decimal** i.e. **01Kattah 13Chittak 02Sqft**,appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 06/12/1993 and leaving intestate behind three sons namely **1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE** since deceased, **3)BISWAJIT MUKHERJEE** since deceased, and five daughters namely **1)SMT. BANI CHATTERJEE**, wife of Late Bimal Kumar Chatterjee, **2)SMT. USHA RANI CHATTERJEE**, wife of Shri. Sisir Chatterjee, **3)SMT. RUBY BHATTACHARYA**, wife of Shri. Prabhu Charan Bhattacharya, **4)SMT. SANKARI BANERJEE**, wife of Shri. Sankar Banerjee, **5)SMT. SRABONI BANERJEE**, wife of Shri. Samar Banerjee, as his only legal heirs and successors. His wife died prior to his death.

AND WHEREAS while legal heirs of said Kamal Mukhopadhyay @ Kamal Kumar Mukhopadhyay, i.e. **1)DHIRAJ KUMAR MUKHERJEE, 2)DIPAK KUMAR MUKHERJEE, 3)BISWAJIT MUKHERJEE, 4)SMT. BANI CHATTERJEE, 5)SMT. USHA RANI CHATTERJEE, 6)SMT. RUBY BHATTACHARYA, 7)SMT. SANKARI BANERJEE, 8)SMT. SRABONI BANERJEE**, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **3 Decimal** i.e. **01Kattah 13Chittak 02Sqft**,appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) and other properties, partitioned their undivided share in three demarcated lots by virtue of 'Deed of Partition' which was registered in the office of S.R. Baruipur on 03/03/1997 and duly recorded in Book No.-I, Volume No.-41,



DISTRICT sub-Registrar-
Registrar U/S (2) of
Registration Act 1908
Alipora, South 24 Parganas
24 AUG 2012

Pages in written-379 to 391, Deed No.-2659 and for the year 1997. After their said partition, said **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **1.5 Decimal** and **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **1.5 Decimal** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS thus **DIPAK KUMAR MUKHERJEE** became absolute owner of land measuring more or less **1.5 Decimal** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **DIPAK KUMAR MUKHERJEE** had been enjoying right, title, interest and possession in respect of land measuring more or less **1.5 Decimal** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 15/06/2016 and leaving intestate behind his only daughter namely **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, as his only legal heirs and successors. His wife namely Mina Mukherjee died on 16/07/2007 i.e. prior to his death.

AND WHEREAS thus **SMT. CHUMKI GHOSH** became absolute owner of land measuring more or less **1.5 Decimal i.e. 14 Chittak 24 Sqft** appertaining to R.S. Dag No.243 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



District Sub-Registrar-19
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

34 AUG 2012

AND WHEREAS similarly thus **BISWAJIT MUKHERJEE** became absolute owner of land measuring more or less **1.5 Decimal i.e. 14 Chittak 24 Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **BISWAJIT MUKHERJEE**, had been enjoying right, title, interest and possession in respect of land measuring more or less **1.5 Decimal i.e. 14 Chittak 24 Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 23/02/2007 and leaving intestate behind his wife namely **SMT. PRANATI MUKHERJEE** and one daughter namely **SMT. RESHMI BHATTACHARYA**, wife of Shri. Subhasish Bhattacharya, as his only legal heirs and successors.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE** and **SMT. RESHMI BHATTACHARYA** became absolute joint owners of land measuring more or less **1.5 Decimal i.e. 14 Chittak 24 Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) and they have been jointly enjoying right, title, interest and possession in respect of the same that means each became owner of 0.75 Decimal i.e. 07Chittak 12Sqft of land.

AND WHEREAS thus **SMT. PRANATI MUKHERJEE** became absolute owner of land measuring more or less **0.75 Decimal i.e. 07Chittak 12Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



District Sub-Registrar-
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2012

AND WHEREAS similarly thus **SMT. RESHMI BHATTACHARYA** became absolute owner of land measuring more or less **0.75 Decimal** i.e. **07Chittak 12Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS while **SMT. RESHMI BHATTACHARYA** had been enjoying right, title, interest and possession in respect of land measuring more or less **0.75 Decimal** i.e. **07Chittak 12Sqft** of land appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), died on 28/11/2016 and leaving intestate behind her husband namely **SUBHASISH BHATTACHARYA** and one minor son namely **SOHAM BHATTACHARYA**, as her only legal heirs and successors.

AND WHEREAS similarly thus **SUBHASISH BHATTACHARYA** became absolute owner of land measuring more or less **0.75 Decimal** i.e. **03Chittak 28Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).

