



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 031964

10054  
28/4/22  
200125630/

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Behala, South 24 Parganas

28 APR. 2022

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 28<sup>th</sup> day

Contd/P2

নং 123 তাং 13.4.22 সূত্র 52201

স্বাক্ষর নাম.....

সং.....

স্বাক্ষর *সহকারী সিনিয়র ডি. এ. স. অফিস*  
বেহালা এ. ডি. এস. অফিস

Deed No :  
Query No / Year  
Query Date  
Applicant No  
Applicant Date



A.D.S.R / Behala  
28 APR 2022  
2-4 Pgs.

### Major Information of the Deed

Deed No :	I-1607-06186/2022	Date of Registration	28/04/2022
Query No / Year	1607-2001256301/2022	Office where deed is registered	
Query Date	26/04/2022 1:26:54 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, 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. 20,00,000/-	Rs. 20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,020/- (Article:23)	Rs. 20,014/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, , Premises No: 34, , Ward No: 121 Pin Code : 700034










Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 10 Chatak 42 Sq Ft	15,25,000/-	15,25,000/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>				<b>2.7775Dec</b>	<b>15,25,000 /-</b>	<b>15,25,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	4,75,000/-	4,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>700 sq ft</b>	<b>4,75,000 /-</b>	<b>4,75,000 /-</b>	



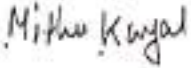


Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p><b>Mr RAJESH BANERJEE CHOWDHURY</b>                      Son of Late SUBHAS CHANDRA BANERJEE CHOWDHURY                      Executed by Self, Date of Execution: 28/04/2022                      , Admitted by Self, Date of Admission: 28/04/2022 ,Place : Office</p>			
<p>B, MOHAI PARA ROAD, City: Not Specified, P.O: BEHALA, P.S: Behala, District: South 24-Parganas, West Bengal, India, PIN: 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: CXXXXXX00, Aadhar No: 82XXXXXXXXX502, Status: Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office</p>				
2	<p><b>Mr SHANTANU BANERJEE, (Alias: Mr SHANTANU BANERJEE CHOWDHURY)</b>                      Son of Late SUBHAS CHANDRA BANERJEE CHOWDHURY                      Executed by Self, Date of Execution: 28/04/2022                      , Admitted by Self, Date of Admission: 28/04/2022 ,Place : Office</p>			
<p>B, MOHAI PARA ROAD, City: Not Specified, P.O: BEHALA, P.S: Behala, District: South 24-Parganas, West Bengal, India, PIN: 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: CXXXXXX00, Aadhar No: 94XXXXXXXXX5050, Status: Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office</p>				
3	<p><b>Mrs SARBANI DAS, (Alias: Mrs SARBANI BANERJEE CHOWDHURY)</b>                      Wife of Mr SUBHAS DAS                      Executed by Self, Date of Execution: 28/04/2022                      , Admitted by Self, Date of Admission: 28/04/2022 ,Place : Office</p>			



1, BAMA CHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FYxxxxxx4L, Aadhaar No: 31xxxxxxxx2955, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office



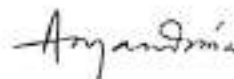


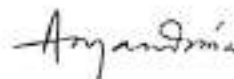


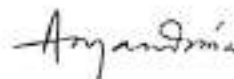
4	Name	Photo	Finger Print	Signature
	<b>Mrs MITHU KAYAL, (Alias: Mrs MITHU BANERJEE CHOWDURY)</b> Wife of Mr SUDIPTO KAYAL Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	 28/04/2022	 LTI 28/04/2022	 28/04/2022

3/2, CHANDITALA BRANCH ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CRxxxxxx8D, Aadhaar No: 31xxxxxxxx1800, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office



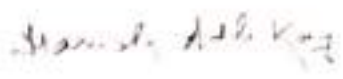
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>E SQUARE DEVELOPER</b> 2/2, SIDDHINATH CHATTERJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ANJAN DUTTA (Presentant)</b>                      Son of Late Ashim Kumar Dutta                      Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office                 </td> <td>   Apr 28 2022 1:41PM                 </td> <td>   LTI 28/04/2022                 </td> <td>   28/04/2022                 </td> </tr> </tbody> </table> <p>"PRERONA", 211E, Unique Park, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Mr ANJAN DUTTA (Presentant)</b> Son of Late Ashim Kumar Dutta Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office	 Apr 28 2022 1:41PM	 LTI 28/04/2022	 28/04/2022
Name	Photo	Finger Print	Signature						
<b>Mr ANJAN DUTTA (Presentant)</b> Son of Late Ashim Kumar Dutta Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office	 Apr 28 2022 1:41PM	 LTI 28/04/2022	 28/04/2022						

Details :

	Photo	Finger Print	Signature
<b>MR MANISH ADHIKARY</b> Son of Mr. BARINDRA ADHIKARY 31, Maharani Indra Dew Road, City - Not Specified, P.O - PARNASREE PALLY, P.S - Belala, District - South 24 Parganas, West Bengal, India, PIN - 700060			
	28/04/2022	28/04/2022	28/04/2022

Identifier Of Mr RAJESH BANERJEE CHOWDHURY, Mr SHANTANU BANERJEE, Mrs SARBARI DAS, Mrs MITHU KAYAL, Mr ANJAN DUTTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE CHOWDHURY	E SQUARE DEVELOPER-0.694375 Dec
2	Mr SHANTANU BANERJEE	E SQUARE DEVELOPER-0.694375 Dec
3	Mrs SARBARI DAS	E SQUARE DEVELOPER-0.694375 Dec
4	Mrs MITHU KAYAL	E SQUARE DEVELOPER-0.694375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE CHOWDHURY	E SQUARE DEVELOPER-175.00000000 Sq Ft
2	Mr SHANTANU BANERJEE	E SQUARE DEVELOPER-175.00000000 Sq Ft
3	Mrs SARBARI DAS	E SQUARE DEVELOPER-175.00000000 Sq Ft
4	Mrs MITHU KAYAL	E SQUARE DEVELOPER-175.00000000 Sq Ft



On 26-04-2022

**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 20,00,000/-

*Sandip Biswas*

**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

On 28-04-2022

**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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 13:05 hrs on 28-04-2022, at the Office of the A.D.S.R. BEHALA by Mr ANJAN DUTTA .

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

Execution is admitted on 28/04/2022 by 1. Mr RAJESH BANERJEE CHOWDHURY, Son of Late SUBHAS CHANDRA BANERJEE CHOWDHURY, 8, MONDAL PARA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Mr SHANTANU BANERJEE, Alias Mr SHANTANU BANERJEE CHOWDHURY, Son of Late SUBHAS CHANDRA BANERJEE CHOWDHURY, 8, MONDAL PARA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. Mrs SARBARI DAS, Alias Mrs SARBARI BANERJEE CHOWDHURY, Wife of Mr BHOMBAL DAS, 46/1, BAMA CHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Mrs MITHU KAYAL, Alias Mrs MITHU BANERJEE CHOWDHURY, Wife of Mr SUDIPTO KAYAL, 3/2, CHANDITALA BRANCH ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr MANISH ADHIKARY, , , Son of Mr BARINDRA ADHIKARY, 31, Road: Maharani Indira Devi Road, , P. PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 28-04-2022 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, SIDDHINATH CHATTERJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr MANISH ADHIKARY, , , Son of Mr BARINDRA ADHIKARY, 31, Road: Maharani Indira Devi Road, , P. PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,014/- ( A(1) = Rs 20,000/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2022 8:55PM with Govt. Ref. No: 192022230015082961 on 26-04-2022, Amount Rs: 20,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BQRIQF5 on 26-04-2022, Head of Account 0030-03-104-001-16

**of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by Stamp Rs 5,000  
by Online - Rs 75,020/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 031964, Amount: Rs 5,000/-, Date of Purchase: 13/04/2022, Vendor name:  
SHASHANKA SEKHAR ROYCHOWDHURY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/04/2022 0:58PM with Govt. Ref. No: 192022230015002901 on 26-04-2022, Amount Rs: 75,020/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. BK01GRIP5 on 26-04-2022, Head of Account 0030-02-103-003-02



