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18/10/2004
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અમદાવાદ નં. ૧૨૩૩૩

18/10/2004

24 FEB 2020

THIS INDENTURE made this...18th day of October,
2004 BETWEEN SRIMATI GEETA BANERJEE, wife of Late DHIRAJ
KUMAR BANERJEE, residing at premises No.20, Kavi Sabitri
Prasanna Chattopadhyay Road (formerly known as Lansdowne
Terrace), Kolkata 700 026, P.S. Tollugunge,

12 25 2004
19/10/20
13/10/20

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hereinafter called the OWNER/VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, representatives and assigns) of the FIRST PART.

AND

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SRI SUBIR DUTTA, son of late Chandra Bhusan Dutta, residing at premises No.4B, Nakuleswar Bhattacharya Lane, Kolkata - 700 026, P.S.Tollygunge, hereinafter called the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

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WHEREAS, one Charulata Banerjee, in the year 1951 by virtue of a Registered Deed of Conveyance purchased the land measuring about 5 Kathas along with a three stor-
 eyed building situtes and lying at premises No.20,
 Lansdwone Terrace, from its the then joint owners Suresh
 Chandra Sen and others.



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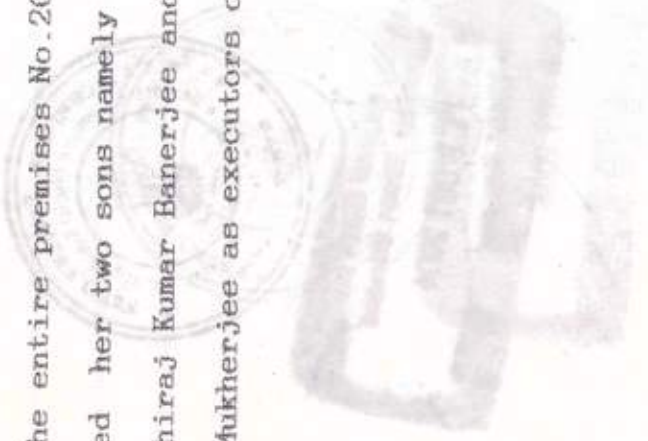
AND WHEREAS, Charulata, after being the sole owner of the said 5 Kathas of land along with the three storied building thereon got her name mutated before the Calcutta Corporation and thereafter Kolkata Municipal Corporation and used to pay taxes for the same.





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AND WHEREAS, Charulata during her life time in the year 1974 executed a Will and settled her properties particularly the entire premises No.20, Lansdwone Terrace. She appointed her two sons namely Dilip Kumar Banerjee and Shri Dhiraj Kumar Banerjee and daughter(married) Smt. Anjali Mukherjee as executors of the said Will.



1000Rs.



AND WHEREAS, charulata thereafter died and after her demise, the executors applied before the Ld. District Delegate at Alipore vide Act 39, Probate Case No.152 of 1979 for granting probate of the last will of their deceased mother Charulata.

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AND WHEREAS, the probate was ultimately granted by the
 Ld. Court and as per terms of the said will Smt. Geeta
 Banerjee (wife of the 1st son of the testator), the
 Vendor herein, became the sole and absolute owner of the
 entire first floor of the premises No.20, Lansdwone
 terrace and being the sole owner got her name mutated
 before the Kolkata Municipal Corporation.

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AND WHEREAS, Smt. Geeta Banerjee, the Vendor herein, while seized and possessed of the said entire 1st Floor of the said premises, expressed her intention to sell a portion of it treating the said portion as a self-contained unit/flat and the purchaser herein who was also in urgent need for such residential accommodation

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within the said locality and ultimately the purchaser herein relying upon the Vendor's representation about her title on the said 1st floor flat approached the Vendor and finally it was settled that the Vendor will sell and the purchaser will purchase the entire back portion of the 1st floor along with adjacent open terrace together with undivided proportionate share of land attached to it at and for a total consideration of Rs.12,25,000/- (Rupees twelve Lakhs Twentyfive thousand only). AND to that effect both the parties herein have entered into an Agreement for sale.

AND WHEREAS, the said back portion of the 1st floor including adjacent open terrace total measuring about 970 square feet super built up area together with common areas and facilities attached thereto and along with undivided proportionate share of land will hereinafter, for the sake of convenience, be called as the "said Flat" and the same has been more fully and particularly described in the Schedule 'B' herein.

AND the total area of the land of the premises No.20, Lanadwone Terrace has also been particularly described in Schedule 'A' of the present Deed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for sale and in consideration of the PURCHASER having paid the agreed consideration of Rs.12,25,000/- (Rupees Twelve Lakhs Twenty five

Thousand) only towards the price of the said flat as well as the respective share or interest in the land to the OWNER/VENDOR and the OWNER/VENDOR hereby admit and acknowledge and of and from the same the Vendor hereby release, discharge, exonerate the Purchaser as well as the said flat in habitable condition and the OWNER/VENDOR doth hereby sell, grant, transfer and convey unto and in favour of the Purchaser absolutely and forever of ALL THAT entire flat of the back portion on the first floor measuring more or less 970 Sq.ft. super built up area consisting of 2 bed rooms, two toilets, kitchen-cum-dining space, toilet at North West side along with the existing water pump situated at Northern side and including the open terrace on the North Eastern side of the flat, together with undivided respective share of land situated at premises No.20, Kavi Sabitri Prasanna Chattopadhyay Road (formerly known and numbered as 20 Lans-dwone Terrace), Kolkata - 700 026, morefully and particularly described in Schedule 'B' below with the right to use the common areas and facilities marked as common area in common with other owners or lawful occupiers of other flats of the said building morefully and particularly described in Schedule 'C' below. The OWNER/VENDOR declares that the said flat hereby sold is free from all encumbrances, attachments, litigation etc. and the land also have a good and marketable title. AND the Owner/Vendor hereby deliver physical possession of the said flat in favour of the Purchaser.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS

FOLLOWS :

1. That the vendor doth hereby confirm that she is fully competent to transfer the said flat and that the Vendor has good right, full power and absolute authority to convey the said flat in favour of the purchaser.
2. And the vendor has not at any time done or executed any Deed, Document etc. in respect of the present flat.
3. That the said flat or any part thereof is not impeached or encumbered to affect the title of the property.
4. That the said flat is free from all encumbrances.
5. And that it shall be lawful for the purchaser from time to time and at all times thereafter to enter into and to use the said flat and other part thereto and receive rents and profits thereof by lawful occupation and without any interruption from the Vendor or any person or persons lawfully and equitably claiming any right, title and interest on the said flat or in trust for the Vendor.

6. The Vendor hereby confirms that as per the terms of the Will of Charulata Banerjee, she offered first to purchase the scheduled flat to the existing occupiers/owners of the premises but the said occupiers/owners did not agree to purchase the same and they separately gave their written 'No Objection' to sell the scheduled flat to any outsider.
7. The Vendor also confirms that the purchaser will have exclusive right to use Overhead tank, on the Terrace of the first floor as well as on the roof of the building which are presently used by the Vendor exclusively by herself.
8. The Vendor declares that from time to time and at all times thereafter at the request and cost of the purchaser, the Vendor shall execute and perform all acts, deeds and things whichever are required for further and better right, title and interest and perfectly assuring the said flat and other part hereof unto the purchaser.
9. The Vendor also confirms that the purchaser will have the right to use the common spaces on the ground floor jointly with occupiers of the second floor of the building.

THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR AS

FOLLOWS :

1. That the purchaser shall keep the said flat in tenable and habitable condition.
2. That the purchaser shall have to pay the proportionate expenses for repairing and maintenance of building and will also bear the common expenses of the building proportionately with the other occupiers of the building. The details of such expenses have been mentioned in the Schedule 'E' herein.
3. The purchaser has been satisfied himself about the title of the Vendor in respect of the present flat.

SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece or parcel of the land measuring 5 Kothas along with a 3 storeyed building standing thereon corresponding to Kolkata Municipal Corporation premises No.20, Lansdwone Terrace presently known as 20, Kavi Sabiti Prasanna Chattopadhyay Road, P.S. Tollygunge, Kolkata - 700 026, KMC Ward No.85, and the said premises is butted and bounded as follows :

ON THE NORTH - Premises No.14, Lansdwone Terrace

ON THE SOUTH - Lansdwone terrace

ON THE EAST - Premises No.18A & 18B Lansdwone
Terrace

ON THE WEST - Premises No.22, Lansdwone Terrace

SCHEDULE 'B' ABOVE REFERRED TO :

ALL THAT piece and parcel of self-contained unit/
flat on the back portion of the First Floor measur
ing about 970 Sq.ft. super built up inclusive of
260 Sq.ft. adjacent open terrace and the said flat
is consisting of two bed rooms, two toilets,
kitchen-cum-dining space together with common
areas and facilities attached thereto and along
with undivided, undemarcated proportionate share
of land for the said flat at premises No.20,
Lansdwone Terrace, Kolkata - 700 026. That the
said flat is particularly marked by red border and
open terrace is particularly marked by green
border in the attached plan.

SCHEDULE 'C' ABOVE REFERRED TO :

1. Entrance of the premises.
2. Stair-case.
3. Passage on the Western side and the toilet for
the servants (to be used by the owner of the

first and second floor).

4. Under-ground water reservoir.
5. Electrical and Sanitary fittings (Excluding those as are installed on the particular flat).
6. Drainage and sewerage.
7. Pump room.
8. Roof of the building (for fixing Antena and for inspection of the Overhead Tank).
9. Pump on the Ground Floor will be used as common between owner of the Front side and back side flat of the First Floor.

SCHEDULE 'D' ABOVE REFERRED TO :

1. That the purchaser shall and will enjoy the said flat for residential purpose only.
2. That the plan or elevation of the flat owned by the Purchaser shall not be altered.
3. That the Purchaser shall not at any time carry any offensive or unlawful trade which may cause any nuisance, annoyance or danger to other

occupiers.

4. That the Purchaser will pay properly Municipal Tax in respect of the particular flat of the Purchaser.

5. That the Purchaser shall have the full right to sell, mortgage the present flat without obtaining any prior permission from the Vendor or any other occupiers of the building.

SCHEDULE 'E' ABOVE REFERRED TO :

The right and obligation of the purchaser which is to be borne with the other owners proportionately are as follows :

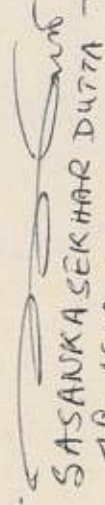
1. Expenses for painting the entire building(all common areas and outside surface).
2. Cost of electricity charges for lighting common spaces and all other common amenities.
3. All litigation charges and checking up of the building, as a whole.
4. Such expenses as would be necessary for or incidental to and any other expenses to up-keep the building.

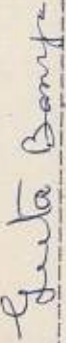
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seal this day and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of :


WITNESSES :

1. 
SANKAR SEKHAR DUTTA
4B, Sakiniketan
Pohara, Calcutta.
15/11/1984


Ganta Banerjee

SIGNATURE OF THE OWNER/VENDOR

Malabika Chakraborty
45, S.N. Roy Road
Kolkata - 700038.


Subir Dutta

SIGNATURE OF THE PURCHASER

Drafted by :

Amitabh Roy
F - 110/1104/84
Advocate.

Typed by :

Ashis Kumar

MEMO OF CONSIDERTION

1. A/C. Payee Cheque No. 998171 dated 28.04.04 drawn on Indian Bank, G.C.Avenue, Kolkata ... Rs. 1,00,000/-
2. A/C Payee Cheque/Draft No. 14 518 dated 14.10.2004 drawn on U.T. I Bank Ltd issued by LIC Housing Finance Ltd. ... Rs. 8,00,000/-
3. By way of Bank Draft drawn on 200684 H.S.C. being no 200684 dated 18.10.2004 ... Total Rs. 3,25,000/-
- ~~Rs. 12,25,000/-~~
- (Rupees Twelve Lakhs Twenty Five Thousand) only.

WITNESSES :

- 1) Sasanka Sekhar Dutta.
A.B. Narayneswar Pradhikaryee
Kant. Kof Kofa. 700026.
- 2) Anup Guhathakurki

Santa Baner

Signature of the Vendor



Senta Dany

	Thumb	First Finger	Second Finger	Ring Finger	Last Finger
Left Hand					
Right Hand					



Subri Duta

	Thumb	First Finger	Second Finger	Ring Finger	Last Finger
Left Hand					
Right Hand					

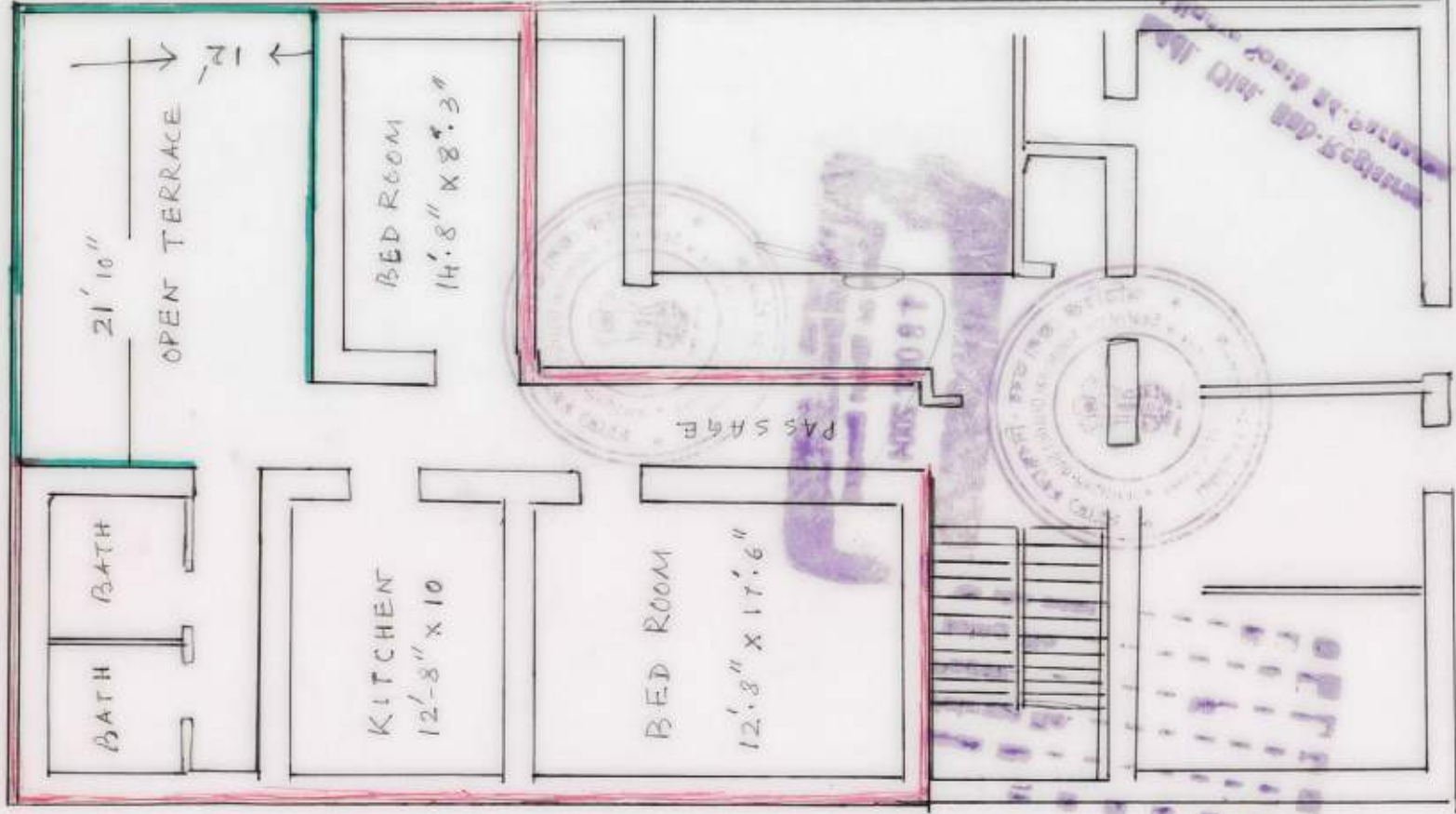


	Thumb	First Finger	Second Finger	Ring Finger	Last Finger
Left Hand					
Right Hand					



	Thumb	First Finger	Second Finger	Ring Finger	Last Finger
Left Hand					
Right Hand					

A SELF CONTAINED FLAT ON THE BACK PORTION OF THE FIRST FLOOR OF PREMISES NO 20, KAVI S.P. CHATTO PADHYAYA ROAD (FORMERLY LANSDOWN TERRACE PS TOLLYGUNJ, KOL-26, DIST. 24PGN(S) KMC NWARD-85 VENDOR: SMT GEETA BANERJEE PURCHASER: SRI SUBIR DUTTA // SUPER BUILT UP AREA OF THE FLAT 970 SQ.FT. (INCLUDING 260 SQ.FT. OPEN TR. FLAT MARED BY RED & OPEN TERRACE MARED BY GREEN



SIGNATURE OF PURCHASER
 Subir Dutta

SIGNATURE OF VENDOR
 Geeta Banerjee

Form No

8-5042-2Aps-1
Kashyap

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBIR DUTTA

CHANDRA BHUSAN DUTTA

19/01/1958

Permanent Account Number

AGLPD1744K

Signature

Signature



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

5942/04.

GRN: 192019200189439051
GRN Date: 19/02/2020 18:28:11
BRN : 46184211

Payment Mode Online Payment
Bank : ICICI Bank
BRN Date: 19/02/2020 18:30:03

DEPOSITOR'S DETAILS

Id No. : 16051000302106/5/2020
[Query No./Query Year]

Name : U S Developers Pvt Ltd
Contact No. : Mobile No. : +91 9830533787
E-mail :
Address : 103 Monohar Pukur Road Kolkata 7000029
Applicant Name : Mrs GEETA Banerjee
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000302106/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	7155
2	16051000302106/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	792

In Words : Rupees Seven Thousand Nine Hundred Forty Seven only

Total

7947

Major Information of the Deed

Deed No :	I-1605-00957/2020	Date of Registration	24/02/2020
Query No / Year	1605-1000302106/2020	Office where deed is registered	
Query Date	18/10/2004	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	GEETA Banerjee TOLLYGUNGE,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9899178938, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 12,25,000/-	Rs. 12,96,850/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,29,705/- (Article:23)	Rs. 14,270/- (Article:A(1), E)		
Remarks			

Apartment Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lansdown Terrace, Premises No: 20, Ward No: 085, Pin Code : 700026

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 970	12,25,000/-,	12,96,850/-	Floor No: 1,Apartment Type: Flat/Apartment Residential Use, Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt GEETA BANERJEE (Presentant) Wife of Late DHIRAJ KUMAR BANERJEE 20, KAVI SABITRI PRASANNA CHATTOPADHYAY ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/10/2004 , Admitted by: Self, Date of Admission: 18/10/2004 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2004 , Admitted by: Self, Date of Admission: 18/10/2004 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SUBIR DUTTA Son of Late CHANDRA BHUSAN DUTTA 4B, NAKULESWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGLPD1744K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/10/2004 , Admitted by: Self, Date of Admission: 18/10/2004 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MALABIKA CHAKRABORTY Wife of Mr ASHIS CHAKRABORTY 45, S N ROY ROAD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038			

Identifier Of Mr SUBIR DUTTA, Smt GEETA BANERJEE

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Smt GEETA BANERJEE	Mr SUBIR DUTTA-970.000000 Sq Ft

On 18-10-2004

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

Presented for registration at 18:05 hrs on 18-10-2004, at the Private residence by Smt. GEETA BANERJEE, Executant.

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 12,96,850/-

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

Execution is admitted on 18/10/2004 by 1. Mr SUBIR DUTTA, Son of Late CHANDRA BHUSAN DUTTA, 4B, NAKULESWAR BHATTACHARYA LANE, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 2. Smt GEETA BANERJEE, Wife of Late DHIRAJ KUMAR BANERJEE, 20, KAVI SABITRI PRASANNA CHATTOPADHYAY ROAD, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Identified by Mrs MALABIKA CHAKRABORTY, , Wife of Mr ASHIS CHAKRABORTY, 45, S N ROY ROAD, P.O: BEHALA, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession House wife

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,29,705/- and Stamp Duty paid by Stamp Rs 1,22,550/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27419, Amount: Rs.1,22,550/-, Date of Purchase: 11/10/2004, Treasury/Vendor name: Kolkata Collectorate

No entry in Succession Register

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 19-10-2004

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,270/- (A(1) = Rs 14,256/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 13,478/-

No entry in Succession Register

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 24-02-2020

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 14,270/- (A(1) = Rs 14,256/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 792/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/02/2020 6:30PM with Govt. Ref. No: 192019200189439051 on 19-02-2020, Amount Rs: 792/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 46184211 on 19-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,29,705/- and Stamp Duty paid by by online = Rs 7,155/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2020 6:30PM with Govt. Ref. No: 192019200189439051 on 19-02-2020, Amount Rs: 7,155/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 46184211 on 19-02-2020, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 35741 to 35779
being No 160500957 for the year 2020.



Digitally signed by SUDIHKSHIT ROY
BARMA
Date: 2020.02.26 15:09:07 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2020/02/26 03:09:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)