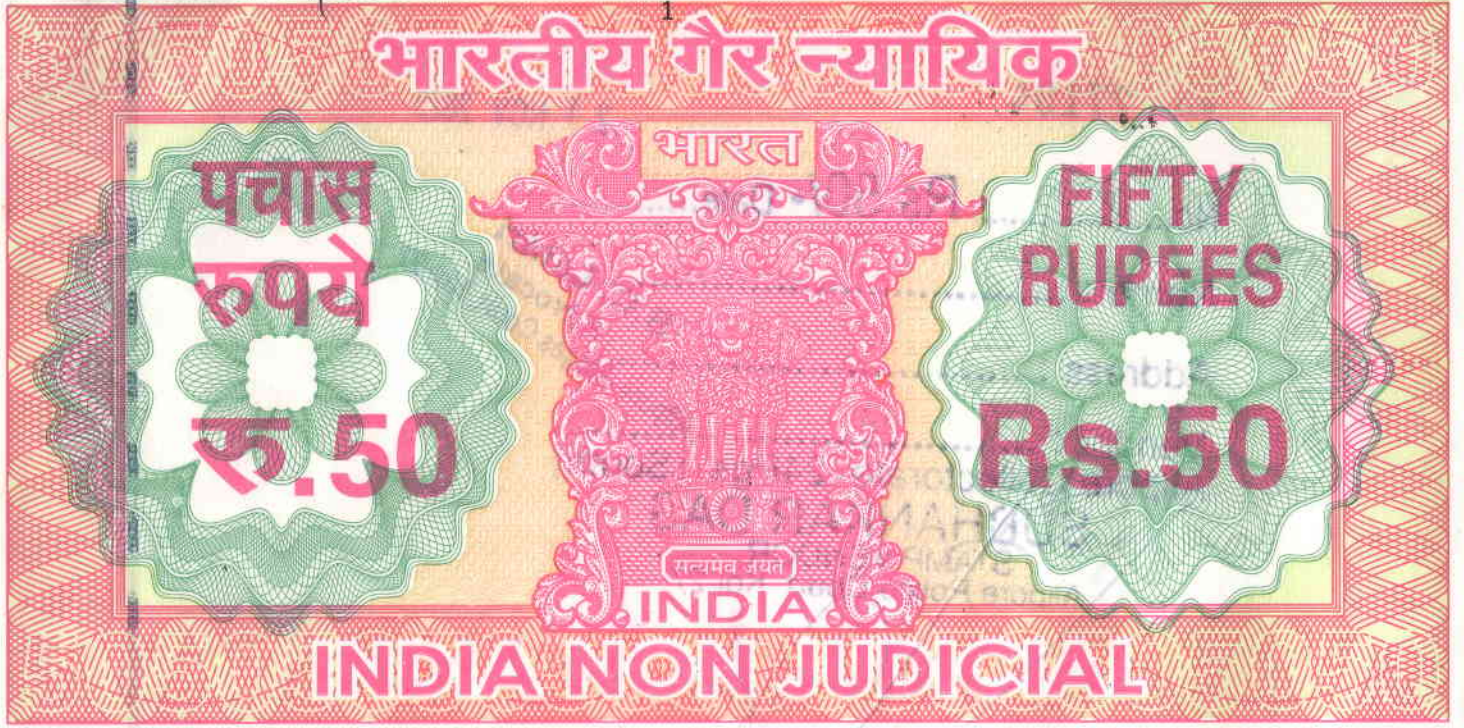


18949/23

E-18181/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 711096

28-11-23  
G-3/2903228

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

DEED OF CONVEYANCE

District Sub-Register-II/  
Alipore, South 24-pargana  
28/11/2023

This **DEED OF CONVEYANCE** made on this <sup>28<sup>th</sup></sup> day of **November**, 2023, **B E T W E E N** : (1) **SIDDHARTHA CHATTERJEE** (PAN : ACHPC9452D), (Aadhaar No. 370052042226), (2) **DIPANKAR CHATTERJEE** (PAN : ACYPC1894J), (Aadhaar No. 386415347206), both sons of Late Tripura Charan Chatterjee, by faith - Hindu, by occupation - Retired and at present residing at Premises No. 24, Suren Tagore Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019 **AND**

27194

21 NOV 2023

No..... Rs.50/- Date.....

Name :

B.C. Lahiri  
Advocate

Address :

Alipore Judges Court, Kol-27

Vendor :

Alipore Collectorate 24Pgs (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court Kol-27



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
28 NOV 2023

Rahul Kumar The  
S/o Ranves Kumar  
Sunrise Junction, Tower Manari-5  
3rd floor, 3B, WB-743387  
P.O. