

SL NO. 51/2/6/23 TO SL NO. 66/2/6/23  
BOOK NO. 1 Pages 339-372 VOL - 47, Deed = 1554/2001

भारतीय न्यायिक

दस  
रुपये  
रु. 10



TEN  
RUPEES  
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

82AB 001419

1523-13  
11/6/23

True Copy  
of the original deed  
of the date  
2/6/23

COST OF FEES

Filing	200
(V)	200
G(a)	1500
G(b)	
Printing	1500
Xerox	10000
Stamp	1500
C.F.S.	500
Total	22500



TRUE COPY  
ATTESTED  
K. DEY  
NOTARY  
GOVT. OF INDIA  
2105/2022

02 JUN 2023

6847

Sold to..... **A. C. Mazumder**  
Address..... **Sealdah Court**  
**Kolkata-700014**  
Value .....

27 APR 2023

L.S.V. High Court  
Admission  
High Court, AS

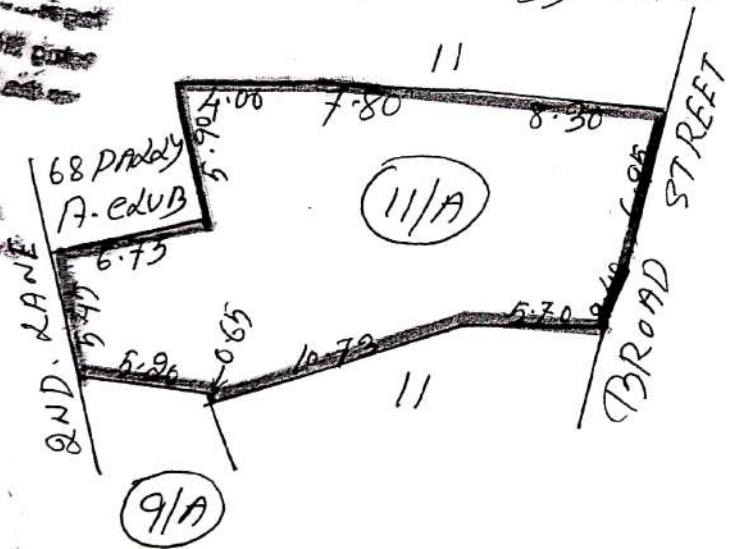




DEED PLAN OF LAYOUT PLOT NO - (11/A) BOOK NO. 1  
 BROAD STREET, WORD NO - 65 (C.M.C), BOOK NO - 1,  
 VOL. NO - 126, PAGE NO - 168-176, BEING NO - 5022 FOR THE YEAR - 1989,  
 P.S - KARAYA, DIST - CALCUTTA - 19.

SCALE: - 1:300

ALL DIMENSIONS ARE IN METER  
 AREA: - 234.05 M<sup>2</sup> = 03K-5CH-8 SFT  
 SHOWN BY RED BORDER



Sealdah  
 1554  
 2001  
 Seal

Adml. Dist. Sub-Registrar  
 Sealdah, South 24 Parganas

Sd/ Ajit Kumar Mukherjee

DRAWN BY:

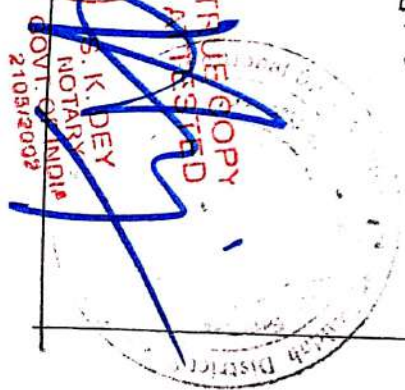
Sd/ A. Banerjee.  
 06/05/01  
 A. BANERJEE  
 SR. SURVEYOR  
 (W.B.S.I. Banded)  
 Balagar Road  
 P.O + Dist. Hooghly.

Compared By D. Mukherjee.  
 DEBRAJ MUKHERJEE  
 PLAN MAKER A.D.S.R. Sealdah.

SIGNATURE OF OWNER

55

02 JUN 2023

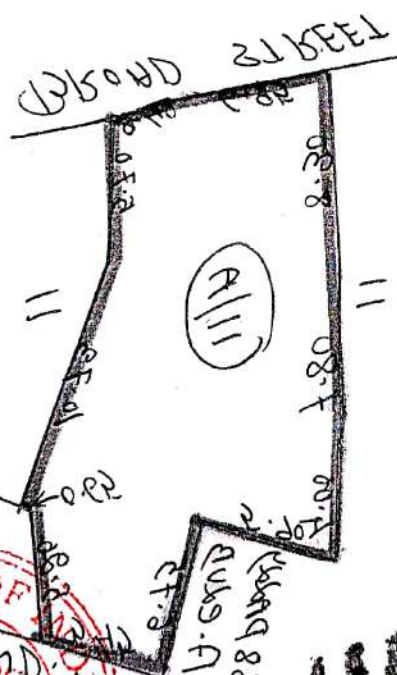


TRUE COPY  
 ATTESTED



HVA MAMER A.D. 2008  
 DEWATA MUKHARJEE  
 COMPILED BY D. MUKHERJEE

10/20/20  
 JET BANANA A  
 20 BANANA A  
 (SADHAN B. I. 2. A. W.)  
 2008 & 2009  
 10/20/20



14-R-DC8  
 9-8-01  
 1534  
 1534  
 1534

DRAM BA  
 BRED BORDER  
 2008 & 2009  
 10/20/20

2008 & 2009  
 10/20/20  
 10/20/20

DEED NO. 1010  
 2008 & 2009  
 10/20/20



DOCUMENT NO.

YEAR

Govt. of West Bengal  
Filing Form  
Registration Directorate

BOOK NO.

PAGE NO.

1557/01  
dt 8/8/01

25/11/07

(COVER PAGE)	CONVEYANCE				
	BETWEEN				
	SRI SUJIT KUMAR			MUKHERJEE	
				VENDOR	
	AND				
	SMT. MAYA GHOSH				
				PURCHASER	
				contd. p/1	
THIS	INDENTURE	made	on	this	18th
May,	Two	Thousand	One	B E T W E E N	
SRI SUJIT KUMAR				MUKHERJEE,	son of
Prantosh Kumar				Mukherjee,	by religion
by	occupation				Hindu,
				contd. p/2	
Business,	residing	at	43A,	Palm	Avenue,
Station	Karaya,	District	South	24	Baranagar,
Calcutta 700	019,		hereinafter	referred	to
as	VENDOR	(	Which	term	or
shall	unless			expression	
				contd. p/3	
otherwise	excluded	by	or	repugnant	to
the	context	mean	and	include	his
executors,	legal	representatives		and	assigns)
of	the	ONE	PART	AND	DR. SMT. MAYA GHOSH
Daughter	of	Late			
				contd. p/4	
Nirad Kumar Ghose				Religion	Hindu,
Occupation	Doctor,	residing	at	premises	no.
20C,	Broad	Street,	Police	Station	Karaya,
Calcutta	700019,		hereinafter	referred	
to	as	the	PURCHASER		
				contd. p/5	
(Which	term	or	expression	shall	unless
excluded	by	or	repugnant	to	the
context	mean	and	include		heirs,

(2nd page) (2) -

(3rd page) (3) -

(4th page) (4)

(5th page) (5)

Sub-Registrar

Signature of Presentant

Sujit Kumar Mukherjee  
SIGNATURE OF PRESENTANT



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NOTARY  
GOVT. OF INDIA  
2105/2002





executors,	legal	representatives	and	
assigns)	of the	OTHER PART.		
			contd..p/6	(6th Page) (6)
WHEREAS	THE	Vendor	purchased a	plot
of land	measuring	Three		Cottahs,
Five	Chittaks	and Eight	square	feet
with a	small	delapidated	structure	
from the	then	vendors 1)	Sri	Monmatha
Nath	Mukherjee,			
		contd..p/7	(7th Page) (7)	
2)	Sri	Balararam	Mukherjee	3)
				Sourendra
Nath	Mukherjee	and	4)	Sri
Mukherjee	all	Sons	of	Late
				Sachindra
Nath	Mukherjee	on	25th	day
1929	by	a	registered	Deed
				of
			contd..p/8	(8th Page)
which	was	registered	in	the
the	Registrar	at	Siddaha	and
in	Book	No. I,	volume	No. 126,
page	No. 168	to	176	Being no 5322 for
1929	and	became	the	absolute
				owner
and	mutated	his	name	in
				the
Municipal	corporation.			Calcutta
	AND	WHEREAS	the	vendor
represented	to	the	purchaser	that
vendor	is	the	full	and
of	the	said	property	at
				premises
No. IA,	Broad	street,		Calcutta
70000P	within	the	Jurisdiction	of
police	Station	free	from	all
of	encumbrances,	charges	liens	dispendence
trusts	debtors	acquisition	requisition	and
alignment	whatsoever	and	howsoever.	
	AND	WHEREAS	relaying	on
aforesaid	representation	of	the	Vendor

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02 JUN 2023



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 2105/2002

Sigit K  
 SIGNATURE OF I







Govt. of West Bengal  
Filing Form  
Registration Directorate

DOCUMENT NO. ....  
YEAR 3

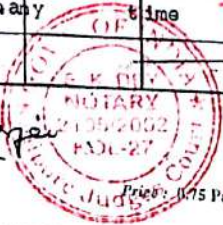
BOOK NO. ....  
PAGE NO. ....

purchaser	has	agreed	to	purchase	the	property	morefully	
described	in	the	schedule	below	at	premises	no. 11A, Broad	
street,	Calcutta - 700019	in	lieu	of	the	consideration	payable	
to the	vendor	by	the	purchaser.	NOW THIS	DEED		
WITNESSETH	that	in	pursuance	of	oral	agreement	and in	con
sideration	of	the	sum	of Rs. 9,00,000/-	(Rupees	nine	lacs)	only
contd. 10/11	well	and	truly	paid	by	the	purchaser	to the
vendor (The	receipt	whereof	the	vendor	do	hereby	and hereunder	admit
and acknowledge	and on	and	from	the	same	and	every	part
thereof	forever	acquit	release	and	discharge	the	purchaser	
as well	as	the	said	property)	the	vendor	do	hereby
grant,	sell,	transfer,	convey,	assign	and	assure	to	unto
and	in	favour	of	the	purchaser	ALL	THAT	the
said	plot	of	land	measuring	about	3	cottahs	5
chittaks	and	8	sq.ft.	morefully	and	specifically	described	in
the	schedule	hereunder	at	premises	No 11A, Broad	street,	Calcutta	700019
within	the	Jurisdiction	of	Maraya	police	station	and	also
shown	in	the	plan	attached	hereto	and	bordered	with
red	court	thereon	free	from	all	sorts	of	encumbrances
OR	HOWSOEVER	OTHERWISE	the	said	property	as	aforesaid	now
are	or	is	or	hereto	before	was	/	were
situated,	bounded,	called,	known,	numbered,	described	or	distinguished	together
with	all	benefit	and	right	of	common	passage,	drains,
water	connection,	electricity,	gas,	telephone	etc.	all	other	usual
rights	upon	and	under	along	the	said	common	passage
or	passages	and	all	other	benefits	and	amenities	provided
and/	or	as	may	be	provided	in	future	AND
ALL	THE	estate	rights,	title,	interest	claims	or	demands
whatsoever	both	lat	law	in	equity	contd...	p/10	
	of	the	vendor	(unto	and	upon	the	said
project,	or	any	part	thereof	TOGETHERWITH	relevant	compounds,	
passage,	light,	water,	water	courses,	water	tank,	sewers	
pipes,	drains	and	all	manner	of	other	rights,	
liberties,	easements,	privileges,	advantages	being	in	and	upon	
or	belonging	or	in	anywise	appertaining	to	the	said
property	or	part	thereof	or	with	which	the	same
now	are	or	is	at	any	time	TRUE COPY	
							ATTENDED	

*(Cloth page)*

02 JUN 2023

Sigbit Kumar Mukherjee  
SIGNATURE OF PRESENTANT



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NOTARY  
GOVT. OF INDIA  
2105/2002

SIGNATURE OF REGISTERING OFFICER



56

thereof	were	or	was	held	used,	
occupied	or	enjoyed	or	accepted		
reputed	deemed	taken,	or	known	as	part,
parcel	thereof	appurtenant	thereof	appurtenant		
thereto	and	the	rent	issued	and	
profit	thereof	and	every	part	thereof	
into	and	upon	the	said	property	
TO	HAVE	AND	TO	HOLD	the	hereditaments
and	premises	hereby	granted	and	conveyed	
unto	and	to	the	use	of	the
said	purchaser	her	heirs,	executors,		
administrators	and	assigns	forever	and	the	
and	assigns	forever	and	the	said	
vendor	doth	hereby	for	himself,	his	
heirs,	executors,	administrators	or			
assigns	covenants	with	the	said	purchaser	
and	declares	that	he	has	not	in any way
encumbered	the	said	property	purported		
to	be	conveyed	by	this	deed	
of	sale	and	that	the	said	purchaser,
his/	other	heirs,	executor,	administrator		
and	assigns	shall	and	may	at	all
times	peaceably	and	quietly			possess
and	enjoy	the	said	hereditaments		
and	premises	with	all	rights,	title	

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S. K. DEVI  
NOTARY  
GOV. OF INDIA  
2105/2002  
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Puth Pary

Signature of P.I.

SBP





59



DOCUMENT NO. ....  
YEAR..... 5

Govt. of West Bengal  
Filing Form  
Registration Directorate

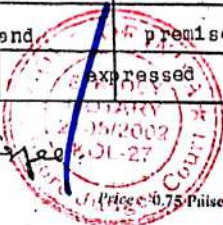
BOOK NO. ....  
PAGE NO. ....

				Contd... (Page NO. ...11).		
and	interest	liberties	and	privileges	and	
everything	therein	and	receive	rents	and	
profits	thereof	without	interruption			
claim	or	demand	whatsoever	from	or	
by	claiming	from	or	under	him	
and	that	the	said	VENDOR	shall	
and	will	and	for	all	times	
to	come	at	the	request	and	at
the	cost	of	the	said	purchaser	
her	heirs	executors	administrators	or		
assigns	do	or	execute	or	cause	
to	be	done	or	executed	all	
such	acts	deeds	and	things	whatsoever	
for	further	or	any	and	more	
perfectly	assuring	the	title	of	the	
Purchaser	to	the	said	hereditament	and	
or	any	part	thereof	AND	the	
vendor	doth	hereby	further	declare		
that	the	vendor	his	heirs	successors	
representatives	administrators	or	assigns			
have	not	done	anything	or	any	
act	whereby	the	said	property		
is	and	may	be	under	any	charge
in	title	claim	demand	or		
otherwise	howsoever	or	whereby	the	vendor	
is	prevented	from	conveying	or	assigning	
the	said	property	or	any	part	
thereof	in	the	manner	herein	appearing	
by	virtue	of	the	said	deed	the
vendor	now	rightfully	and	absolutely		
entitled	to	the	said	land	tenement	
hereditaments	and	premises	expressed	granted		
conveyed	or	expressed	intended			

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02 JUN 2023

Sigit Kumar Mukherjee  
SIGNATURE OF PRESENTANT



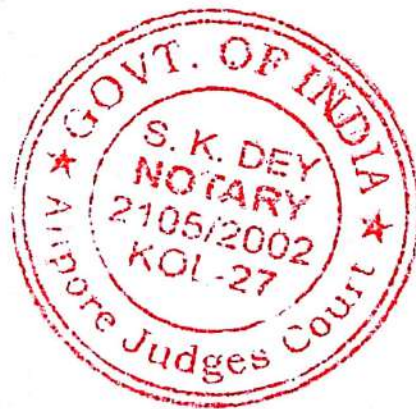
S. K. DEY  
NOTARY SIGNATURE OF REGISTERING OFFICER  
GOVT. OF INDIA  
21052003











59



DOCUMENT NO.....  
YEAR..... 7

Govt. of West Bengal  
Filing Form  
Registration Directorate

BOOK NO.....  
PAGE NO.....

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eight	square	feet	along with	a	small
delimited	tin	shed	structure.		
			Contd... (Page NO..13).	(13th Page)	
measuring	two	hundred	square	feet	
which	is	situated	in	the	district
south	24	parganas	Police	Station	
Karaya	Additional	district	sub	registrar	
করয়া	সিদ্ধাহ	within	old	holding	
No	68	new	holding	No	215/299
and	215/299A	at	present	premises	No
11A	Broad	Street	Calcutta	-	700019
within	the	limits	of	Calcutta	Municipal
Corporation	ward	No	65	which	is
butted	and	bounded.			
On	the	North	:	Premises	No 11
				Street	Part of 16
				Old	Ballygunge 2nd Lane.
On	the	East	:	Part of	premises No
				11	Broad Street and
				Broad	Street.
On	the	South	:	Premises	No 93
				Street	that is part
				of	17 Old Ballygunge
				2nd	lane and Broad
				Street.	
On	the	West	:	Old	Ballygunge 2nd
				lane	and part of 9A
				Broad	Street.
IN	WITNESS				
set	and				

02 JUN 2023

Signature of Presentant  
Ajit Kumar Mukherjee

Stamp: Registrar, West Bengal, KOL-27, Price: 0.75 Paise

Stamp: NOTARY, GOVT. OF INDIA, 2105/2002, Signature of Registering Officer





DOCUM  
YEAR...

on	the	day	month	and	year	first
above	written.					
SIGNED	SEALED	AND		SD/-	Sujit Kumar	
DELIVERED	at	Calcutta			Mukherjee	
in	the	presence				
of:-						
1.	SD/- Sujit Ray Majumdar					
	6A Raja Basanta Ray					
	Road Calcutta 26					
2.	SD/- Suranjan Ghosh					
	18/5c Selimpur Lane					
	Calcutta 31					
				Contd... (Page No..15). (15th page)		
MEMO OF CONSIDERATION:						
received	a					
sum	of	Rs. 9,00,000/-				
(Rupees	nine					
Lakhs	Only).					
from	the	within				
named	Purchaser					
by	pay orders nos	079488 &	079489	Dated		
18-5-2001	at	Bank	United Bank of India			
Broad Street	Branch	Calcutta.	19			
				SD/-	Sujit Kumar	
					Mukherjee	
					Vendor	

In  
of:  
1.  
61  
2.  
18  
Draft  
Advoc  
Typed  
RATHINI  
10,  
Sujit J  
SIGNATURE OF

02 JUN 2023



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NOTARY  
GOVT. OF INDIA  
21/05/2002











62

DOCUM  
YEAR...

(BACK PAGE)	DATED	THIS	DAY OF	MAY	2001
B E T W E E N					
SRI SUJIT KUMAR MUKHERJEE			... VENDOR		
A N D					
SMT. MAYA GHOSE			... PURCHASER		
C O N V E Y A N C E					
Mr. Pudipto Dutta Choudhury. Advocate.					
<p>Total value of Stamp Rs 6302/- on 7                  no N.T Stamp Rs 25000/- 25000/- 10000/-                  1000/- 1000/- 1000/- 20/- = 63020/-                  Ser no 4327</p> <p>Sold to Dr Maya Ghosh                  of 20/e Broad street Calcutta 19                  88/1 Gligibali 25000 x 2 = 50000/-                  Treasurer ————— 10000/-                  Calcutta Collectorate 1000 x 3 = 3000/-                  Treasury</p> <p>Dated 14.5.2008</p>					

SDP

02 JUN 2023



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 NOTARY  
 GOVT. OF INDIA  
 2105/2002

Sujit J  
 SIGNATURE OF PR







63

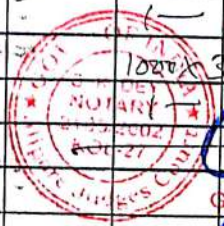
369

DOCUMENT NO.....  
YEAR.....

Govt. of West Bengal  
Filing Form  
Registration Directorate

BOOK NO.....  
PAGE NO.....

Serial no	4327			
Sold to	Dr Maya Ghosh			
of 20/e	Broad Street Calcutta 19			
of eligible		25000 X 2 =	50000/-	
Treasurer		1 -	10000/-	
Calcutta Collectorate		1000 X 3 =	3000/-	
Treasury		1 -	20/-	
Dated	14-5-2001			63020/-
Serial no	4327			
Sold to	Dr Maya Ghosh			
of 20/e	Broad Street Cal 19			
of eligible		25000 X 2 =	50000/-	
Treasurer		1 -	10000/-	
Calcutta Collectorate		1000 X 3 =	3000/-	
Treasury		1 -	20/-	
Dated	14-5-2001			63020/-
Serial no	4327			
Sold to	Dr Maya Ghosh			
of 20/e	Broad Street Cal 19			
of eligible		25000 X 2 =	50000/-	
Treasurer		1 -	10000/-	
Calcutta Collectorate		1000 X 3 =	3000/-	
Treasury		1 -	20/-	
Dated	14-5-2001			63020/-
Serial no	4327			
Sold to	Dr Maya Ghosh			
of 20/e	Broad Street Cal 19			
of eligible		25000 X 2 =	50000/-	
Treasurer		1 -	10000/-	
Calcutta Collectorate		1000 X 3 =	3000/-	
Treasury		1 -	20/-	
Dated	14-5-2001			63020/-
Serial no	4327			
Sold to	Dr Maya Ghosh			
of 20/e	Broad Street Cal 19			
of eligible		25000 X 2 =	50000/-	
Treasurer		1 -	10000/-	
Calcutta Collectorate		1000 X 3 =	3000/-	
Treasury		1 -	20/-	
Dated	14-5-2001			63020/-



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NOTARY  
GOVT. OF INDIA  
2105/2002

Signature of Presentant

Signature of Registering Officer

Price : 0.75 Paisa





50/	eligible		5000 x 2 =	5000/-
Treasurer			1 -	10000/-
Calcutta Collectorate			1000 x 3 =	3000/-
Treasury			1 -	20/-
Dated 14-5-2007				63020/-
Serial No 4327				
Sold to Dr Maya Ghosh				
of 20th Poroad Street Cal 19				
50/	eligible		25000 x 2 =	50000/-
Treasurer			1 -	10000/-
Calcutta Collectorate			1000 x 3 =	3000/-
Treasury			1 -	20/-
Dated 14-5-2007				63020/-
Copy prepared by A.K. Pramanik				
license no SDH/lew/4 of 1986 under				
A.D SR sealed at				
A.K. Pramanik				
18-5-2007				
Read by A.K. Pramanik				
compared by Anil Kumar Mukherjee				

02 JUN 2023

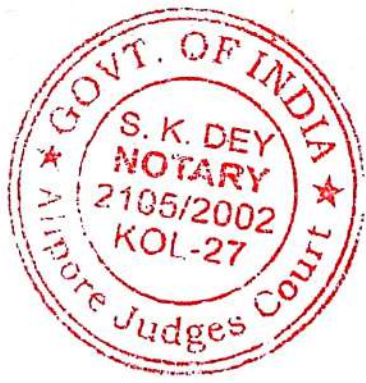


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ANIL KUMAR MUKHERJEE  
NOTARY PUBLIC  
GOVT OF INDIA  
2105/2002

Sujit

SIGNATURE OF P.











DOCUMENT YEAR.....

*[Signature]*

মূলের
জন্ম
বিশ্ব
খানা
কোনা
সাই, জা
৭০০.০৩৯
সুদের
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এককো
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সু. নক্ষত্রী
ডিনী
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করিয়
বিবি,
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ওয়ারিশন
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জারিনা
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দখলচ্যুত
সালের
ডল ১৮
৮৪ ৬০
চার

Execution  
 Name: Sujit K. Munderji  
 Son of: Prabhat K. Munderji  
 of: 42A Palms Avenue  
Kalyan  
 District: Thane  
 Profession: Business

No. 1446  
 Sujit K. Munderji

Andhra Pradesh  
 Name: Sujit Roy  
 Son of: G.A. Raja Basanta Roy  
 of: Cal 26  
 District: Howrah  
 Profession: Business

Registered in  
 No. 17  
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