**Sandip Biswas**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BEHALA**

**South 24-Parganas, West Bengal**



Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 211877 to 211904  
being No 160706186 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.05.10 12:54:55 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/10 12:54:55 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

of ...*A.P.M.L.*....., Two Thousand and Twenty Two (2022) **BETWEEN 1) SRI RAJESH BANERJEE CHOWDHURY (PAN CMWPC5570R) (AADHAAR No. 8240 3133 6502)**, son of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee, **2) SRI SHANTANU BANERJEE alias SRI SHANTANU BANERJEE CHOWDHURY (PAN GFJPB3688K) (AADHAAR No. 9472 7704 5050)**, son of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee, **3) SMT. SARBARI DAS alias SMT. SARBARI BANERJEE CHOWDHURY (PAN FYQPD4274L) (AADHAAR No. 3155 7980 2955)**, wife of Sri Bhombal Das and daughter of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee and **4) SMT. MITHU KAYAL alias SMT. MITHU BANERJEE CHOWDHURY (PAN CRZPK6978D) (AADHAAR No. 3183 9279 1800)**, wife of Sri Sudipto Kayal and daughter of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee. all are by Faith- Hindu, by Nationality- Indian, by Occupation- **Nos. 1 and 2** Business and **Nos. 3 and 4** Housewife respectively, **Nos. 1 and 2** are residing at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, **No. 3** residing at 46/1, Bama Charan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and **No. 4** residing at 3/2, Chanditala Branch Road, P.O. New Alipore, Police Station- New Alipore, Kolkata- 700053, District- South 24 Parganas, hereinafter collectively called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject



or context be deemed to mean and include each of their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART.**

**AND**

**"M/S. E SQUARE DEVELOPER"**, a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata-700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** by virtue of a Registered Deed of Gift dated 9<sup>th</sup> day of August, 2004, one Sri Barindra Kanta Banerjee Chowdhury and Another namely Sri Suhas Banerjee Chowdhury alias Sri Subhas Banerjee, gifted, transferred and assured **ALL THAT** piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 10 (Ten) Chittacks 42 (Forty Two) sq.ft. along with a Single Storied Structure measuring 700 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190,

Touzi No. 1508, R.S. Khatian No. 168, L.R. Khatian No. 1052, R.S. Dag No. 415, L.R. Dag No. 415, being Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0034-0, A.D.S.R. Behala, South 24 Parganas, in favour of the Vendors herein and the said Deed Of Gift was duly registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. I, CD Volume No. 20, Pages 4522 to 4539, Being No. 06390 for the year 2014, which they had already accepted.

**AND WHEREAS** the Vendors herein become the absolute joint Owners of the said property and have been possessing the same by mutating their names jointly in the Assessment Records of Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0034-0, A.D.S.R. Behala, South 24 Parganas and paying taxes regularly and had been enjoying the same without any interruption whatsoever.



**AND WHEREAS** now the Vendors herein become the absolute joint Owners in respect of the Schedule Property and have been enjoying the same and have been enjoying without any interruption whatsoever.

**AND WHEREAS** the Vendors intend to sell the above mentioned property that is more fully and particularly described in the Schedule and the Purchaser having been known the intention of the Vendors and after inspection of all the relevant papers and documents and after satisfaction agreed to purchase the Schedule mentioned property and offered the Vendors for purchase of the said property and which the Vendors agreed to at a total consideration of Rs. 20,00,000/- (Rupees Twenty Lacs) only:

**AND WHEREAS** that the Purchaser herein of the other part relying on the statements of the Vendors of the one part herein that they have good and marketable title over the said property and the same is free from all sorts of encumbrances, charges, liens, lispendens, attachments, claim, trust, acquisitions requisition, more fully and particularly described in the Schedule hereunder written agreed to purchase said Schedule land at for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lacs) only.

**NOW THIS INDENTURE WITNESSETH** that the said Vendors doth hereby in total consideration of a sum of Rs. 20,00,000/- (Rupees Twenty Lacs) only of good and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors doth here by and also by receipt hereunder written admits and acknowledge and the Vendors doth hereby grant, transfer, convey, assign and assure unto the Purchaser **ALL THAT** piece and parcel of Bastu

Land measuring more or less 1 (One) Cottah 10 (Ten) Chittacks 42 (Forty Two) sq.ft. along with a Single Storied Structure measuring 700 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, L.R. Khatian No. 1052, R.S. Dag No. 415, L.R. Dag No. 415, being Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0034-0, A.D.S.R. Behala, South 24 Parganas together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the said property and appurtenances and inheritances for access and user thereof, being the said property more fully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and marked with "RED" colour border line along with and bounded **TOGETHER WITH** all benefits and advantages or ancient or other light ways, paths and passages and Roads and all other manner of the former and other rights liberties, easements, quasi-easements, privileges, appendages and appurtenances whatsoever to the said land hereditaments property or any part thereof belonging or in anywise appertaining to or with the some or every part thereof now is or at any time or times heretofore were hold used occupied accepted or enjoyed or reputed or belonging or appurtenant thereto **AND** the reversion or reversions remainder or remainders or reminders rents issues and profits or the said hereditaments property and of and every part thereof **AND** all the estates, right, title hereditaments property or any part or portion thereof is or are or heretofore was or were situated butted, interest inheritance use trust property claim and demand whatsoever both in law and in equity of the Vendors into and upon the said land and hereditaments property or portion thereof **AND** all deeds or documents muniments and evidences of title which is any way



relates to the said land hereditaments property or portion thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom they can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditaments property hereby granted sold, conveyed, transferred and assured or expressed or intended so as to be with all rights and appurtenances unto and to the use of the Purchaser absolutely and forever from all encumbrances charges liens, lispendences, trusts, claim, demands and liabilities whatsoever **AND** the Vendors doth hereby covenant with the Purchaser that he has not any time heretofore done or execute or knowingly suffered or been party to any act deed, matter or thing whereby or by reasons where of the said hereditaments property hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or portion thereof was is can or may be effected or encumber in title estate or otherwise or by reason whereof he may or can be prevented from granting selling conveying and assuring the said landed, property and every part thereof in manner aforesaid **AND THAT** notwithstanding any act deed or thing by the Vendors done executed or knowingly suffered the Vendors are now lawfully rightfully and absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said landed property hereby granted, sold, conveyed transferred and assured or expressed so to be and every part thereof for a perfect indefeasible estate without any manner or condition use trust or things whatsoever to after defect encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good and full power to grant, sell convey, transfer and assure the said landed property hereby granted, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all time hereafter peaceably and without any lawful eviction interruption claim or demand whatsoever from the Vendors any person lawfully and equitably claiming from under or in trust for the Vendors and that the Purchaser shall

be free and clear and freely and clearly and absolutely discharged and harmless and kept indemnified against all estate and encumbrances, charges, claims, liens, demands, and liabilities created in respect of the said property by the Vendors by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise **AND FURTHER** that the Vendors and all persons or persons having lawfully or equitably claiming any estate or interest in the said land hereditaments property or portion thereof from under or in trust for the Vendors who shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute cause to be done or executed all such lawful acts deeds and thing whatsoever for further and more perfectly assuring the said landed property and every part thereof unto and to the sue of the Purchaser in manner aforesaid as shall or may be reasonably required.

**PROVIDED ALWAYS AND IT IS EXPRESSLY AGREED AND DECLARE BY AND BETWEEN THE PARTIES HERETO AS follows:-**

1. It is specifically mentioned that the Vendors will liable to pay all the arrear rates and taxes in respect of the entire landed property more fully and particularly described in the Schedule hereunder written till the date of execution of these presents.

2. That the Vendors will co-operate and supply the necessary papers including the available chain deeds to the Purchaser and shall be handed over for filing the mutation application before the Block Land and Land Reforms



Department (B.L.R.O.) Behala, Government of West Bengal and any other Government Authority.

3. That after execution and registration of this Deed of Conveyance the Purchaser shall have absolute right to any kind of transfer in favour of any person or persons or any concern at its own choice in that event Vendors and their successors shall not raise any objection at all in future.

4. That the Vendors herein declare that they have not executed any Agreement For Sale, Deed of Conveyance or any Will, Power Of Attorney or any type of Agreement in favour of any person or persons or any concern before execution of this Deed of Conveyance for this said land.

5. The map or plan and photograph of all the parties and finger print sheet are annexed hereto which are also the part of the Deed of Conveyance.

6. The Vendors specifically mentioned and declare that they shall not do any act deed or thing whereby the Purchaser shall be prevented from selling the aforesaid property to any intending Purchaser or Purchasers.

7. The Vendors hereby specifically mentioned and declares that the Purchaser shall have absolute right to use in all purpose in respect of all road, common passage whatsoever of the said property.

**SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 10 (Ten) Chittacks 42 (Forty Two) sq.ft. along with a Single Storied Structure measuring 700 sq.ft. more or less standing thereon, lying and

situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, L.R. Khatian No. 1052, R.S. Dag No. 415, L.R. Dag No. 415, being Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address S, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0034 0, A.D.S.R. Behala, South 24 Parganas together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the said property and appurtenances and inheritances for access and user thereof. The said property shown in the annexed plan or map herewith and delineated by **RED** border lines and the said land is butted and bounded as follows:

**ON THE NORTH** : By 6'- 00" wide Passage and School;

**ON THE SOUTH** : By Property of Niladri Banerjee Chowdhury;

**ON THE EAST** : By Property of Suhas Banerjee Chowdhury;

**ON THE WEST** : By Property of Ranjit Biswas;



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

**SIGNED AND DELIVERED at**

**Kolkata in the presence of:**

1. *Prithu Roy Choudhury*  
*Sp. Secy. Housing & Land*  
*Dept. of Urban & Regional Planning*  
*Govt. of West Bengal, Kolkata-700034*

*স্বাক্ষরিত করিতেছেন*  
*শ্রী প্রথু রায় চৌধুরী*  
*স্প. সেকু. কলকাতা*  
*জলসেবা বিভাগ*  
*Mithu Roy Choudhury*

**SIGNATURE OF THE VENDORS**

2. *Mahesh Chandra*  
*Choudhury*  
*Proprietor*

*Mahesh Chandra*  
*CHANDRA DEVELOPERS*  
*Proprietor*

**SIGNATURE OF THE PURCHASER**

**Drafted and Prepared by:**

*Avishek Guha*

**AVISHEK GUHA  
ADVOCATE  
HIGH COURT, CALCUTTA.**

**AVISHEK GUHA**  
*Advocate*  
*High Court, Calcutta*  
*130/A, 3rd Fl., Manna Road,*  
*Pandara, Kolkata - 700060*  
*Encl. No. 158/2008/2011*

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lacs) only, being the within mentioned consideration amount, as per the Memo below:-

MEMO:-

Paid by Cheques on different dates

Rs. 20,00,000/-

Total

Rs. 20,00,000/-

**(RUPEES TWENTY LACS) ONLY.**

**WITNESSES:**

1) *Prakash Kumar*  
S/o Late *Prakash Kumar*  
D/E. & T. - *Changanassery Park,*  
*Changanassery, Kollam District 69234.*

*Prakash Kumar*

*Prakash Kumar*

*Prakash Kumar*

2) *Mithun Roy*  
*Mithun Roy*  
*Mithun Roy*

*Mithun Roy*

SIGNATURE OF THE VENDORS



FOR PREMISES NO. - 34, MONDAL PARA ROAD, WARD NO. - 121,  
ALA, DIST - SOUTH 24 PARGANAS, KOLKATA - 700034

AREA OF LAND - 1K - 10CH - 42SFT



SCALE - 1:150

SCHOOL

6'-0" WIDE PASSAGE

DAG  
NO. - 414

32'-0"

37'-0"

32'-0"

PART OF DAG NO. - 415

37'-0"

HOUSE AND COURTYARD OF  
BANERJEE CHOWHURY FAMILY

MONDAL PARA ROAD UNDER K.M.C

*Anjan Dutta*

**ANJAN DUTTA**

B. ARCH (CAL) T.I.I.A  
REGISTERED WITH COUNCIL  
OF ARCHITECTURE  
REGD. NO. CA/93/16409  
APP. VALUER F-1597  
KMC SL. NO. 257 (A)

বানার্জী চৌধুরী  
মাধু কল্যাণী  
স্বাক্ষরিত

Mithu Koyal

SIGNATURE OF VENDORS

E SQUARE DEVELOPER

*Anjan Dutta*  
Proprietor

SIGNATURE OF PURCHASER

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... MITHU KAYAL (BANEERJEE)

Signature ..... Mithu Kayal

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... RATEESH BANEERJEE CHOUDHRY

Signature ..... Rateesh Choudhry

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ..... SANTANU BANEERJEE

Signature ..... Santanu Banerjee

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ..... Arshi Das



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ANJAN DUTTA

Signature Anjan Dutta

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230015082961  
GRN Date: 26/04/2022 20:51:12  
BRN : IK0BQRIQF5  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 26/04/2022 20:55:18  
Payment Ref. No: 2001256301/7/2022  
[Query No\*Query Year]

Depositor Details

Depositor's Name: AVISHEK GUHA  
Address: HIGH COURT CALCUTTA  
Mobile: 9831225973  
Depositor Status: Advocate  
Query No: 2001256301  
Applicant's Name: Mr Avishek Guha  
Identification No: 2001256301/7/2022  
Remarks: Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001256301/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001256301/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	20014
			<b>Total</b>	<b>95034</b>

IN WORDS: NINETY FIVE THOUSAND THIRTY FOUR ONLY.





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001256301/2022	Office where deed will be registered
Query Date	26/04/2022 1:26:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 20,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 80,020/- (Article:23)	Rs. 20,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, Premises No: 34, Ward No: 121, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 10 Chatak 42 Sq Ft	15,25,000/-	15,25,000/-	Width of Approach Road: 8 Ft.,
Grand Total :				2.7775Dec	15,25,000 /-	15,25,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	4,75,000/-	4,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	700 sq ft	4,75,000 /-	4,75,000 /-	
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Query No: 2001256301 of 2022, Printed On: Apr 26 2022 1:31PM, Generated from: eRegistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr RAJESH BANERJEE CHOWDHURY Son of Late SUBHAS CHANDRA BANERJEE CHOWDHURY,8, MONDAL PARA ROAD, City:- Not Specified, P.O - BEHALA, P.S -Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. CMxxxxxx0R, Aadhaar No.: 82xxxxxxx6502,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SHANTANU BANERJEE, (Alias: Mr SHANTANU BANERJEE CHOWDHURY) Son of Late SUBHAS CHANDRA BANERJEE CHOWDHURY,8, MONDAL PARA ROAD, City:- Not Specified, P.O - BEHALA, P.S -Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. GFxxxxxx8K, Aadhaar No.: 94xxxxxxx5050,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs SARBARI DAS, (Alias: Mrs SARBARI BANERJEE CHOWDHURY) Wife of Mr BHOMBAL DAS,46/1, BAMA CHARAN ROY ROAD, City:- Not Specified, P.O.- BEHALA, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. FYxxxxxx4L, Aadhaar No.: 31xxxxxxx2955,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs MITHU KAYAL, (Alias: Mrs MITHU BANERJEE CHOWDURY) Wife of Mr SUDIPTO KAYAL,3/2, CHANDITALA BRANCH ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. CRxxxxxx8D, Aadhaar No.: 31xxxxxxx1800,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	E SQUARE DEVELOPER ( Sole Proprietorship ) .2/2, SIDDHINATH CHATTERJEE ROAD, City:- Not Specified, P.O - BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. AExxxxxx0Q, Aadhaar No Not Provided by UIDAI,Status Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2001250301 of 2022, Printed On: Apr 29 2022 1:31PM, Generated from utregistration.gov.in



Representative Details :

No	Name & Address	Representative of
1	Mr ANJAN DUTTA Son of Late Ashim Kumar Dutta "PRERONA", 211E, Unique Park, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0Q, Aadhaar No.: 58xxxxxxx6253	E SQUARE DEVELOPER (as PROPRIETOR)

Identifier Details :

Name & address
Mr MANISH ADHIKARY Son of Mr BARINDRA ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr RAJESH BANERJEE CHOWDHURY, Mr SHANTANU BANERJEE, Mrs SARBARI DAS, Mrs MITHU KAYAL, Mr ANJAN DUTTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE CHOWDHURY	E SQUARE DEVELOPER-0.694375 Dec
2	Mr SHANTANU BANERJEE	E SQUARE DEVELOPER-0.694375 Dec
3	Mrs SARBARI DAS	E SQUARE DEVELOPER-0.694375 Dec
4	Mrs MITHU KAYAL	E SQUARE DEVELOPER-0.694375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE CHOWDHURY	E SQUARE DEVELOPER-175 Sq Ft
2	Mr SHANTANU BANERJEE	E SQUARE DEVELOPER-175 Sq Ft
3	Mrs SARBARI DAS	E SQUARE DEVELOPER-175 Sq Ft
4	Mrs MITHU KAYAL	E SQUARE DEVELOPER-175 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-05-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



Query No: 7001209301 of 2022, Printed On: Apr 26 2022 1:31PM, Generated from vregISTRATION.gov.in

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA