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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

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 District Sub-Register-III
 Alipore, South 24-parganas

08-01-24

Deed of Conveyance

This **Deed of Conveyance** is made this the 7th Day of **January**, Two Thousand Twenty Four, (2024) A.D.

Between

9986

05/01/24

Rs. 5000/- Date.....

Name : Jameela Das

Address : Advocate, Alipore Police Court

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Kol-27

- Aditya Samanta



124

- Aditya Samanta



125

- Binik Choudhary Banerjee



126

- Shyamal Chandra Basumaty



127

- L.T.1 of Manju Deshmukh by the Pen of
Sd/Habibul Rehman



128

- Arun Chandra Banerjee



129

Tarun Chandra Banerjee



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
07 JAN 2024

1. **Shri Sankar Chandra Bandyopadhyay** alias Banerjee, son of Late Shri Jnanendra Mohan Bandyopadhyay, by Faith - Hindu, by Nationality - Indian, by Occupation - Retired, residing at Flat no. A-21, Vrindavan Apartments Plot No. 1, Sector-6, Dwarka, South West Delhi, Delhi, Pin- 110075; Aadhaar No.302267691011, Pan No. AAMPB0376J.
2. **Shri Shyamal Chandra Banerjee**, son of Late Jnanendra Mohan Banerjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Retired, residing at Krishna Apartment, 3a, 121, Raipur Road Near West Wind Complex Ramgarh, Garia, Kolkata- 700084 in the District of South 24 Parganas; Aadhaar No. 723298780872, Pan No. ACXPB8855B.
3. **Smt Manju Deshmukh**, wife of Late Mrinalkanti Deshmukh and Daughter of Late Jnanendra Mohan Banerjee, by Faith - Hindu, by Nationality - Indian, by Occupation- Housewife, residing at 4/B, Latafath Hossain Lane K.G. Bose Sarani, Kolkata - 700085 in the District of South 24 Parganas; Aadhaar No. 278986823855, Pan No. ARGPD4113J.
4. **Shri Arun Chandra Bandyopadhyay alias Banerjee**, son of Late Janendra Mohan Banerjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at P/158, Ganguli Bagan, Naktala, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047, in the District of South 24 Parganas; Aadhaar No. 908655204499, Pan No. AEKPB0725K.
5. **Shri Tarun Chandra Banerjee**, son of Late Janendra Mohan Banerjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at P/158, Ganguli Bagan, Naktala, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047, in the District of South 24 Parganas; Aadhaar No. 374344213036, Pan No. AMRPB5066A.
6. **Smt. Anjali Banerjee** daughter of Late Janendra Mohan Banerjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at P/158, Ganguli Bagan, Naktala, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047, in the District of South 24 Parganas; Aadhaar No. 939578217111, Pan No. BOKPB1424A.
7. **Smt. Dora Bhattacharyya**, daughter of Late Maya Mukherjee and Late Gurudas Mukherjee, by Faith - Hindu, by Nationality - Indian, by Occupation -

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Housewife, residing at 29/4F, Narayan Roy Road Thakurpukur, Silpara, Kolkata- 700008, in the District of South 24 Parganas; Aadhaar No. 699767718742, Pan No. AQWPB3151H.

8. **Smt. Runu Banerjee** wife of Late Amal Chandra Banerjee, by Faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Manashi Apartment Balia Gaira Station Road, Balia Bus Stop Rajpur Sonarpur Garia South 24 Parganas, Kolkata- 700084, in the District of South 24 Parganas; Aadhaar No. 531298212298, Pan No. BCSPB1376F.
9. **Shri Arindam Banyopadhyay**, son of Late Amal Chandra Banerjee, by Faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at Manashi Apartment Balia Gaira Station Road, Balia Bus Stop Rajpur Sonarpur Garia South 24 Parganas, Kolkata- 700084, in the District of South 24 Parganas; Aadhaar No. 370516822549, Pan No. ALOPB7381G.
10. **Smt. Mallika Mukherjee** wife of Sanjoy Mukherjee and daughter of Late Dipu Rani Banerjee and Late Sunil Chandra Banerjee, by Faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at 183A, Kalighat Road, Kalighat Kolkata- 700026 South 24 Parganas, in the District of South 24 Parganas; Aadhaar No. 663376073138, Pan No. BGZPM0992D.
11. **Shri Sagar Banerjee** son of Late Dipu Rani Banerjee and Late Sunil Chandra Banerjee, by Faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at K- 117, Kamadahari Bose Para Flat 6, Floor 2, Garia, Kolkata- 700084, in the District of South 24 Parganas; Aadhaar No. 958316496086, Pan No. AEWPB0817Q and
12. **Smt. Uma Banerjee** daughter of Late Harihar Roy Chowdhury and wife of Late Anil Chandra Banerjee, by Faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at 8/A, Rani Rasmani Road, Nabagram Hooghly, West Bengal Pin - 712246; Aadhaar No. 679683738233, Pan No. BRHPB6253P.

