



1. **SMT. SUSMITA BANERJEE, ( PAN : ADUPB7594H), ( AADHAAR NO. 3282-9330-5780), ( MOBILE NO : 877706552),** wife of Sri Rajib Bandyopadhyay daughter of Late Arati Banerjee, by Nationality : Indian, by faith : Hindu, by occupation : Service, presently residing at 15/163, Goaltuli, P.O. & P.S. : Chinsurah, District : Hooghly, Pin : 712103, 2. **SMT. UMA CHAKRAVORTY, ( PAN : AMJPC9607Q ), ( AADHAAR NO. 9973-5222-5176),** wife of Late Tushar Kanti Chakravorty, by Nationality : Indian, by faith ; Hindu, by occupation : Housewife, 3. **SMT. MAUSUMI CHATTOPADHYAY, ( PAN : AHVPC6123G), ( AADHAAR NO. 3740-7472-7404 ),** wife of Sri Debabrata Chattopadhyay, daughter of Late Tushar Kanti Chakraborty, by Nationality : Indian, by faith ; Hindu, by occupation : Teacher, both 2 & 3 are residing at 19/1, Dr. A.K.Paul Road, P.O. Behala, P.S. Parnasree, Kolkata : 700034, District : South 24 Parganas, 4. **SRI BIKRAMJIT CHAKRABARTI, (PAN : ADPPC1543G), ( AADHAAR NO : 6944-8663-3382 ),** son of Late Mrinal Kanti Chakraborty, by Nationality : Indian, by faith ; Hindu, by occupation : Service, presently residing at 1/96, M.M. Ghosh Road, P.O. Motijheel, P.S. : Dumdum, Kolkata : 700074, District : North 24 Parganas, 5. **SMT. NANDITA CHAKRABORTY, ( PAN : AJPPC4611F ), ( AADHAAR NO. 4265-6159-3051),** wife of Sri Mrinal Kanti Chakraborty, by Nationality : Indian, by faith ; Hindu, by occupation : Housewife, presently residing at 2<sup>nd</sup> floor of Premises No. R 1/1, Vaishnavghata Patuli Township, P.O. Panchashyar, P.S. : Patuli, Kolkata : 700094 hereinafter jointly called and referred to as the **VENDORS** (which expression shall be deemed to

include their heirs, executors, administrators, legal representatives and assigns) on the **ONE PART** ;

**AND**

**SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (PAN : AASCS2236B)**, a Private Limited Company incorporated under the Companies Act, 2013, having its registered office at 54A, Raja Ram Mohan Roy Road, Police Station : Behala, Kolkata : 700041, District : South 24 Parganas, represented by its Director, **SRI BAIDYA NATH ADHIKARY (PAN : AUHPA2892D) (AADHAAR NO : 7358-9022-4872 )**, (**MOBILE NO : 9838395232**), son of Late Miru Adhikary, by Nationality : Indian, by faith : Hindu, by Occupation : Business, residing at 139, M.G.Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata : 700041, District : South 24 Parganas hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

**WHEREAS** One Smt Santi Rani Chakraborty wife of Late Phanindra Kumar Chakraborty since deceased purchased ALL THAT danga land measuring 5 Cottahs 14 Chittacks more or less being Scheme Plot No. 11 & 12, comprised in C.S. Dag No : 602(P), under C.S. Khatian Nos. 638 & 639, J.L.No : 11, R.S: No. 186, Touzi Nos. 3,35,177 & 411, Pargana : Magura, within the Mouza : Siriti, Police Station : Behala thereafter

Thakurpukur and now Haridevpur, District Sub-Registry Office at Alipore, within under the then South Suburban Municipality, District : 24 Parganas from Sri Prem Brata Mitra, Sri Purna Brata Mitra, Sri Chirabrata Mitra and Smt. Durga Rani Mitra by a Bengali Kobala (Sale Deed) dated 11<sup>th</sup> May, 1957 duly registered in the Office of Sub-Registrar Alipore Sadar and recorded in Book No. I, Volume No. 62, at Pages from 186 to 197, Being No. 3983 for the year 1957.

**AND WHEREAS** being absolute owner of the said landed property by virtue of afore said Deed said Santi Rani Chakraborty mutated her name with the BLRO office and also mutated her name in the then South Suburban Municipality and the property was renumbered as Holding No. 15, Raja Ram Mohan Roy Road and presently known as Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas.

**AND WHEREAS** while thus well seized and possessed the property said Santi Rani Chakraborty died intestate on 31.10.2001 leaving behind her three sons namely Tushar Kanti Chakraborty, Mrinal Kanti Chakraborty and Sri Arun Kanti Chakraborty and two married daughters namely Smt. Arati Banejee and Smt. Nandita Chakraborty as her legal heirs and representatives and her husband Phanindra Kumar Chakraborty predeceased her on 17.07.1979 and as such according to Hindu Succession Act said sons and daughters inherited the said property and

became the undivided joint owners having 1/5<sup>th</sup> share each in All That land measuring more or less 5 Cottahs 14 Chittacks together with undivided 1/5<sup>th</sup> share in the tile shed structure measuring 200 sq.ft. and in the one storied pacca structure measuring 500 sq.ft more or less lying and situated at Mouza : Surity, Dag No. 602, L.R. Khatian No. 1292 now known as Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas.

**AND WHEREAS** while thus well seized and possessed the said property said Arati Banerjee died intestate on 14.05.2008 leaving behind her only daughter namely Smt. Susmita Banerjee wife of Sri Rajib Bandyopadhyay and her husband Purna Chandra Banerjee predeceased her on 24.05.1987 and as such according to Hindu succession Act said Susmita Banerjee the Vendor No. 1 inherited the said undivided 1/5<sup>th</sup> share of her mother and became the owner of undivided 1/5<sup>th</sup> share i.e. 1 Cottahs 2 Chittacks 36 sq.ft. together with undivided 1/5<sup>th</sup> share i.e. measuring 40 sq.ft. in the tile shed structure and measuring 100 sq.ft in the one storied pacca structure in the said property lying and situated at Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas.

**AND WHEREAS** while thus well seized and possessed the said undivided property said Tushar Kanti Chakravorty died intestate on 20.07.2009

leaving behind his wife Smt. Uma Chakravorty and only daughter namely Smt. Mausumi Chattopadhyay and as such according to Hindu succession Act both the said Uma Chakravorty the Vendor No.2 and said Mausumi Chattopadhyay the Vendor No. 3 herein jointly inherited the undivided 1/5<sup>th</sup> share of Tushar Kanti Chakravorty and became the owner of undivided 1/5<sup>th</sup> share i.e. 1 Cottahs 2 Chittacks 36 sq.ft. together with undivided 1/5<sup>th</sup> share i.e. measuring 40 sq.ft. in the tile shed structure and measuring 100 sq.ft in the one storied pacca structure in the said undivided property situated at Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas.

**AND WHEREAS** while thus well seized and possessed the said undivided property as joint owner said Arun Kanti Chakravorty one of the son of said Santi Rani Chakravorty sold, transferred, assigned assured his undivided 1/5<sup>th</sup> share measuring more or less 1 Cottah 2 Chittack 36 sq.ft out of their joint undivided property measuring 5 Cottahs 14 Chittacks together with undivided 1/5<sup>th</sup> share measuring 100 sq.ft more or less out of 500 sq.ft. in the one storied pacca structure lying and situated at Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas in favoure of M/S Lokenath Enterprise, a Partnership Firm having its office at 128/6, Motilal Gupta Road, P.O.

Barisha, P.S. Haridevpur, Kolkata : 700008, District : South 24 Parganas by a deed of sale duly registered in the office of A.D.S.R. Behala and recorded in Book No. 1, Volume No. 1607-2015, Page no. 135499 to 135538, Deed No. 160708684 for the year 2015.

**AND WHEREAS** after execution of the said sale deed executed by said Arun Kanti Chakraborty in respect of his undivided share, the said Smt. Susmita Banerjee, Smt. Uma Chakraborty, Smt. Mousumi Chattopadhyay, Mrinal Kanti Chakraborty and Smt. Nandita Chakraborty became the joint owners of the remaining portions in respect of undivided 4 Cottahs 11 Chittacks 9 sq.ft of land out of Total Land 5 Cottahs 14 Chittacks together with undivided 1/5<sup>th</sup> share i.e. measuring 160 sq.ft. out of 200 sq.ft. in the tile shed structure and measuring 400 sq.ft out of 500 sq.ft. in the one storied pacca structure lying and situated at Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas.

**AND WHEREAS** while thus well seized and possessed the said undivided property said Mrinal Kanti Chakraborty died intestate on 23.11.2021 leaving behind his only son namely Sri Bikramjit Chakrabarti and his wife Indrani Chakraborty nee Bhattacharjee predeceased him on 08.02.2011 and as such according to Hindu succession Act said Bikramjit Chakrabarti the Vendor No. 4 inherited the undivided 1/5<sup>th</sup> share of his father and became the owner of undivided 1 Cottahs 2

Chittacks 36 sq.ft. share out of total undivided land measuring 5 Cottahs 14 Chittacks together with undivided 1/5<sup>th</sup> share i.e. measuring 40 sq.ft. out of 200 sq.ft. in the tile shed structure and measuring 100 sq.ft out of 500 sq.ft. in the one storied pacca structure lying and situated at Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas morefully described in the Schedule written hereunder.

**AND WHEREAS** the Vendors herein i.e. said Smt. Susmita Banerjee the Vendor No.1 having undivided 1/5<sup>th</sup> share, Smt. Uma Chakraborty the Vendor No. 2 having undivided 1/10<sup>th</sup> share, Smt. Mousumi Chattopadhyay the Vendor No.3 having undivided 1/10<sup>th</sup> share, Sri Bikramjit Chakrabarti the Vendor No.4 having undivided 1/5<sup>th</sup> share and Smt. Nandita Chakraborty the Vendor No.5 having undivided 1/5<sup>th</sup> share and all of them inherited and became the owners in respect of the said undivided property measuring more or less **4 Cottahs 11 Chittacks 9 sq.ft.** land out of Total Land **5 Cottahs 14 Chittacks** together with tile shed tenanted residential structure measuring **160 sq.ft.** more or less out of measuring **200 sq.ft.** and one tenanted residential pacca structure measuring **400 sq.ft.** more or less out of measuring **500 sq.ft.** along with all easement right lying and situated at Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata



Municipal Corporation Ward No. 115, District : South 24 Parganas morefully described in the Schedule written hereunder.

**AND WHEREAS** the present owners/Vendors herein have desired to sell out the said undivided property and the purchaser herein being interested party having inspected the documents of title and other relevant papers of the property and being satisfied approach the Vendors herein to purchase the said **ALL THAT** undivided land measuring **4 Cottahs 11 Chittack 9 sq.ft.** more or less out of Total Land measuring **5 Cottahs 14 Chittacks** together with tile shed tenanted residential structure measuring **160 sq.ft.** more or less out of measuring **200 sq.ft.** and one pacca tenanted residential structure measuring **400 sq.ft.** more or less out of measuring **500 sq.ft.** more or less alongwith all easement right lying and situated at Mouza : Surity being C.S. Dag No. 602, Khatian Nos. 638 & 639, L.R. Khatian No. 1292, J.L. No. 11, P.S. Haridevpur earlier Thakurpukur now known as Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas at a total consideration of **Rs. 70,00,000/- (Rupees seventy lakh only)** and the Vendors herein accepted the said proposal and accordingly both the Vendors and Purchasers are entered into presents.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** that in pursuance of the said consideration of the said sum of **Rs. 70,00,000/- (Rupees**

**seventy lakh only)** paid to the Vendors by the Purchasers on or before the execution of these presents the receipt whereof the Vendors herein as also by the Memo of Consideration hereunder written admit and acknowledge and the Vendors doth hereby acquit, release and forever discharge **ALL THAT** undivided land measuring **4 Cottahs 11 Chittack 9 sq.ft.** out of total undivided land measuring **5 Cottahs 14 Chittacks** together with undivided tile shed tenanted residential structure measuring **160 sq.ft.** more or less out of measuring **200 sq.ft.** and undivided tenanted residential pacca structure measuring **400 sq.ft.** more or less out of measuring **500 sq.ft.** alongwith all easement right lying and situated at Mouza : Siriti, being C.S. Dag No. 602, C.S. Khatian Nos ; 638 & 639 , L.R. Khatian No. 1292, J.L. No. 111, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas morefully described in the schedule herein below in favour of the Purchasers and the Vendors doth hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchasers their heirs, executors, administrators, assigns free from all encumbrances **ALL THAT** the said property specifically described in the **SCHEDULE "B"** written hereunder together with all yards, swears, waterways, path, passages, rights, liberties, privileges, easements, appurtenances, whatever to the said premises **AND** all the right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said property unto and to the use of the Purchasers, their heirs,

executors, administrators, assigns absolutely and forever together with the title deeds, writings, monuments and other evidences of title **AND** the Vendors doth hereby covenant with the Purchasers, their 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 are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in the 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 Vendors or any person claiming through or under them. **AND FURTHER THAT** the Vendors, their heirs, executors, administrators or assigns, covenant with the Purchasers, their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchasers, their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **AND THE VENDORS**, their heirs, executors, administrators or assigns **FURTHER COVENANT** that they shall at the request and cost of the Purchasers, their heirs, executors, administrators or assigns do 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 the manner aforesaid according to the true intent and meaning of this deed granted, sold, transferred,

conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate or inheritance in free simple in possession without any manner or condition use, trust or other thing whatsoever to alter defect, encumber or make void the same and the Vendors doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter, assurances or things whatsoever by the Vendors made done, executed, occasioned or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property situated at land measuring 4 Cottahs 11 Chittack 9 sq.ft. together with together with tenanted tile shed residential structure measuring **160 sq.ft.** more or less out of measuring **200 sq.ft.** and one tenanted residential pacca structure measuring **400 sq.ft.** more or less out of measuring **500 sq.ft.** more or less alongwith all easement right lying and situated at Mouza : Surity being C.S. Dag No. 602, C.S. Khatian Nos : 638 & 639, L.R. Khatian No. 1292, J.L. No. 111, P.S. Haridevpur, earlier Thakurpukur now known as Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas, hereby granted, sold, transferred, conveyed, assigned and assured or expressed on intended so to be unto and to the use of the Purchasers for a perfect and indefeasible estate or inheritance in free simple in possession without any manner of hindrance lawful, eviction, interruption, claim or demand whatsoever

from or by the Vendors or any person lawfully or equitably claiming or to claim from under or in trust for the Vendors **AND** the Purchasers peacefully occupy and enjoy the demised property and enjoy the same without any reservation restriction whatsoever. But with the right to sell, mortgage, assign and/or transfer.

**: THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO :**  
**(Description of the entire property)**

**ALL THAT** undivided land measuring **5 Cottahs 14 Chittacks** together with together with tile shed cemented floor residential tenanted structure measuring **200 sq.ft.** more or less and one tenanted cemented floor residential pacca structure measuring **500 sq.ft.** more or less alongwith all easement right lying and situated at Mouza : Sirty being R.S. Dag No. 602, Previous R.S. Khatian Nos ; 639, Hal R.S. Khatian No. 1249-1262, J.L. No. 111, now known as Premises No.17, Raja Ram Mohan Roy Road, P.S. Haridevpur earlier Thakurpukur, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 115, District : South 24 Parganas within District Sub-Registry Office Alipore, Additional District Sub-Registry Office Behala, and the property is butted and bounded by :

**ON THE NORTH** : By Plot No.s 7,8 and 9 under Dag No. 602;

**ON THE SOUTH** : By 16 feet wide KMC Road;

**ON THE EAST** : By Plot No. <sup>48</sup>5 under Dag No. 602 ;

**ON THE WEST** : By Plot No. 10 under Dag No. 602 ;

**: THE SCHEDULE "B" PROPERTY ABOVE REFERRED TO :**

**(Description of the Property hereby conveyed)**

**ALL THAT** undivided land measuring **4 Cottahs 11 Chittack 9 sq.ft.**  
 out of total undivided land measuring **5 Cottahs 14 Chittacks** together  
 with tile shed cemented floor residential tenanted structure measuring  
**160 sq.ft.** more or less out of measuring **200 sq.ft.** and one tenanted  
 cemented floor residential pacca structure measuring **400 sq.ft.** more or  
 less out of measuring **500 sq.ft.** alongwith all easement right lying and  
 situated at Mouza : Sirity being R.S. Dag No. 602, Previous R.S. Khatian  
 No ; 639, Hal R.S. Khatian No. 1249, thereafter R.S. Khatian No.1262,  
 J.L. No. 111, now known as Premises No.17, Raja Ram Mohan Roy Road,  
 P.S. Haridevpur, Kolkata : 700041, within the Kolkata Municipal  
 Corporation Ward No. 115, District : South 24 Parganas.

**IN WITNESS WHEREOF** both the **VENDORS** and **PURCHASER** hereunto set their hands and seals on the day month and year first above written.

**WITNESSES :-**

1. Dibabkanta Chattopadhyay  
215, Dr. A.K. Paul Road  
Behala, Kol-700034

Submita Banerjee  
Uma Chakravorty  
Mausumi Chattopadhyay  
Sikangit Chakrabarti  
Kamolita Chakravorty

2. Jofana Roy  
185, Sreerampore Rd (E7)  
Garia, Kolkata - 84.

**VENDORS**

Street & Builders Construction Pvt. Ltd.

Badshaikh Adil-Us  
Director

**PURCHASER**

**Drafted by :**

Sanjib Kr Chakravorty

Advocate.

Alipore Judges Court,

Kolkata- 700027.

WB- 31/2001.

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchasers the within mentioned sum of **Rs. 70,00,000/- (Rupees seventy lakh only)** being full consideration amount in the manner stated herein .

By Manager's Cheque No. 000269, dt.15.02.2023	Rs.17,50,000/-
By Manager's Cheque No. 000271, dt.15.02.2023	Rs. 17,50,000/-
By Manager's Cheque No. 000272, dt.15.02.2023	Rs. 8,75,000/-
By Manager's Cheque No. 000273, dt.15.02.2023	Rs. 8,75,000/-
By Manager's Cheque No. 000274, dt.15.02.2023	Rs. 17,50,000/-

All drawn on H.D.F.C Bank,  
Branch-

**Total - Rs. 70,00,000/-**

**(Rupees seventy lakh only)**

**WITNESSES:**

1. *Albabrata Chattopadhyay*
2. *M/s Lma Roy*

*Submita Banerjee*  
*Uma Chakravorty*  
*Mausumi Chattopadhyay*  
*Bikranjit Chakrabarti*  
*Nandita Chakravorty*

**VENDORS**

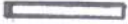


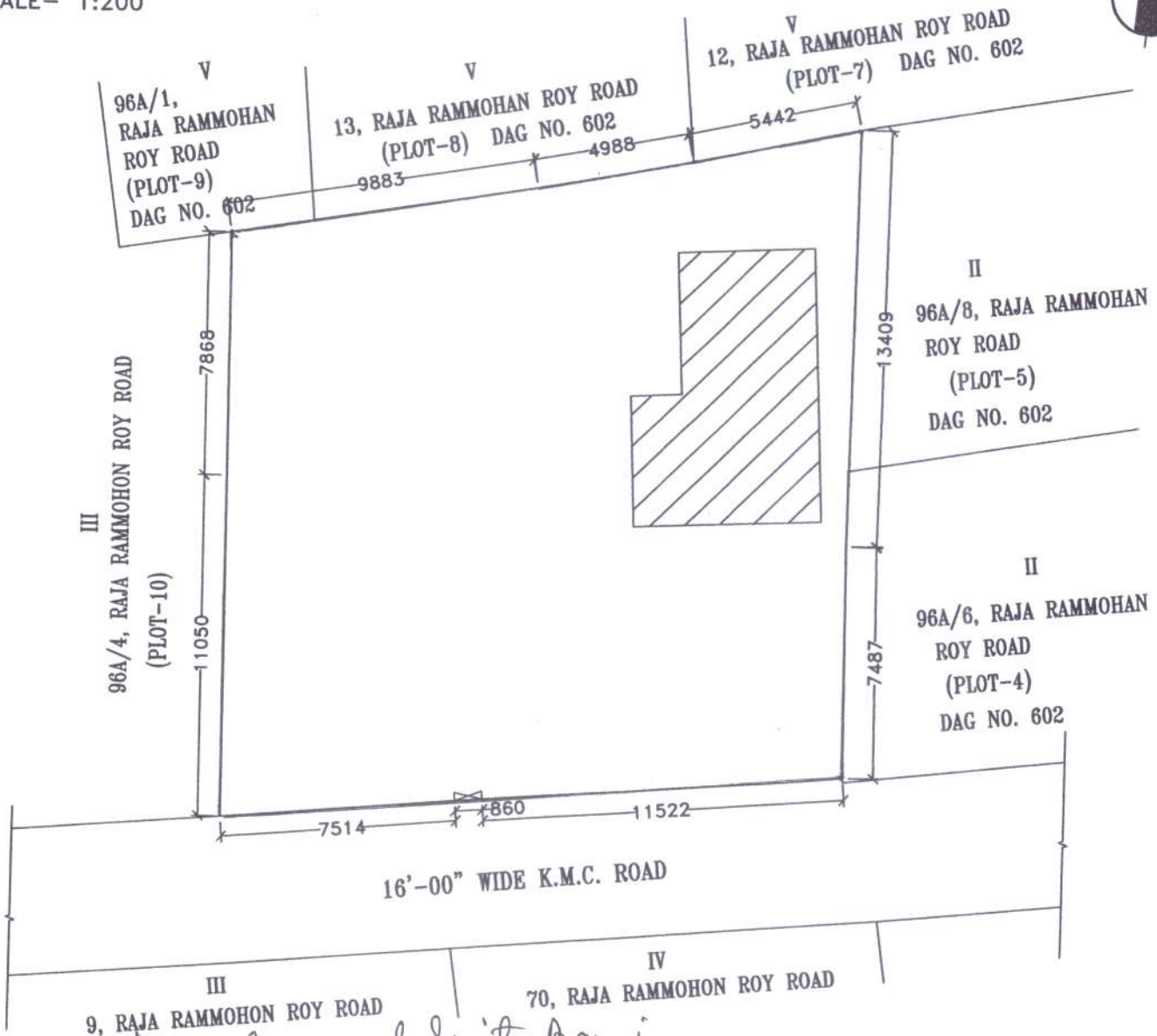
DEED PLAN FOR LAND WITH PARTLY ONE STORIED PUCCA BUILDING AND PARTLY R.T.S. AT MUNICIPAL PREMISES NO.-17, RAJA RAM MOHON ROY ROAD, WITHIN WARD NO.-115, OF THE K.M.C. (S.S.UNIT) IN C.S. DAG NO. 602, UNDER KHATIAN NOS. 638 & 639, MOUZA-SIRITI, J.L. NO.-11, P.S.-THAKURPUKUR NOW HARIDEVPUR, KOLKATA-700 041, DIST.-SOUTH 24 PGS., ASSESSEE NO. 411151200179

UNDIVIDED & UN-DEMARCATED 1/5TH SHARE OF LAND MEASURING 01K.-02CH.-36 SQ.FT. (APPX) OUT OF TOTAL AREA OF LAND MEASURING 05K.-14CH.-00 SQ.FT. (APPX)

UNDIVIDED & UN-DEMARCATED 1/5TH SHARE OF PUCCA BUILDING MEASURING 100 SQ.FT. (APPX) OUT OF TOTAL AREA OF THE ONE STORIED PUCCA BUILDING MEASURING 500 SQ.FT. (APPX)

AND UNDIVIDED & UN-DEMARCATED 1/5TH SHARE OF R.T.S. MEASURING 40 SQ.FT. (APPX) OUT OF TOTAL AREA OF R.T.S. MEASURING 200 SQ.FT.

AREA SHOWN BY RED BORDER   
 NAME OF THE PURCHASER:- M/S. LOKENATH ENTERPRISE  
 SCALE- 1:200



*Ashis Kundu*  
**ASHIS KUNDU**  
 B.C.E. (J.U.) L.B.S. No.679 (I) KMC  
 25 B, Mahatma Gandhi Road  
 Kolkata-700 082

*Sudmita Banerjee*  
*Uma Chakravorty*  
*Mausumi Chattopadhyay*  
*Bikranjit Chakravorty*  
*Nandita Chakravorty*  
**SIGNATURE OF OWNER/VENDOR**

Shree Nil Madhav Construction Pvt. Ltd.  
*Baidya with D.U. No.*  
**Director**

**SIGNATURE OF L.B.S.**

**SIGNATURE OF PURCHASER**



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

left hand					
right hand					

Name SUSMITA BANERJEE

Signature *Susmita Banerjee*



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

left hand					
right hand					

Name UMA CHAKRAVORTY

Signature *Uma Chakravorty*



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

left hand					
right hand					

Name MAUSUMI CHATTOPADHYAY

Signature *Mausumi Chattopadhyay*



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

left hand					
right hand					

Name BIKRAMJIT CHAKRABARTI

Signature *Bikramjit Chakrabarti*

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



left hand					
right hand					

Name ...NANDITA CHAKRABORTY  
Signature *Nandita Chakraborty*

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



left hand					
right hand					

Name BAIDYA NATH ADHIKARY...  
Signature *Baidya Nath Adhikary*

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

PHOTO	left hand					
	right hand					

Name .....  
Signature .....

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

PHOTO	left hand					
	right hand					

Name .....  
Signature .....



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



192022230295096911

GRN Details

GRN: 192022230295096911 Payment Mode: Online Payment  
GRN Date: 14/02/2023 13:17:44 Bank/Gateway: HDFC Bank  
BRN : 2047348049 BRN Date: 14/02/2023 13:19:37  
GRIPS Payment ID: 140220232029509690 Payment Init. Date: 14/02/2023 13:17:44  
Payment Status: Successful Payment Ref. No: 2000372035/3/2023  
[Query No\*/Query Year]

Depositor Details

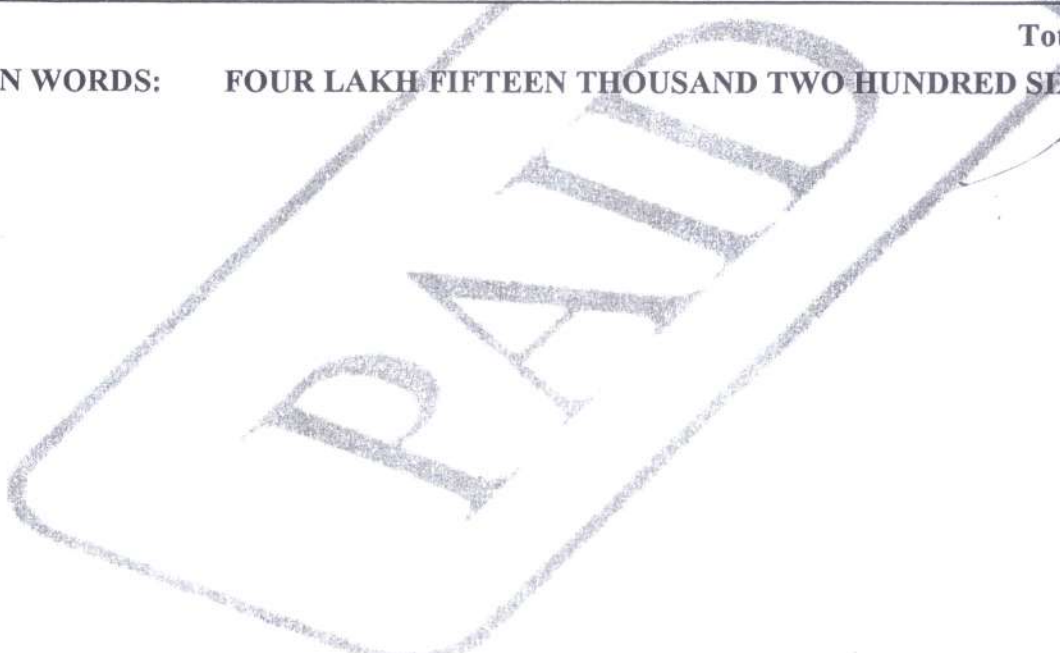
Depositor's Name: Baidyanath Adhikary  
Address: 139, Mahatma Gandhi Road, Kolkata, West Bengal, 700041  
Mobile: 9038025257  
Depositor Status: Buyer/Claimants  
Query No: 2000372035  
Applicant's Name: Mr Sanjib Kumar Chakraborty  
Identification No: 2000372035/3/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 14/02/2023  
Period To (dd/mm/yyyy): 14/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000372035/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	332108
2	2000372035/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	83161

Total 415269

IN WORDS: FOUR LAKH FIFTEEN THOUSAND TWO HUNDRED SIXTY NINE ONLY.











Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas




Signature / LTI Sheet of Query No/Year 16022000372035/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Susmita Banerjee 15/163, Goaltuli Main Road, City:- , P.O:- Chinsurah, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103	Seller			<i>Susmita Banerjee</i> 17.02.2023
2	Smt Uma Chakravorty 19/1, (Dr.) Akshay Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Seller			<i>Uma Chakravorty</i> 17.02.2023
3	Smt Mausumi Chattopadhyay (Dr.) Akshay Paul Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Seller			<i>Mausumi Chattopadhyay</i> 17.02.2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Bikramjit Chakrabarti 1/96, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Seller			<i>Bikramjit Chakrabarti</i> 17/02/23
5	Smt Nandita Chakraborty 1/1, City:- , P.O:- Panchashyar, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700094	Seller			<i>Nandita Chakraborty</i>
6	Shri Baidya Nath Adhikary 139, Mahatma Gandhi Road, City:- , P.O:- Pachim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041	Representative of Buyer [SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED]			Shree Nil Madhav Construction Pvt. Ltd. <i>Baidya Nath Adhikary</i> Director

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Mrinal Kanti Chakraborty Son of Late Harihar Chakraborty 1/1, City:- , P.O:- Panchashyar, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Smt Susmita Banerjee, Smt Uma Chakravorty, Smt Mausumi Chattopadhyay, Shri Bikramjit Chakrabarti, Smt Nandita Chakraborty, Shri Baidya Nath Adhikary			

(Suman Basu)

DISTRICT SUB-  
REGISTRAR

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

## Major Information of the Deed

Deed No :	I-1602-02315/2023	Date of Registration	22/02/2023
Query No / Year	1602-2000372035/2023	Office where deed is registered	
Query Date	10/02/2023 10:27:01 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjib Kumar Chakraborty Thana : Chetla, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830076375, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 83,14,704/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,32,608/- (Article:23)	Rs. 83,193/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (Netaji Sarak Crossing -- B.L.Saha Road Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Mouza: Siriti, Premises No: 17, , Ward No: 115 JI No: 111, Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-602 (RS :- )		Bastu	4 Katha 11 Chatak 9 Sq Ft	67,00,000/-	79,94,704/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>7.755Dec</b>	<b>67,00,000 /-</b>	<b>79,94,704 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	160 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 160 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	400 Sq Ft.	2,50,000/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>560 sq ft</b>	<b>3,00,000 /-</b>	<b>3,20,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Susmita Banerjee</b>  Wife of Shri Rajib Bandyopadhyay 15/163, Goaltuli Main Road, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxx4h, Aadhaar No: 32xxxxxxxx5780, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence</p>
2	<p><b>Smt Uma Chakravorty</b>  Wife of Late Tushar Kanti Chakravorty 19/1, (Dr.) Akshay Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxx7q, Aadhaar No: 99xxxxxxxx5176, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence</p>
3	<p><b>Smt Mausumi Chattopadhyay</b>  Daughter of Shri Debabrata Chattopadhyay(Mother) (Dr.) Akshay Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ahxxxxx3g, Aadhaar No: 37xxxxxxxx7404, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence</p>
4	<p><b>Shri Bikramjit Chakrabarti</b>  Son of Late Mrinal Kanti Chakravorty 1/96, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxx3g, Aadhaar No: 69xxxxxxxx3382, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence</p>
5	<p><b>Smt Nandita Chakravorty</b>  Wife of Shri Mrinal Kanti Chakravorty 1/1, City:- , P.O:- Panchashyar, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxx1f, Aadhaar No: 42xxxxxxxx3051, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023  , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED</b>  54A, Raja Ram Mohan Roy Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AAXxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Baidya Nath Adhikary (Presentant )</b> Son of Late Miru Adhikary 139, Mahatma Gandhi Road, City:- , P.O:- Pachim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx2d, Aadhaar No: 73xxxxxxxx4872 Status : Representative, Representative of : SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (as director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Mrinal Kanti Chakraborty</b> Son of Late Harihar Chakraborty 1/1, City:- , P.O:- Panchashyar, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094			
Identifier Of Smt Susmita Banerjee, Smt Uma Chakravorty, Smt Mausumi Chattopadhyay, Shri Bikramjit Chakrabarti, Smt Nandita Chakraborty, Shri Baidya Nath Adhikary			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Susmita Banerjee	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-1.93875 Dec
2	Smt Uma Chakravorty	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-0.969375 Dec
3	Smt Mausumi Chattopadhyay	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-0.969375 Dec
4	Shri Bikramjit Chakrabarti	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-1.93875 Dec
5	Smt Nandita Chakraborty	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-1.93875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Susmita Banerjee	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-40.00000000 Sq Ft
2	Smt Uma Chakravorty	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-20.00000000 Sq Ft
3	Smt Mausumi Chattopadhyay	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-20.00000000 Sq Ft
4	Shri Bikramjit Chakrabarti	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-40.00000000 Sq Ft
5	Smt Nandita Chakraborty	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-40.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Smt Susmita Banerjee	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft
2	Smt Uma Chakravorty	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-50.00000000 Sq Ft
3	Smt Mausumi Chattopadhyay	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-50.00000000 Sq Ft
4	Shri Bikramjit Chakrabarti	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft
5	Smt Nandita Chakraborty	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-100.00000000 Sq Ft

On 16-02-2023

**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 83,14,704/-



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 17-02-2023

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

Presented for registration at 15:50 hrs on 17-02-2023, at the Private residence by Shri Baidya Nath Adhikary .

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

Execution is admitted on 17/02/2023 by 1. Smt Susmita Banerjee, Wife of Shri Rajib Bandyopadhyay, 15/163, Road: Goaltuli Main Road, , P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Service, 2. Smt Uma Chakravorty, Wife of Late Tushar Kanti Chakravorty, 19/1, Road: (Dr.) Akshay Paul Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Smt Mausumi Chattopadhyay, Daughter of Shri Debabrata Chattopadhyay, Road: (Dr.) Akshay Paul Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 4. Shri Bikramjit Chakrabarti, Son of Late Mrinal Kanti Chakraborty, 1/96, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 5. Smt Nandita Chakraborty, Wife of Shri Mrinal Kanti Chakraborty, 1/1, P.O: Panchashyar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife Indetified by Shri Mrinal Kanti Chakraborty, , , Son of Late Harihar Chakraborty, 1/1, P.O: Panchashyar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Retired Person

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

Execution is admitted on 17-02-2023 by Shri Baidya Nath Adhikary, director, SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 54A, Raja Ram Mohan Roy Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Shri Mrinal Kanti Chakraborty, , , Son of Late Harihar Chakraborty, 1/1, P.O: Panchashyar, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Retired Person



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 21-02-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 83,193.00/- ( A(1) = Rs 83,147.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 83,161/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 1:19PM with Govt. Ref. No: 192022230295096911 on 14-02-2023, Amount Rs. 83,161/-, Bank HDFC Bank ( HDFC0000014), Ref. No. 2047348049 on 14-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,32,608/- and Stamp Duty paid by by online = Rs 3,32,108/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 1:19PM with Govt. Ref. No: 192022230295096911 on 14-02-2023, Amount Rs: 3,32,108/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2047348049 on 14-02-2023, Head of Account 0030-02-103-003-02



**Suman Basu**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

On 22-02-2023

**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 83,193.00/- ( A(1) = Rs 83,147.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,32,608/- and Stamp Duty paid by Stamp Rs 500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 258180, Amount: Rs.500.00/-, Date of Purchase: 15/02/2023, Vendor name: Subhankar Das



**Suman Basu**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 92493 to 92525

being No 160202315 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.03.01 11:17:48 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/03/01 11:17:48 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)