AND WHEREAS similarly thus **1)SMT. CHUMKI GHOSH, 2)SMT. PRANATI MUKHERJEE, 3)SUBHASISH BHATTACHARYA**, became joint owners of land measuring more or less **14 Chittak 24 Sqft + 07 Chittak 12 Sqft + 03 Chittak 28 Sqft = 01Kattah 09Chittak 19Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South).



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2012

AND WHEREAS while **SMT. CHUMKI GHOSH**, wife of Shri. Kaushik Ghosh, Vendor No.-1 herein, **SMT. PRANATI MUKHERJEE**, wife of Late Biswajit Mukherjee, Vendor No.-2 herein and **SUBHASISH BHATTACHARYA**, son of Sushil Bhattacharya, Vendor No.-3 herein and **SOHAM BHATTACHARYA**, the owners herein, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less **01Kattah 09Chittak 19Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" herein have decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" herein for the separate and fullest enjoyment by each of the groups or party or parties and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor No.-1 to 3 has been allotted a demarcated land (marked as LOT-A therein) measuring more or less **01Kattah 09Chittak 19Sqft** appertaining to R.S. Dag No.244 under R.S. Khatian No.192, J.L. No.78, Touji No.250, within Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South) but physically said owners have been found a land measuring **01Kattah 01Chittak 28Sqft** and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" herein have decided to separate the same and make a partition of the said property in distinct way and to



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

28 AUG 2012

allot the respective share to the respective parties i.e. the "Owners" herein for the separate and fullest enjoyment by each of the groups or party or parties and thus the aforesaid owners executed a "Deed of Partition" which was registered in the office of D.S.R.-IV at Alipur and thus Vendor No.-1 to 3 has been allotted a demarcated land (**marked as LOT-A therein**) measuring more or less **01Kattah 01Chittak 28Sqft** appertaining to R.S. Dag No.232 under R.S. Khatian No.217 corresponding to L.R. Dag No.-236 under L.R. Khatian No.-1608 & 1609, J.L. No.78, Touji No.250, within Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South). Apart from aforesaid land found physically measuring 01Kattah 01Chittak 28Sqft, Vendor No.-1 to 3 further declare that they have no other right, title and interest in respect of schedule R.S. Dag Number-244.

AND FURTHER WHEREAS thus as mentioned in recital of **PART-I to PART-IV**, the Vendors herein became the joint owners of entire demarcated land measuring more or less **17Kattah 12Chittak 19Sqft** appertaining to R.S. Dag No.231, 232 & 243, 244 under R.S. Khatian No.-524, 217 & 192 respectively corresponding to L.R. Dag No.-235, 236 & 247, 248 respectively in Mouza-Malanha, Pargana-Medanmalla, Police Station-Sonarpur, District: 24-Parganas (South), morefully described in the **"SCHEDULE PROPERTY"**.

AND FURTHER WHEREAS while the Vendors herein being in financial requirement have decided to sell out and thus Purchasers have agreed to purchase the said land measuring more or less **17Kattah 12Chittak 19Sqft** appertaining to R.S. Dag No.231, 232 & 243, 244 under R.S. Khatian No.-524, 217 & 192 respectively corresponding to L.R. Dag No.-235, 236 & 247, 248 respectively in Mouza-Malanha, Pargana-



District Sub-Registrar-
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), hereinafter called the said land at a price of **Rs.69,50,000/- (Rupees Sixty Nine Lakh and Fifty Thousand only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of **Rs.69,50,000/- (Rupees Sixty Nine Lakh and Fifty Thousand only)** well and truly paid by the Purchasers to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge as per memo of consideration hereunder written and from the payment of the same and every part thereof, the Vendors do hereby acquit, release and forever discharge the Purchasers, as well as the land hereby sold, transferred and conveyed by the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT** piece and parcel of total land measuring more or less **17Kattah 12Chittak 19Sqft** appertaining to R.S. Dag No.231, 232 & 243, 244 under R.S. Khatian No.-524, 217 & 192 respectively corresponding to L.R. Dag No.-235, 236 & 247, 248 respectively in Mouza-Malancha, Pargana-Medanmalla, Police Station-Sonarapur, District: 24-Parganas (South), morefully and specifically described in the Schedule hereunder written and delineated in the map or plan annexed hereto and depicted by **RED** border lines therein **OR HOWSOEVER OTHERWISE** the said land and hereditaments now is or are or was or were situated, butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all parts, passages, ways and all other former and ancient right, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held,



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

24 AUG 2023

use, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and hereditaments and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the said land or every part thereof which now are or hereafter may be in the custody, power, control, or possession of the Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchasers absolutely forever free from all encumbrances **AND** the Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed and matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendors now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land hereby sold or expressed or intended so to be unto and to the use of said Purchasers in manner aforesaid and delivered vacant possession of the said land to the Purchasers simultaneously with the execution of these presents. **AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting the name of the Purchasers mutated within the records of 'Rajpur-Sonarapur Municipality' and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of her predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharge, saved, harmless and keep



District Sub-Registrar-19
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2018

the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Vendors or any of her predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid. **FURTHER** the Vendors and all persons having lawfully or equitably claiming any estates or interest upon the said land or any part thereof from under or in trust for the Vendors will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for better and more perfectly assuring and conveying the said land to and unto the Purchasers as shall or may be reasonably required.

AND FURTHER WHEREAS the Vendors have assured and represented unto the purchaser as follows:

- 1) The Vendors having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said land without any restriction, dispute, denial, claim or obligation from anybody else.
- 2) The said land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.
- 3) The Vendors have duly paid all rates, land revenues, including all other impositions and / or outgoings payable in respect of its land up to the date of execution of the 'Deed of Conveyance'.
- 4) The Vendors have not received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas
24 AUG 2012

thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.

5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the schedule demarcated land or any portion thereof.

6) The schedule property is not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and or any "JOTEDAR".

7) That the Schedule land is Bastu & Doba, Danga in nature.

8) That the Vendors or any predecessors-in-title of the Vendors had / have never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendors and the Vendors lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendors have full power and absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the schedule property hereby granted unto the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

9) That the Vendors have put the Purchasers in actual possession of the schedule property hereby sold and transferred and it shall be lawful for the Purchasers at all times hereafter peacefully and quietly to enter into and upon and hold and enjoy the said land hereby granted in khas possession



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 AUG 2017

without any hindrance, interruption, disturbances, claim or demand whatsoever by the Vendors or any person or persons claiming any estate, right, title or interest from under through or in trust for the Vendors and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of any form and against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors.

10) That the Vendors and all persons claiming any right, title or interest in the said property hereby granted through from under or in trust for the Vendors shall and will from time to time and at all times hereinafter at the cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly, conveying and assuring the schedule property and every part thereof hereby granted unto the Purchasers as may be reasonably required according to the true intent and meaning of this deed.

11) That the Vendors has full power and absolute indefeasible right and authority to sell, grant, convey and transfer the schedule property hereby granted unto the Purchasers and that there is no impediment under the Banking Regulation Act, 1949.

12) That the schedule property is not affected by any attachment under any certificate case or any proceedings under any law for the time being in force and that the said land is not otherwise charged, mortgaged or encumbered with any debts, liens or claims whatsoever and howsoever.

13) That the schedule property is not affected by any notice or scheme of any improvement, trust or Municipal Corporation or metropolitan development authority and that no declaration has been made or



District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2012

published for acquisition of the schedule property or any part thereof under the Land Acquisition Act, 1894 or any other acts or enactment for the time being in force.

14) The Vendors do hereby declare that there is no statutory restriction on the part of the Vendors under the Urban Land (Ceiling and Regulation) Act, 1976 or under any other law for the time being in force to execute this deed of transfer in favour of the Purchasers and that necessary permission has been obtained by the Vendors from the appropriate authority as required under the provision of section 4E of the West Bengal Land Reforms Act, 1955.

15) That the Vendors shall pay all arrears of rent up to the date of execution of these presents before local B.L.&L.R.O. authority and in case if the Vendors fail to clear of or pay the said dues, then the Purchasers shall be entitled to pay the same in adjustment from the sale price payable hereunder by the Purchasers to the Vendors.

16) That the schedule property is not affected by any attachment or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities under the Public Demand & Recovery Act or any other acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered except for the liabilities, if any, for the arrear land revenue.

17) That the schedule property is free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, uses, debutters, tenancies, bargadar or bhag chasi, permissive possessors or occupiers, leases, thika tenancies, occupancy right, restrictions, restrictive covenants, vesting,



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

24 AUG 2018

acquisition, alignments, claims, demands and liabilities, whatsoever or howsoever.

18) No action, suit, appeal or litigation in respect of the schedule property or in any way concerning thereto or any part thereof has been filed at any time heretofore or is pending and that no person has ever claimed any right, title, interest or possession whatsoever in the schedule property or any part thereof nor sent any notice in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right, title, interest or possession, whatsoever, in over or in respect of the schedule property or any part thereof.

19) The schedule property or any part thereof is not affected by or subject to any:-

- a) Mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act.
- b) Charge, lien, lispendens or annuity.
- c) Right of residence or maintenance under any testamentary disposition, settlement or other documents under any law.
- d) Trust resulting or constructive arising under any debutter name, benami transaction or otherwise.
- e) Debutter, waqf or dev seva.
- f) Attachment including attachment before judgement of any court or authority.



District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
34 AUG 2012