

06/11/21

I-6076/21

भारतीय गैर न्यायिक

दस
रुपये
रु.10

TEN
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

64AB 404492

2(2) 2688562/21
25/11/21
6:35pm
Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

30 DEC 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 27th day of December, Two Thousand and Twenty one (2021)

BETWEEN

Subrata Bose
Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Showrick
Sri Amitava Banerjee

N.J.S.P Value Rs. 10.00
Sl. No. 3679 Date _____
Name _____
Address A Mondal
S. Vender - Aloke Mondal
Place : A.D.S.R Ghateswar, 24 Pgs. (S)

16 DEC 2021

Mr Swojan Kumar Banerjee
Sp Late Santi Dhan Banerjee
77 Beni Banerjee Avenue
KOL- 31

Swojan Kumar Banerjee



V.C.T. #
4536

Swojan Kumar Banerjee



V.C.T. #
4537

manata chakravarti



V.C.T. #
4538

Anita Mukherjee



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
27 DEC 2021

Sp Late R. Dhar
Sp Late R. Dhar
KOL- 75

(1) **MAMATA CHAKRABORTY**, (PAN:AFXPC1594B), (Aadhar No. 819847153825), wife of Hrishikesh Chakraborty and daughter of Late Santidhan Banerjee, by Faith -Hindu, By Occupation- Housewife, By Nationality- Indian, residing at 50B/1, S.C. Mullick Road, Jadavpur University, P.S.- Jadavpur, Kolkata- 700032 and (2) **ANITA MUKHERJEE**, (PAN: BXYPM6240G.), (Aadhar No. 644295512208), daughter of Late Santidhan Banerjee, by Faith -Hindu, By Occupation -Housewife, By Nationality- Indian, residing at 110/5/4, Sarat Ghosh Garden Road, Dhakuria, Kolkata - 700031, hereinafter jointly called and referred to as the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the context shall deemed to mean and include their heirs and executors, administrators, representatives or assigns) of the **ONE PART**.

AND

MR. SWAPAN KUMAR BANERJEE, (PAN:AJMPB5678A), (Aadhaar No.766778120777) son of Late Santi Dhan Banerjee, by faith - Hindu, by Nationality- Indian, residing at 8, Beni Banerjee Avenue, Dhakuria, Circus Avenue, Kolkata-700031, hereinafter called and referred to as the **PURCHASER** (which expression shall unless repugnant to the context be deemed to include his legal heirs, executors, administrators, legal representatives, administrators, and assigns) of the **SECOND PART**.

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Smt. Balshakhi Bhownick
Sri Amitava Banerjee

A. **WHEREAS** by a Deed of Conveyance dated August 2nd, 1932 and registered in office of the Joint Sub-Registrar, Behala and recorded in Book No. 1, Volume No, 20, Pages. 270 to 277 and Being No. 1571 for the year 1932, one Santidhan Banerjee for the consideration mentioned therein purchased and/or acquired ALL THAT piece and parcel of land being Plot No. 8 by ad-measurement containing an area of 03 Cottahs 10 Chittaks 17 Sq. Ft. a little more or less together with structure standing thereon, forming out of a premises in Tanupukur Road, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No, 230/2 and 233, District 24-Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. No. Kasba now Garfa, Kolkata 700031, Ward No. 92, more fully and partly described in the Schedule "A" hereunder written.

B. **AND WHEREAS** the said Santidhan Banerjee submitted, the building Plan to the Corporation of Calcutta Now Kolkata Municipal Corporation for sanction which was duly sanctioned by the Corporation of Calcutta Now Kolkata Municipal Corporation bearing Building Sanction No.453 DIST.T, dated 02.12.1961, and completed the single storied building containing an area of 1200 Sq. Ft. and had been enjoying the same with his other Family members.

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Jyotirmoy Halder
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 Sri Swapan Kr. Banerjee
 Smt. Ranabati Banerjee

C. **AND WHEREAS** the said Santidhan Banerjee, a Hindu, died intestate on 11.02.1969 leaving behind him surviving his four sons namely Sailadhar Banerjee (since deceased), Sudhamay Banerjee (since deceased), Anil Banerjee and Swapan Kumar Banerjee (the Purchaser herein) and four daughters namely Jyotsna Chatterjee (since deceased), Abha Chatterjee (since deceased), Mamta Chakraborty and Anita Mukherjee (the Vendors, herein) as his only heirs and legal representatives and none else who all jointly inherited the estate of the said Santidhan Banerjee and/or the said entire landed property/premises. His wife predeceased him.

D. **AND WHEREAS** thus the said Sailadhar Banerjee (since deceased), Sudhamoy Banerjee (Deceased), Anil Banerjee, Swapan Kumar Banerjee (the Purchaser herein), Jyotsna Chatterjee (since deceased), Abha Chatterjee (since deceased), Mamta Chakraborty and Anita Mukherjee became the joint and absolute owners in respect of the ALL THAT piece and parcel of land being Plot No. 8 by ad-measurement containing an area of 03 Cottahs 10 Chittaks 17 Sq. Ft. a little more or less land' together with single storied structure measuring about 1200 Sq. Ft, standing thereon, forming out of a premises in Tanupukur Road, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District 24 Parganas

(South) and now within the Kolkata Municipal Corporation and being Premises No.77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700031, Ward No. 92, District South 24 Parganas, for sake of brevity herein after referred to said entire landed property, more fully & particularly described in the Schedule - "A" hereunder written and/or each of them became the owner in respect of undivided, undemarcated $1/8^{\text{th}}$ share and/or interest in the said entire landed property (described in Schedule - "A").

E. **AND WHEREAS** the aforesaid said Sailadhar Banerjee (since deceased), (Sudhamoy Banerjee), Anil Banerjee, Swapan Kumar Banerjee (the Purchaser herein), Jyotsna Chatterjee (since deceased), Abha Chatterjee (since deceased), Mamta Chakraborty and Anita Mukherjee, became entitled to the said entire landed property (described in Schedule - "A") by way of inheritance absolutely and forever in equal shares and each of them became the absolute owners of undivided, undemarcated $1/8^{\text{th}}$ (12.5%) share/Portion in respect of the said land measuring about 7 chattaks 13.375 sq. ft. more or less of undivided undemarcated portion of land out of the said land of 03 cottahs 10 Chittaks 17 Sq. Ft. more or less together with undivided, undemarcated unpartitioned $1/8^{\text{th}}$ (12.5%) shares/portions in respect of the said structure measuring about 150 Sq. Ft, more or less i.e. one number of single storied building of undivided undemarcated portion of structures out of the total constructed area of more or

Less 1200 Sq. Ft. area more or less Single Storied Pucca building out of a premises in Tanupukur Road, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/12 and. 233, District 24 Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata-700 031, Ward No. 92, District South 24 Parganas, Sub Registration office Alipore, and also well sufficiently entitled to having all right title, interest at all material times were in possession of the said entire landed property more fully and particularly described in the 'Schedule-A' hereunder written.

- F. **AND WHEREAS** thereafter the said Jyotsna Chatterjee, a Hindu, died intestate on 29.04.1995 leaving behind her surviving her two daughter namely Sumitra Samaddar and Suchitra Chakraborty as her only joint legal heirs and successors in respect of her undivided 1/8th share of the said property each having undivided 1/16th share of the entire property left by the said Late Santidhan Banerjee.
- G. **AND WHEREAS** the said Abha Chatterjee, a Hindu, also died intestate on 20.12.2013 leaving behind her surviving her only son Jyoti Sankar Chatterjee as only legal heirs of her undivided

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Smt. Baishakhi Bhowmick
Sri. Anil Kumar Das

1/8th share of the said entire property as her husband died prior to the death of the said Abha Chatterjee.

- H. **AND WHEREAS** the said Jyoti Sankar Chatterjee while possessing and enjoying undivided 1/8th share of the entire property and Sumitra Samaddar and Suchitra Chakraborty jointly totaling 1/4th share of the entire property, by virtue of a registered Deed of Gift dated 9th April, 2014 registered in the office of the District Sub-Registrar – III at Alipore, 24-Parganas (south) and recorded in Book No. I, CD Volume No. 7, Pages from 4889 to 4900, Being No.03013 for the year 2014, granted, gifted and transferred undivided 1/4th share in respect of the entire property unto and favour of present Purchaser herein Sri Swapan Kumar Banerjee.
- I. **AND WHEREAS** the said Sailadhar Banerjee died intestate on 05.05.1996 leaving behind him surviving his wife (1) Smt. Rekha Banerjee and two sons namely (2) Subrata Banerjee and (3) Sandip Banerjee, as his legal heirs and successors in respect of his undivided 1/8th share of the said property to inherit the same as per provisions of Hindu Succession Act.
- J. **AND WHEREAS** thus the said (1) Smt. Rekha Banerjee (2) Sri Subrata Banerjee and (3) Sri Sandip Banerjee while being the joint owners of all that undivided 1/8th share of the entire property, by virtue of a registered Deed of Gift dated 9th April,

2014 registered in the office of the District Sub-Registrar III at Alipore, 24 Parganas (South) and recorded in Book No 1, CD Volume No. 16, Pages from 6520 to 6537, Being No. 06917 for the year 2014 granted, gifted and transferred undivided 1/8th share in respect of the entire property unto and also in favour of present Purchaser herein Swapn Kumar Banerjee.

- K. **AND WHEREAS** thus the Owners/Vendors herein namely MAMATA CHAKRABORTY and ANITA MUKHERJEE by right of inheritance became the absolute joint owners of undivided on of land out of land of 03 Cottahs 10 Chittaks 17 ft. Ft. more or less together with undivided, undemarcated unpartitioned 2/8th (25%) shares/Portions in respect of the said structure measuring about 300 Sq. Ft. more or to i.e. one number of single storied building of undivided undemarcated portion of structures out of the total constructed area of more or less 1200 Sq. Ft. area more or less Single Storied Pucca building out of a premises in Tanupukur Road, being Plot No. 8, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No, 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District 24 Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas, Sub Registration office Alipore, for the sake of brevity herein after refereed to & called as the said

property more fully & particularly described in the "Schedule-B" hereunder written.

L. **AND WHEREAS** the Purchaser herein, one of the Co-Owner of the said entire landed property (Described in Schedule -A) approached the Co-Owners/Vendors hereunto to purchase their share in the entire landed property (more particularly described in Schedule-B below), and offered to pay an amount of Rs.21,00,000/- (Rupees Twenty One Lakhs) only as consideration price of the said property (more Particularly described in "Schedule-B" below) and on coming to know of such intention of the Purchaser, the Co-Owners/Vendors herein have agreed to sale the said property (more particularly described in Schedule-B below) and accepted the said offer as highest in the market and reasonable for sale and/or transfer of the said property (more Particularly described in Schedule below) at the said price and/or consideration of Rs.21,00,000/- (Rupees Twenty One Lakhs) only.

M. **AND WHEREAS** in pursuant to and in terms of the aforestated fact, the Co-Owners/Vendors herein are completing the sale in respect of their share in the said property (morefully & particularly described in the Schedule-B below).

NOW THIS INENTURE WITNESSETH that in consideration of the said price of Rs.21,00,000/- (Rupees Twenty One Lakhs) only paid by the

Purchaser herein to the Vendors herein immediately before the execution of the present the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof, acquire, release and discharge the Purchaser and also the said property the Vendors as beneficial Co-Owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser free from all encumbrances, attachment and other defects in title ALL THAT the said undivided undemarcated 2/8th portion of land measuring about 14 chattaks 26.75 sq. ft. more or less of undivided portion of land with undivided undemarcated 2/8th share of the constructed single storied Pacca Structure measuring 300 sq. ft. more or less out of total land measuring about 3 Katha 10 Chatak 17 sq. ft., along with, a constructed single storied Pucca Structure measuring 1200 sq. ft. more or less standing thereon, at Tanupukur Road, being Plot No. 8, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District 24 Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas, Sub Registration office Alipore, with in the Kolkata Municipal Corporation Ward No.-92, morefully mentioned and described in the Schedule-B hereunder written, more particularly delineated on the plan annexed hereto and bordered red hereon TOGETHER WITH all fences, ways, easement and

appurtenances whatsoever to the said property or any part thereof belonging of in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed be appurtenant thereto and all deeds, pattahs, monuments, writings and evidence of title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody or any person from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenance unto and to the use of the Purchaser forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claim, liens whosoever created or suffered by the Vendors from to these present AND the Vendors do hereby THAT notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of their, predecessors and ancestors in title done or executed or knowingly suffered to the contrary, the Vendors had at all material times, heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property (as described in Schedule - B) hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use if the Purchaser in the manner aforesaid AND THAT the Purchaser herein, shall and may at all times hereafter peaceably and

quietly enter into hold, possess and enjoy the said property (as described in Schedule - B) and every part thereof and receive the rents, issue and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in title shall and will from, time to time and all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property (as mentioned in Schedule - B) and every part thereof unto and to the use of the Purchaser according to the trust intent and meaning of these presents as shall or may be reasonably required,

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- i) THAT the interest which the Vendors do hereby profess to transfer, subsists and that Vendors have the right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto the Purchaser the said undivided undemarcated 2/8th shares/portion of the said entire landed property (described in the Schedule - "A"), measuring about 14 chattaks 26.75 sq ft. more or less undivided undemareated 2/8th shares/portion of the constructed single storied pucca Structure measuring 300 sq. ft. more or less standing thereon (described in the Schedule-B hereunder written) TOGETHER WITH the benefits, rights and properties hereby sold and conveyed.
- ii) The party of the first part owners/vendors had not done or shall not do anything or make any grant in any manner, whatsoever whereby the right of the Purchaser hereunder stated may be prejudicially affected and shall do all acts as may be necessary to ensure the rights available to the Purchaser and as a co-owners of the said entire landed property (described in the Schedule-"A" hereunder written).
- iii) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors are

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 Sri Amitava Ban-

fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property (described in the Schedule-B hereunder written) hereby granted and conveyed or expressed or intended so to be for perfect indefeasible estate or inheritance without any manner or condition use, trust or other thing whatsoever to alter or make void the same ;and

- iv) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property (described in the Schedule-B hereunder written) hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- v) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property (described in the Schedule-B hereunder written) hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any persons eviction or demand

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whatsoever from or by the Vendors or person or persons whatsoever; and

- vi) THAT the said property (described in 'the Schedule-B' hereunder written) or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income tax and/or Wealth Tax and/or Estate Duty Authorities; and
- vii) THAT simultaneously with the execution of this deed of conveyance the vendors deliver, peaceful vacant possession of the said property (described in the Schedule-B hereunder written) unto the Purchaser for his absolute use and benefits of the Purchaser as full and absolute owner thereof, and all rights, title, interest over the said property (described in the Schedule-B hereunder written) hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- ii) The PURCHASER do hereby covenant with the Vendors as follows:-
- i) Every right to sell and transfer the said property (described in the Schedule-B hereunder written) to any third party in any manner whatsoever and further shall have every right to use and enjoy the said property (described in the Schedule-B hereunder written

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Smt. Balshakhi Bhattacharya
Sri Amitava Banerjee

by themselves or through the tenant and shall have every right to earn rent or profit thereof.

- ii) After completion of the sale, the Purchaser shall have every right to apply for mutation & inclusion of his name in the places of the name of the vendors herein for the purpose of mutation in respect of the "said Property" before the KMC and also apply for electricity connection in his name etc.
- iii) The Purchaser further agrees to take all necessary care and precaution to and use the said Property (described in the Schedule-"B" hereunder written) of the building and premises, common passage, corridors, common lights etc. in such manner remains in good and working conditions.

THE SCHEDULE- "A" ABOVE REFERRED TO :

(THE SAID LANDED PROPPERTY)

ALL THAT piece and parcel of land being plot No. 8 by ad-measuring containing an area of 03 cottahs 10 chittacks 17 sq. ft. a little more or less together with structure standing, thereon measuring approximately 1200 sq. ft. formed out of a premises in Tanupukur Road, Thana previously Tollyguuge there after Kasba Now Garfa, Mouza -Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District-South 24 Parganas, and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee

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 Sri Swapn Kr. Banerjee
 Smt. Balshakhi Bhattacharya
 Sri Ananta Banerjee

Avenue, P.S. Kasba now Garfa, P.O.- Dhakuria, Kolkata-700031, Ward No. 92, and butted and bounded in the manner as follows:-

ON THE NORTH : By premises No. 80, B.B. Avenue, Kolkata.
 ON THE SOUTH : By premises No. 76, B.B. Avenue, Kolkata.
 ON THE EAST : 20'-0 KMC Road.
 ON THE WEST : By premises No. 64, B.B. Avenue, Kolkata

(THE SCHEDULE- "B" ABOVE REFERRED TO)

THE SAID PROPERTY

ALL THAT piece or parcel of undivided undemarcated 2/8th share/portion of land measuring about 14 Chattak 26.75 sq. ft more or less of land along with undivided undemarcated 2/8th share of single storied pucca structure measuring 300 sq. ft. more or less standing thereon in out of total homestead land containing an area of 3 Katha 10 chatak 17 sq. ft., along with a constructed single storied Pacca Structure measuring 1200 sq. ft. more or less standing thereon situated and lying at Tanupukur Road, being Plot No. 8, Thana Previously Tollyguuge there after. Kasba Now Garfa, Mouza -Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District 24 Parganas South, and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata-700031, Ward No. 92, District-

24 Parganas South, District Sub Registration Office Alipore.

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 as constituted attorney of
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 Sri Swapan Kr. Banerjee
 Smt. Baishakhi Bhattacharya
 Sri Amitava Baner

IN WITNESS WHEREOF the parties hereto have set and their respective hands and seals on the day, month and the year above written to,

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESS :

1. *Rabi Dhor*
Spicy Nagar
Kol- 75

Pranita Chakravarti

Amita Mukherjee

Signature of the Owners/Vendors

2. *Satyanaga Chakravarti*
50/1 Raj S.C Mallik
Road - Kol- 32

Swapan Kumar Banerjee
Signature of the Purchaser

Drafted by me

Anirban Ghosh
Anirban Ghosh, Advocate
High Court, Calcutta
4, Government Place (North),
Kolkata- 700 001
Enrollment No. WB/1778/2010
Mobile: 9830054842

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Smt. Bishakhi Ghosh
Sri Amitava Banerjee

MEMO OF CONSIDERATION

Received a sum of Rs.21,00,000/- (Rupees Twenty One Lakhs only) only as full and final consideration of the said property described in the Schedule-B herein above written from the -within named purchaser the details of which are given below in the following manner:-

1) By D.D. 24.12.2021. 345090	Rs. 10.50.000/-
2) By D.D. 24.12.2021. 345091	Rs. 10,50,000/-
TOTAL	Rs. 21,00,000/-

(Rupees Twenty One Lakhs Only).

WITNESS:

1. Rahul Dhar
Surya Nagar
Kot- 35

2. Debendra Chandra
505/1Raj S.C. Mukherjee Road
Kot-32

Mamata Chakrabarti

Anita Mukherjee

SIGNATURE OF THE
OWNERS/VENDORS

Jayamathi Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhattacharya
Sri Amitava Banerjee

Anita Mukherjee
Mamata Chakrabarti



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 *namate chakraborty*












Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Pratima Mukherjee*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Subrata Bose, Kama Banerjee*

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Banabati Choudhury
Sri Armitava Bose

Subrata Bose
Jagannath Halder



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

GRN Details

GRN: 192021220146311131 Payment Mode: Online Payment
GRN Date: 26/12/2021 14:53:00 Bank/Gateway: State Bank of India
BRN : IK0BLGZLQ0 BRN Date: 26/12/2021 14:12:54
Payment Status: Successful Payment Ref. No: 2002688562/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Tanmoy Dhar
Address: Ajoynagar
Mobile: 8981314794
Depositor Status: Others
Query No: 2002688562
Applicant's Name: Mr Rahul Dhar
Identification No: 2002688562/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002688562/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	94318
2	2002688562/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	23589
Total				117907

IN WORDS: ONE LAKH SEVENTEEN THOUSAND NINE HUNDRED SEVEN ONLY.

Subrata Bose
Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Basmathi Bhowmick
Sri Amitava Banerjee



স্বাধীনতা অধিদপ্তর

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বাক্ষরিত লি.নং/Enrollment No.: 104071097922419

To
M/s. W.M. BANERJEE
Chartered Accountants
115/8/3
SAYANT GHOSH GARDEN ROAD
Chhatra S.O.
Dudhanga, Kolkata
West Bengal - 700011



আপনার আধার সংখ্যা/ Your Aadhaar No.:
6442 9551 2208

আধার - সাধারণ মানুষের আধিকার



স্বাধীনতা অধিদপ্তর
GOVERNMENT OF INDIA

কর পত্র
M/s. W.M. BANERJEE

Chartered Accountants
115/8/3
SAYANT GHOSH GARDEN ROAD

Chhatra S.O.
Dudhanga, Kolkata



6442 9551 2208



স্বাধীনতা অধিদপ্তর

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বাক্ষরিত লি.নং/Enrollment No.: 104071097922419

To
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Chartered Accountants
115/8/3
SAYANT GHOSH GARDEN ROAD
Chhatra S.O.
Dudhanga, Kolkata
West Bengal - 700011

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- স্বাক্ষর করা হয়ে থাকবে।
- স্বাক্ষর প্রতিষ্ঠান সংশ্লিষ্ট ও সরকারী পরিষদ পরিষদে স্বাক্ষর করা হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

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Jagannath Halder

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Jagannath Halder
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as constituted attorney of
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Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhattachick
Sri Anubava Banerjee



স্বাধীনতা অধিদপ্তর
GOVERNMENT OF INDIA

কর পত্র
M/s. W.M. BANERJEE

Chartered Accountants
115/8/3
SAYANT GHOSH GARDEN ROAD

Chhatra S.O.
Dudhanga, Kolkata

6442 9551 2208



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63073/01612

To: Mamata Chakraborty
W/O Hrishikesh Chakraborty
508/1
Raja S. C. Mullick Road
PG Jadrapur
Jadrapur University S.O
Kolkata
West Bengal - 700032
Mobile

Date: 07/11/2011

Ref. No: 00000422 00160340-00182777



UB 07316881 5 IN

आपका आधार क्रमांक / Your Aadhaar No. :

8198 4715 3826

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Mamata Chakraborty
Year of Birth: 1951
Female

8198 4715 3826



आधार - आम आदमी का अधिकार

Subrata Bose
Jagannath Halder

Jagannath Halder
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Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmik
Sri Amitava Banerjee



Subrata Bose

Jegonnath Haldar

Subrata Bose
Jegonnath Haldar
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmik
Sri Amitava Banerjee

आयकर विभाग

INCOME TAX DEPARTMENT

ANITA MUKHERJEE

SHANTIDHAN BANERJEE

01/01/1955

Permanent Account Number

EXYP166240G

Anita Mukherjee
Signature



भारत सरकार

GOVT. OF INDIA



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा युनिट UHHS,
प्लॉट नं: 3, सेक्टर 11, सीडीबी, बेलपुर,
नवी मुंबई-400 614

Subrata Bose

Jagannath Halder

Subrata Bose
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Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 150777077701317

To
 Swapan Kumar Banerjee
 S/O Santidhan Banerjee
 8, BENI BANERJEE AVENUE
 Dhakuria
 Dhakuria
 Circus Avenue Kolkata
 West Bengal 700031
 9830326172

23062018
 40115415



आपका आधार क्रमांक / Your Aadhaar No. :

7667 7812 0777

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India
 Swapan Kumar Banerjee
 DOB : 06/12/1955
 Male



7667 7812 0777

मेरा आधार, मेरी पहचान

Swapan Kumar Banerjee

Subrata Bose

Jagannath Halder

Subrata Bose
 Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil Kr. Banerjee
 Sri Swapan Kr. Banerjee
 Smt. Balshakhi Bhowmick
 Sri Amitava Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR BANERJEE

SANTIDHAN BANERJEE

06/12/1955

Permanent Account Number

AJNPB5676A

Swapan Kumar
Banerjee
Signature



Swapan Kumar Banerjee

Suprata Bose
Jagannath Halder







Suprata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhattachick
Sri Amitava Banerjee





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302002688562/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MAMATA CHAKRABORTY 50b/1, S C MULLICK ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Seller			<i>Mamata Chakraborty</i> 27/12/21
2	ANITA MUKHERJEE 110/5/4, SARAT GHOSH GARDEN ROAD, City:- , P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Seller			<i>Anita Mukherjee</i> 27/12/21
3	SWAPAN KUMAR BANERJEE 8, BENI BANERJEE AVENUE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Buyer			<i>Swapan Kumar Banerjee</i> 27/12/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAHUL DHAR Son of Late RANAJIT DHAR AJOY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	MAMATA CHAKRABORTY, ANITA MUKHERJEE, SWAPAN KUMAR BANERJEE			<i>Rahul Dhar</i> 27/12/21

(Sudikshit Roy Barma)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Subrata Bose
Jagannath Halder.

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Dhowmick
Sri Amitava Banerjee

Major Information of the Deed

Deed No :	I-1630-06076/2021	Date of Registration	30/12/2021
Query No / Year	1630-2002688562/2021	Office where deed is registered	
Query Date	21/12/2021 2:43:25 PM	1630-2002688562/2021	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 21,00,000/-	Rs. 23,57,461/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,328/- (Article.23)	Rs. 23,621/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 77, , Ward No: 092 Pin Code : 700031

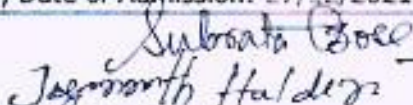
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	14 Chatak 26.75 Sq Ft	20,50,000/-	21,54,961/-	Width of Approach Road: 20 Ft.,
Grand Total :				1.5051Dec	20,50,000 /-	21,54,961 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	50,000/-	2,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	50,000 /-	2,02,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAMATA CHAKRABORTY Wife of HRISHIKESH CHAKRABORTY 50B/1, S C MULLICK ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx4B, Aadhaar No: 81xxxxxxxx3825, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence


Jagannath Halder
 Subrata Bose
 Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted authority of
 Sri Anil kr Banerjee
 Sri Swapan kr Banerjee
 Smt. Balshakhi Bhattacharya
 Sri Amitava Banerjee

2 ANITA MUKHERJEE

Daughter of Late SANTIDHAN BANERJEE 110/5/4, SARAT GHOSH GARDEN ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXxxxxxx0G, Aadhaar No: 64xxxxxxxx2208, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021
 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2021
 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPAN KUMAR BANERJEE (Presentant) Son of Late SANTI DHAN BANERJEE 8, BENI BANERJEE AVENUE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx8A, Aadhaar No: 76xxxxxxxx0777, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
RAHUL DHAR Son of Late RANAJIT DHAR AJOY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
Identifier Of MAMATA CHAKRABORTY, ANITA MUKHERJEE, SWAPAN KUMAR BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MAMATA CHAKRABORTY	SWAPAN KUMAR BANERJEE-0.752526 Dec
2	ANITA MUKHERJEE	SWAPAN KUMAR BANERJEE-0.752526 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	MAMATA CHAKRABORTY	SWAPAN KUMAR BANERJEE-150.00000000 Sq Ft
2	ANITA MUKHERJEE	SWAPAN KUMAR BANERJEE-150.00000000 Sq Ft

Subrata Bose

Jegonnoth Halder.

Subrata Bose
 Jegonnoth Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil kr Banerjee
 Sri Swapan Kr Banerjee
 Smt. Baishakhi Banerjee
 Sri Amitava Banerjee

On 27-12-2021

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

Presented for registration at 18:35 hrs on 27-12-2021, at the Private residence by SWAPAN KUMAR BANERJEE, Claimant.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,57,461/-

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

Execution is admitted on 27/12/2021 by 1. MAMATA CHAKRABORTY, Wife of HRISHIKESH CHAKRABORTY, 50b/1, S C MULLICK ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. ANITA MUKHERJEE, Daughter of Late SANTIDHAN BANERJEE, 110/5/4, SARAT GHOSH GARDEN ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. SWAPAN KUMAR BANERJEE, Son of Late SANTI DHAN BANERJEE, 8, BENI BANERJEE AVENUE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others

Identified by RAHUL DHAR, , Son of Late RANAJIT DHAR, AJOY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others



Sudikshit Roy Barma

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 30-12-2021

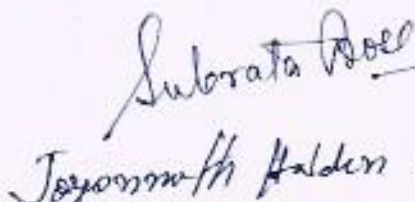
Certificate of Admissibility(Rule 43 W.B. Registration Rules 1962)

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 23,621/- (A(1) = Rs 23,575/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 23,589/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2021 2:53PM with Govt. Ref No 192021220146311131 on 26-12-2021, Amount Rs: 23,589/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKR0002LQ0 on 26-12-2021, Head of Account 0030-03-104-001-16



Subrata Bose
Jegonnath Haider
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,318/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 94,318/-

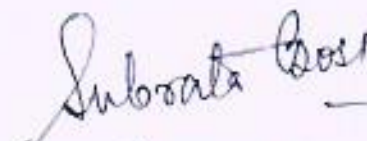

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3679, Amount: Rs.10/-, Date of Purchase: 16/12/2021, Vendor name: Alike Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2021 2:53PM with Govt. Ref. No: 192021220146311131 on 26-12-2021, Amount Rs: 94,318/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BL0ZLQ0 on 26-12-2021, Head of Account 0030-02-103-003-02



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 207285 to 207320

being No 163006076 for the year 2021.



Digitally signed by Sudikshit Roy Barma
Date: 2021.12.30 15:26:22 -08:00
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2021/12/30 03:26:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

Subrata Bose
Jagomath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

(This document is: digitally signed.)