Hereinafter all called and referred as the “**Vendors / Owners**” (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include their heir, executors, administrators, legal representatives, successors-in-office and assigns) **of The First Part.**

And

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"M/s. Trinayan Enterprise", PAN- **AAVFT5916D**, a partnership firm having its registered office at **206/1, Raipur Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas** and represented by its partners 1) **Shri Biplab Dutta**, son of Late Kanai Lal Dutta, by faith- Hindu, by Occupation - Business, residing at- I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas, West Bengal; **Pan Card No. AQYPD5208M, Aadhar Card No. 333743686299**, 2) **Shri Ranajit Sinha**, son of Bhupendra Kumar Sinha, by faith- Hindu, by Occupation - Business, residing at- 206/1, Raipur Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047, in the District of South 24 Parganas, West Bengal; **Pan Card No. AXSPS6299L, Aadhar Card No. 734982913686** and 3) **Shri Aditya Samanta**, son of Shashanka Samanta, by faith- Hindu, by Occupation- Business, residing at- A/153, Bagha Jatin, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700047, in the District of South 24-parganas, West Bengal; **Pan Card No. CUQPS8885R, Aadhar Card No. 291733543283**.

Hereinafter both called and referred as **"Purchaser"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives, successors-in-office and assigns) **of The Second Part**

Whereas after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

And Whereas the Government of West Bengal offered all the reasonable facilities to Kamal Chandra Banerjee (now deceased), Miss Anjali Banerjee, Anil Chandra Banerjee (Now Deceased), Amal Chandra Banerjee (now Deceased), **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, Dipu Rani Banerjee (now deceased), Smt. Maya Mukherjee (now deceased), and Smt. Manju Desmukh / Refugees therein, such persons for the residence in West Bengal.

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And Whereas a considerable number of such people was compelled by the circumstances to use the vacant lands in the urban areas for the homestead purposes.

And Whereas One Kamal Chandra Banerjee (now deceased), Miss Anjali Banerjee, Anil Chandra Banerjee (Now Deceased), Amal Chandra Banerjee (now Deceased), **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, Dipu Rani Banerjee (now deceased), Smt. Maya Mukherjee (now deceased), and Smt. Manju Desmukh, all of L.O.P. No. 158, Ganguly Bagan G.S. Scheme; was one of such persons who had come to use and occupy a piece of land more fully described in the First Schedule hereunder.

And Whereas said Kamal Chandra Banerjee (now deceased), Miss Anjali Banerjee, Anil Chandra Banerjee (Now Deceased), Amal Chandra Banerjee (now Deceased), **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, Dipu Rani Banerjee (now deceased), Smt. Maya Mukherjee (now deceased), and Smt. Manju Desmukh, being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a Plot land for their rehabilitation.

And Whereas the Government of West Bengal with the intent to rehabilitate the refugees from the East Pakistan (now Bangladesh) acquired land in **C.S. Dag No. 732(Part)** of Mouza- **Raipur**, Police Station – Jadavpur now Netaji Nagar, District – South 24 Parganas, under the provisions of **L.D.P. Act 1948 L.A. Act I of 1894** including the plot, acquired by the said Kamal Chandra Banerjee (now deceased), Miss Anjali Banerjee, Anil Chandra Banerjee (Now Deceased), Amal Chandra Banerjee (now Deceased), **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, Dipu Rani Banerjee (now deceased), Smt. Maya Mukherjee (now deceased), and Smt. Manju Desmukh.

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And Whereas thereafter the **Refugee Relief and Rehabilitation Department** of Government of West Bengal through the Governor gifted **All That** piece and parcel of land measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), (bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road** presently **3/331, Vidyasagar**) presently within the limits of the Kolkata Municipal Corporation, at Premises No. **P-158, Ganguly Bagan**, Police Station- Jadavpur now Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas; unto and in favour of Kamal Chandra Banerjee (now deceased), Miss Anjali Banerjee, Anil Chandra Banerjee (Now Deceased), Amal Chandra Banerjee (now Deceased), **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias **Banerjee**, **Shri Tarun Chandra Banerjee**, Dipu Rani Banerjee (now deceased), Smt. Maya Mukherjee (now deceased), and Smt. Manju Desmukh; by virtue of a registered **Deed of Gift executed on 17th April 2008**; which was duly registered at the Office of **Additional District Registrar at Alipore, South 24 Parganas**, and recorded in **Book No. I, Volume No. I, Pages from 85 to 88, Being No. 00022 for the year 2008.**

And Whereas by virtue of said Deed of Gift said Kamal Chandra Banerjee (now deceased), Miss Anjali Banerjee, Anil Chandra Banerjee (Now Deceased), Amal Chandra Banerjee (now Deceased), **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias **Banerjee**, **Shri Tarun Chandra Banerjee**, Dipu Rani Banerjee (now deceased), Smt. Maya Mukherjee (now deceased), and Smt. Manju Desmukh therein become the joint owners and possessor of the said landed property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road** presently **3/331, Vidyasagar**; presently within the limits of the Kolkata

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Municipal Corporation, at Premises No. **P-158, Ganguly Bagan**, Police Station-Jadavpur now Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas and there after their jointly decided to construct a Straight 2 (Two) Storied Pucca Structure measuring 2800 sq.ft. area (1400sq.ft. area on Ground Floor and 1400sq.ft. area on First Floor) over the said landed property more fully described schedule herein under.

And Whereas the said **Anil Chandra Banerjee** (Now Deceased) while had been enjoyed possessed his respected 1/11th share in the above mentioned property uninterruptedly and said Anil Chnadra Banerjee died intestate on 31th May 2012; leaving behind his wife namely **Uma Banerjee** as her only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Dipu Rani Banerjee** (Now Deceased) while had been enjoyed possessed his respected 1/11th share in the above mentioned property uninterruptedly and said Dipu Rani Banerjee died intestate on 10th July 2012; leaving behind her son and daughter namely **Shri Sagar Banerjee and Smt. Mallika Mukherjee** as her only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**. It is pertinent to mention that her husband late Sunil Chandra Banerjee was predeceased long back before her.

And Whereas the said **Maya Mukherjee** (Now Deceased) while had been enjoyed possessed his respected 1/11th share in the above mentioned property uninterruptedly and said Maya Mukherjee died intestate on 2nd February 2018; leaving behind her daughter namely **Smt. Dora Bhattacharyya** as her only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**. It is pertinent to mention that her husband late Guru Das Mukherjee was predeceased long back before her.

And Whereas the said Amal Chandra Banerjee (Now Deceased) while had been enjoyed possessed his respected 1/11th share in the above mentioned property uninterruptedly and said Amal Chandra Banerjee died intestate on 31st January 2021; leaving behind his wife and son namely **Smt. Runu Banerjee and Shri**

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Arindam Bandyopadhyay as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**.

And Whereas the said **Kamal Chandra Banerjee** (Now Deceased) while had been enjoyed possessed his respected 1/11th share in the above mentioned property uninterruptedly and the said Kamal Chandra Banerjee died intestate on 4th August 2023; leaving behind his brother and sister namely **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, **Miss Anjali Banerjee**, **Smt. Dora Bhattacharya**, **Smt. Runu Banerjee**, **Shri Arindam Bandyopadhyay**, **Smt. Mallika Mukherjee**, **Shri Sagar Banerjee**, **Smt. Uma Banerjee** and **Smt. Manju Desmukh** as his only legal heirs, heiress and successors of his property according to the **Hindu Succession Act 1956**. It is pertinent to mention that till last day of his life said Kamal Chandra Banerjee was Bachelor.

And Whereas the said **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, **Miss Anjali Banerjee**, **Smt. Dora Bhattacharya**, **Smt. Runu Banerjee**, **Shri Arindam Bandyopadhyay**, **Smt. Mallika Mukherjee**, **Shri Sagar Banerjee**, **Smt. Uma Banerjee** and **Smt. Manju Desmukh** / **First Part** herein become the joint Owners and possessors of the above mention landed property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P)**, (**bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road** presently **3/231, Vidyasagar**); presently within the limits of the Kolkata Municipal Corporation, at Premises No. **P-158, Ganguly Bagan**, Police Station- **Jadavpur** now **Netaji Nagar**, Kolkata- 700047 in the District of South 24 Parganas, having its Sub Registrar Office at **Alipore South 24 Parganas**; by way said registered Deed of Gift and by way of inheritance for

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their respect share mention herein in above in prescribed manner.

And Whereas by virtue of said Deed of Gift and inheritance said **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, **Miss Anjali Banerjee**, **Smt. Dora Bhattacharya**, **Smt. Runu Banerjee**, **Shri Arindam Bandyopadhyay**, **Smt. Mallika Mukherjee**, **Shri Sagar Banerjee**, **Smt. Uma Banerjee** and **Smt. Manju Desmukh** / First Part herein become the joint owners of the above mentioned property and mutated and recorded their name in the records of the Kolkata Municipal Corporation with respect to the above mentioned property and thereafter the said authority assessed and published as a recorded owners in the name of the said landed property being Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its mailing address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; which is more fully and particularly described in the Schedule hereunder written, called and referred to as the said premises is free from all the encumbrances.

And Whereas the **Shri Sankar Chnadra Bandyopadhyay** alias Banerjee, **Shri Shyamal Chandra Banerjee**, **Shri Arun Chandra Bandyopadhyay** alias Banerjee, **Shri Tarun Chandra Banerjee**, **Miss Anjali Banerjee**, **Smt. Dora Bhattacharya**, **Smt. Runu Banerjee**, **Shri Arindam Bandyopadhyay**, **Smt. Mallika Mukherjee**, **Shri Sagar Banerjee**, **Smt. Uma Banerjee** and **Smt. Manju Desmukh** / First Part herein declared to sell the above mention landed property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P)**, (bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road presently 3/231, Vidyasagar),

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Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its mailing address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; hereinafter called the "**Said Property**" at the Total cost of **Rs.70,00,000/-** (Rupees Seventy Lakh only) to the Purchasers / the **Second Part** herein.

And Whereas the Purchaser, being interested in acquiring and owning said landed property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), (bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road presently 3/231, Vidyasagar)** Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its mailing address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas, from the **First Part** herein at a total consideration of **Rs.70,00,000/-** (Rupees Seventy Lakh only) and the First Part herein, have agreed to sell the aforesaid property along with all easmentery right attached to said property in favor of the Purchasers/Second Part.

Now This Indenture Witnesses as Follows:

And Whereas the Vendors does hereby and hereunder grant, convey, sale, transfer, assign and assure all his estate and interest in the scheduled property with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges easements whatever to the Bastu landed property measuring more or less **3 (Three) Cottahs**

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10 (Ten) Chittaks 19 (Nineteen) Square Feet; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), (bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road** presently **3/231, Vidyasagar**), Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its mailing address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; to the purchaser herein described in the **Schedule** below. **And The Purchaser** herein being fully satisfied after inspecting the Landed Property and the building as also the relevant documents have agrees to purchase the said Landed property the **Consideration of which is fixed at- Rs.70,00,000/-** (Rupees Seventy Lakh only).

And Whereas in consideration of the sum of **Rs.70,00,000/-** (Rupees Seventy Lakh only), to be paid by the purchaser to the Vendors / Owners in the manner hereunder written, the receipt of which / whereof the Vendors / Owners hereby admit and acknowledge and from the payment of the same and every part thereof forever acquit, release, exonerate and discharge the purchaser the said Property along with the easementary right over the said land property.

Hereby **Vendors** doth acknowledged and admits to present himself, put his signature and to provide all change **Deeds** or any other document required for the purpose of mutation of the said Landed Property in the name of the **Purchaser** and to present himself in any Office / Offices and authority / authorities.

Vendors / Owners do hereby grant, sell, transfer, convey assign and assure unto the purchaser **All That Bastu** landed property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800

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square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza-**Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), (bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road presently 3/231, Vidyasagar)** Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its mailing address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; describe in the **Schedule** herein after referred to as the '**Said Landed Property**'. **And all** the estates, right, title, interest, claim and demand whatsoever of the **Vendors / Owners** into or upon the same and every part thereof **To Have and Hold** the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, monuments and other evidences of title. **And the Vendors/ Owners** does hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the **Vendors/ Owners** is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the **Vendors/ Owners** has full power and absolute authority to sell the said property in manner aforesaid **And the Purchasers** shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the **Vendors / Owners** or any person claiming through or under him. **And further that the Vendors/ Owners**, their heirs, executors, administrators or assigns, covenant with the **Purchasers** their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the **Purchaser**, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **And the Vendors/ Owners, their heirs, Administrators or Assigns Further Covenant that she or they shall at the request and cost of the Purchaser**, her heirs, executors,

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administrators or assigns 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 said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

First Schedule

(Description of the Sale Property together with Straight 2 (Two) Storied Structure Standing thereon)

All That piece and parcel of **Bastu** landed Property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P)**, Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its maining address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Red** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On The North: By 16'5" ft. Road;

On The South: By L.O.P. No. 159;

On The East: By Colony Boundary;

On The West: By Road presently 3/231, Vidyasagar;

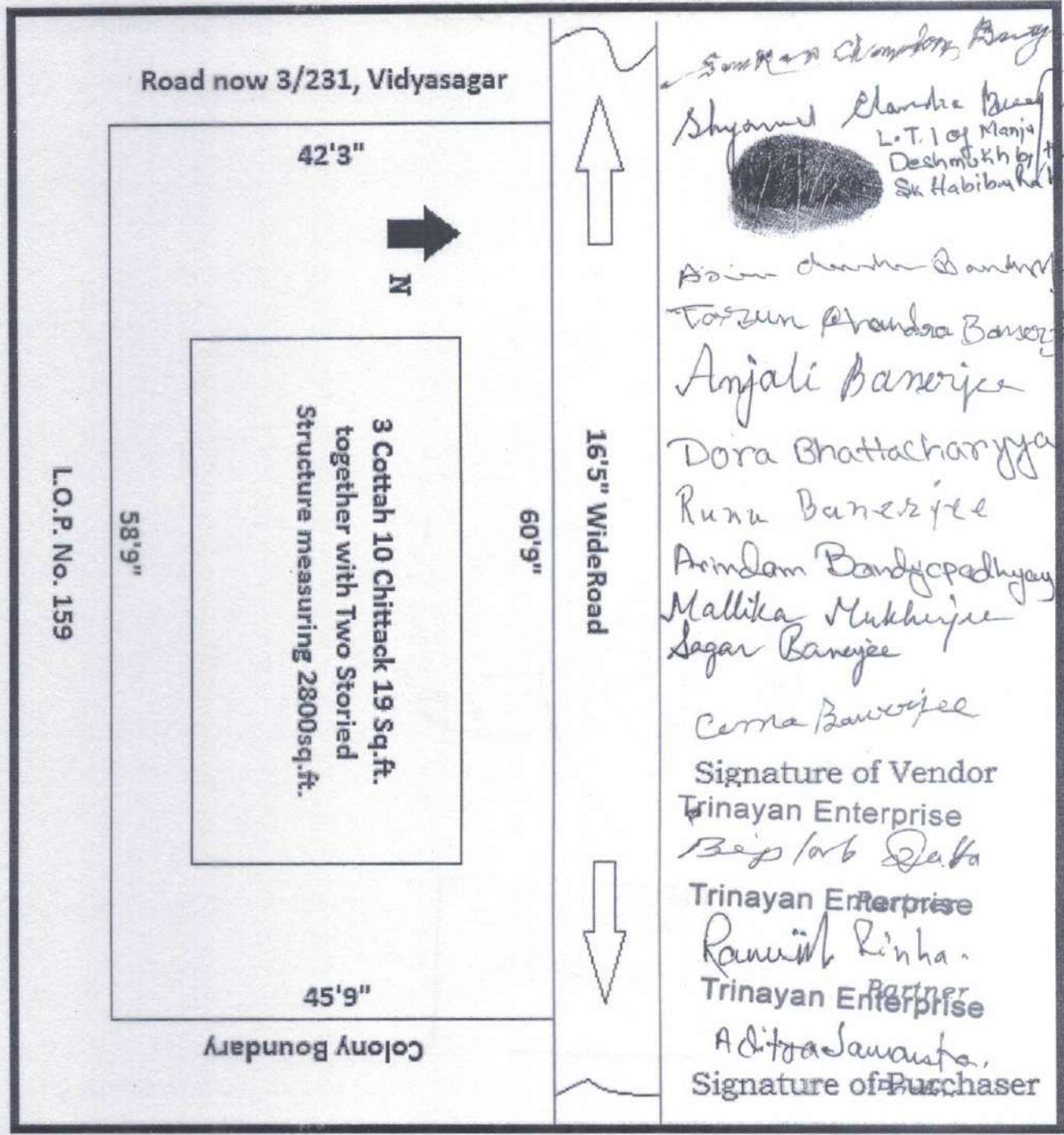
Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

Ajit Kumar

Plan showing of the homestead land at Mouza- Raipur, being marked in L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), in the District of South 24 Parganas; now within the limits of Kolkata Municipal Corporation, Ward No. 099, being Kolkata Municipal Corporation Premises No. 69/1/3/311/1, Raja Subodh Chandra Mullick Road, having its mailing address - P-158, Ganguly Bagan, Kolkata - 700047 under Police Station- Netaji Nagar in Borough No. 10, Assessee No. 210990537800, under the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 4 Parganas.

Scale- 1": 20'-0".

Area of the Land (Shown in Red Border) - 3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring.



Memo of Consideration

Received a sum of **Rs.70,00,000/-** (Rupees Seventy Lakh only) as total consideration amount of **All That** piece and parcel of **Bastu** landed Property measuring more or less **3 (Three) Cottahs 10 (Ten) Chittaks 19 (Nineteen) Square Feet**; together with Straight 2 (Two) Storied Pucca Structure standing thereon measuring more or less 2800 square Feet area (i.e. 1400 square feet area on Ground Floor and 1400 square Feet on First Floor) along with cemented Flooring; lying and situated at Mouza- **Raipur**, being marked in **L.O.P. No. 158, J.L. No. 33, in C.S. Plot No. 732 (P), (bounded on North- 16'5" Feet Road, on south- LOP no. 159, on East- Colony Boundary and on West- Road presently 3/231, Vidyasagar)**; Kolkata Municipal Corporation Premises No. **69/1/3/311/1, Raja Subodh Chandra Mullick Road**, having its mailing address - **P-158, Ganguly Bagan**, Kolkata - 700047 under Police Station- Netaji Nagar in Ward No. - 099, Borough No. 10, vide Kolkata Municipal Corporation Assessee No.- **210990537800**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; from the above name purchaser.

	Date	Favor	Draft	Bank	Branch	Amount (Rs)
1	05 th Jan 2024	Sankar Chandra Bandyopadhyay	188078	Union	Baghajatin	7,91,500/-
2	05 th Jan 2024	Manju Deshmukh	188080	Union	Baghajatin	7,91,500/-
3	05 th Jan 2024	Anjali Banerjee	188079	Union	Baghajatin	5,91,500/-
4	05 th Jan 2024	Runa Banerjee	188082	Union	Baghajatin	3,45,750/-
5	05 th Jan 2024	Arun Chandra Bandyopadhyay	188081	Union	Baghajatin	6,91,500/-
6	05 th Jan 2024	Mallika Mukherjee	188084	Union	Baghajatin	1,95,750/-
7	05 th Jan 2024	Uma Benerjee	188083	Union	Baghajatin	7,91,500/-
8	05 th Jan 2024	Sagar Banerjee	188086	Union	Baghajatin	2,95,750/-
9	05 th Jan 2024	Arindam Bandyopadhyay	188085	Union	Baghajatin	3,30,750/-
10	05 th Jan 2024	Tarun Chandra Banerjee	188088	Union	Baghajatin	5,91,500/-
11	05 th Jan 2024	Dora Bhattacharyya	188087	Union	Baghajatin	7,91,500/-
12	05 th Jan 2024	Shyamal Chandra Banerjee	RTGSUBINH24 005766044	Union	Baghajatin	7,91,500/-
Total -						70,00,000/-


ADitya Samanta.

In Witness Whereof the parties have hereunto set and subscribe their respective hands on the day, month and year first above written.

Signed, Sealed and Delivered by The in presence of:-

1. Pamela Das
(Adv)

Alipore Judge's Court,
KOL-27;

1. ~~Shyamal Chandra Banerjee~~
2. Shyamal Chandra Banerjee
3.  L.T. Jay Manju Deshmukh
by the Pen of / Sr Habibul Kabir
4. Anur Chandra Banerjee
5. Tansen Chandra Banerjee
6. Anjali Banerjee
7. Dora Bhattacharyya
8. Runu Banerjee
9. Arindam Bandyopadhyay
10. Malika Mukherjee
11. Sagar Banerjee
12. Arna Banerjee

(Signature of Vendors / First Part)

2. Sr Habibul Rahoman

(Adv)
Alipore Judge's Court,
KOL-27;

Trinayan Enterprise
Biplav Datta
Trinayan Enterprise
Partner
Ranaib Sinha.
Trinayan Enterprise
Partner

Drafted and Identified by me,

Pamela Das

Pamela Das

(Advocate)

Alipore Judges' Court.

Enrollment No.- F/1097/2014.

Kolkata- 700027.

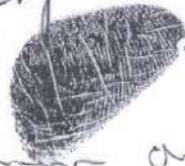
Aditjadasananta.
Partner
(Signature of Purchaser / Second Part)

Total - Rupees Seventy Lakhs Only.

Witnesses:

1. Gomela Dora
(Adv)
Alipore Judge's Court
Kot-27;

2. Sikhabibu Rahman.
(Adv)
Alipore Judge's Court
Kot-27;

1. Sankar Chandra Banerjee
2. Shyamal Chandra Banerjee
L.T. 1 of Manju Deshmukh by
the Pen of Sikhabibu Rahman.
3. 
4. Anand Chandra Banerjee
5. Tarun Chandra Banerjee.
6. Anjali Banerjee
7. Dora Bhattacharyya
8. Renu Banerjee
9. Arindam Bandyopadhyay
10. Mallika Mukherjee
11. Sagar Banerjee
12. Cerna Banerjee

Signature of Vendors / First Part

Aditya Chandra.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sankar Chandra Banerjee*

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Shyamal Chandra Bhowmik*

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



L.T.I of Manju Deshmukh
by the Pen of
Sr Habibul Rahman.

2

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Anam Chandra Bandyopadhyay

Signature Anam Chandra Bandyopadhyay



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature Taran Shandora Banerjee



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature Anjali Banerjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature


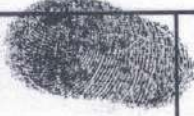




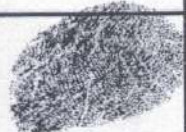
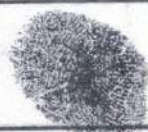



Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Dora Bhattacharyya*












Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Renu Banerjee*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					












Name

Signature *Arindam Bandyopadhyay*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Mallika Mukherjee*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Sagar Banerjee*


		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name











Signature *Uma Banerjee*

Signature




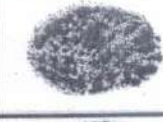

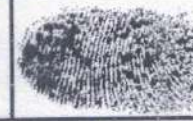




5

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					











Name
 Signature *Pamela Devi*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIPLAB DUTTA
 Signature *Biplab Dutta*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RANA JIT SINHA
 Signature *Rana Jit Sinha*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ADITYA SAMANTA
 Signature *Aditya Samanta*

Major Information of the Deed

Deed No :	I-1603-00270/2024	Date of Registration	08/01/2024
Query No / Year	1603-2000024756/2024	Office where deed is registered	
Query Date	03/01/2024 12:48:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,80,020/- (Article:23)	Rs. 70,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Ganguly Bagan), , Premises No: 69/1/3/311/1, , Ward No: 099 JI No: 33, Pin Code : 700047

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	3 Katha 10 Chatak 19 Sq Ft	49,30,000/-	49,30,000/-	Width of Approach Road: 17 Ft., ,Last Reference Deed No :1605-I -00022-2008
Grand Total :				6.0248Dec	49,30,000 /-	49,30,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	20,70,000/-	20,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	20,70,000 /-	20,70,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Sankar Chandra Bandyopadhyay, (Alias: Shri Sankar Chandra Banerjee) Son of Late Jnanendra Mohan Bandyopadhyay Flat No. A-21 Vrindavan Apartment Plot No.1 Sector 6 Dwarka South West Delhi, City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx6J, Aadhaar No: 30xxxxxxxx1011, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence</p>
2	<p>Shri Shyamal Chandra Banerjee Son of Late Jnanendra Mohan Banerjee Krishna Apartment 3a 121 Raipur Road Near West Wind Complex Ramgarh Garia, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx5B, Aadhaar No: 72xxxxxxxx0872, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence</p>
3	<p>Smt Manju Deshmukh Wife of Mrinalkanti Deshmukh 4/B Latafath Hossain Lane K.G. Bose Sarani, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx3J, Aadhaar No: 27xxxxxxxx3855, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence</p>
4	<p>Shri Tarun Chandra Banerjee Son of Mr Janendra Mohan Banerjee P/158 Ganguli Bagan Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AMxxxxxx6A, Aadhaar No: 37xxxxxxxx3036, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence</p>
5	<p>Shri ARUN CHANDRA BANDYOPADHYAY, (Alias: Mr ARUN CHANDRA BANERJEE) Son of Late Janendra Mohan Banerjee P/158 Ganguli Bagan Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx5K, Aadhaar No: 90xxxxxxxx4499, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence</p>
6	<p>Smt Anjali Banerjee Daughter of Late Janendra Mohan Banerjee P/158 Ganguli Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx4A, Aadhaar No: 97xxxxxxxx6789, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence</p>

7	Smt Dora Bhattacharyya Daughter of Late Maya Mukherjee 29/97 Narayan Roy Road Thakurpukur, City:- , P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx1H, Aadhaar No: 69xxxxxxxx8742, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence
8	Smt Runu Banerjee Wife of Late Amal Chandra Banerjee Manashi Apartment Ballia Bus Stop Rajpur SONarpur Garia, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx6F, Aadhaar No: 53xxxxxxxx2298, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence
9	Shri Arindam Bandyopadhyay Son of Late Amal Chandra Banerjee Manashi Aparment Ballia Bus Stop Rajpur SONarpur Garia, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx1G, Aadhaar No: 37xxxxxxxx2549, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence
10	Smt Mallika Mukherjee Son of Late Sanjoy Mukherjee 183A Kalighat Road Kalighat Kolkata, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxxx2d, Aadhaar No: 66xxxxxxxx3138, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence
11	Shri Sagar Banerjee Son of Late Dipu Rani Banerjee(Mother) K-117 Kamadahari Bose Para Flat 6 Floor 2 Garia Kolkata, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx7Q, Aadhaar No: 95xxxxxxxx6086, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence
12	Smt Uma Banerjee Wife of Late Anil Chandra Banerjee 8/A Rani Rasmani Road Nabagram Hooghly, City:- , P.O:- Nabagram, P.S:-Amta, District:-Hooghly, West Bengal, India, PIN:- 712246 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: brxxxxxx3p, Aadhaar No: 67xxxxxxxx8233, Status :Individual, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/01/2024 , Admitted by: Self, Date of Admission: 07/01/2024 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TRINAYAN ENTERPRISE 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: aaxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BIPLAB DUTTA Son of Late KANAI LAL DUTTA I/11 Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx8M, Aadhaar No: 33xxxxxxxx6299 Status : Representative, Representative of : TRINAYAN ENTERPRISE (as Partner)
2	Shri Ranajit Sinha Son of Bhupendra Kumar Sinha 206/1 Raipur Raod, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx9L, Aadhaar No: 73xxxxxxxx3686 Status : Representative, Representative of : TRINAYAN ENTERPRISE (as Partner)
3	Shri Aditya Samanta (Presentant) Son of Shri Sahahanka Samanta A/153 Baghajatin, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CUxxxxxx5R, Aadhaar No: 29xxxxxxxx3283 Status : Representative, Representative of : TRINAYAN ENTERPRISE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Daughter of Shri Rabi Chandra Das Allpore, City:- , P.O:- Allpore, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Shri Sankar Chandra Bandyopadhyay, Shri Shyamal Chandra Banerjee, Smt Manju Deshmukh, Shri Tarun Chandra Banerjee, Shri ARUN CHANDRA BANDYOPADHYAY, Smt Anjali Banerjee, Smt Dora Bhattacharyya, Smt Runu Banerjee, Shri Arindam Bandyopadhyay, Smt Mallika Mukherjee, Shri Sagar Banerjee, Smt Uma Banerjee, Shri BIPLAB DUTTA, Shri Ranajit Sinha, Shri Aditya Samanta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Chandra Bandyopadhyay	TRINAYAN ENTERPRISE-0.502066 Dec
2	Shri Shyamal Chandra Banerjee	TRINAYAN ENTERPRISE-0.502066 Dec
3	Smt Manju Deshmukh	TRINAYAN ENTERPRISE-0.502066 Dec
4	Shri Tarun Chandra Banerjee	TRINAYAN ENTERPRISE-0.502066 Dec
5	Shri ARUN CHANDRA BANDYOPADHYAY	TRINAYAN ENTERPRISE-0.502066 Dec
6	Smt Anjali Banerjee	TRINAYAN ENTERPRISE-0.502066 Dec
7	Smt Dora Bhattacharyya	TRINAYAN ENTERPRISE-0.502066 Dec
8	Smt Runu Banerjee	TRINAYAN ENTERPRISE-0.502066 Dec
9	Shri Arindam Bandyopadhyay	TRINAYAN ENTERPRISE-0.502066 Dec
10	Smt Mallika Mukherjee	TRINAYAN ENTERPRISE-0.502066 Dec
11	Shri Sagar Banerjee	TRINAYAN ENTERPRISE-0.502066 Dec
12	Smt Uma Banerjee	TRINAYAN ENTERPRISE-0.502066 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Chandra Bandyopadhyay	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
2	Shri Shyamal Chandra Banerjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
3	Smt Manju Deshmukh	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
4	Shri Tarun Chandra Banerjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
5	Shri ARUN CHANDRA BANDYOPADHYAY	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
6	Smt Anjali Banerjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
7	Smt Dora Bhattacharyya	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
8	Smt Runu Banerjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
9	Shri Arindam Bandyopadhyay	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
10	Smt Mallika Mukherjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
11	Shri Sagar Banerjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft
12	Smt Uma Banerjee	TRINAYAN ENTERPRISE-233.33333300 Sq Ft

Endorsement For Deed Number : I - 160300270 / 2024

On 04-01-2024

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 70,00,000/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-01-2024

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

Presented for registration at 16:00 hrs on 07-01-2024, at the Private residence by Shri Aditya Samanta .,

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

Execution is admitted on 07/01/2024 by 1. Shri Sankar Chandra Bandyopadhyay, Alias Shri Sankar Chandra Banerjee, Son of Late Jnanendra Mohan Bandyapadhyay, Flat No. A-21 Vrindavan Apartment Plot No.1 Sector 6 Dwarka South West Delhi, P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, by caste Hindu, by Profession Retired Person, 2. Shri Shyamal Chandra Banerjee, Son of Late Jnanendra Mohan Banerjee, Krishna Apartment 3a 121 Raipur Road Near West Wind Complex Ramgarh Garia, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Smt Manju Deshmukh, Mrinalkanti Deshmukh, 4/B Latafath Hossain Lane K.G. Bose Sarani, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 4. Shri Tarun Chandra Banerjee, Son of Mr Janendra Mohan Banerjee, P/158 Ganguli Bagan Naktala, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 5. Shri ARUN CHANDRA BANDYOPADHYAY, Alias Mr ARUN CHANDRA BANERJEE, Son of Late Janendra Mohan Banerjee, P/158 Ganguli Bagan Naktala, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 6. Smt Anjali Banerjee, Daughter of Late Janendra Mohan Banerjee, P/158 Ganguli Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 7. Smt Dora Bhattacharyya, Daughter of Late Maya Mukherjee, 29/97 Narayan Roy Road Thakurpukur, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 8. Smt Runu Banerjee, Wife of Late Amal Chandra Banerjee, Manashi Apartment Balia Bus Stop Rajpur SONarpur Garia, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 9. Shri Arindam Bandyopadhyay, Son of Late Amal Chandra Banerjee, Manashi Aparment Balia Bus Stop Rajpur SONarpur Garia, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 10. Smt Mallika Mukherjee, Son of Late Sanjoy Mukherjee, 183A Kalighat Road Kalighat Kolkata, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 11. Shri Sagar Banerjee, Son of Late Dipu Rani Banerjee, K-117 Kamadahari Bose Para Flat 6 Floor 2 Garia Kolkata, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 12. Smt Uma Banerjee, Wife of Late Anil Chandra Banerjee, 8/A Rani Rasmani Road Nabagram Hooghly, P.O: Nabagram, Thana: Amta, , Hooghly, WEST BENGAL, India, PIN - 712246, by caste Hindu, by Profession House wife

Identified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-01-2024 by Shri BIPLAB DUTTA, Partner, TRINAYAN ENTERPRISE (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 07-01-2024 by Shri Ranajit Sinha, Partner, TRINAYAN ENTERPRISE (Partnership Firm), 206/1 RAIPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 07-01-2024 by Shri Aditya Samanta, Partner, TRINAYAN ENTERPRISE (Partnership Firm), 206/1 RAIPUR ROAD, City:-, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-01-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,046.00/- (A(1) = Rs 70,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 70,046/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2024 1:57AM with Govt. Ref. No: 192023240339033828 on 07-01-2024, Amount Rs: 70,046/-, Bank: SBI EPay (SBlePay), Ref. No. 4696704263335 on 07-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,80,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9986, Amount: Rs.5,000.00/-, Date of Purchase: 05/01/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2024 1:57AM with Govt. Ref. No: 192023240339033828 on 07-01-2024, Amount Rs: 2,75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4696704263335 on 07-01-2024, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 10009 to 10041
being No 160300270 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.01.09 14:43:32 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.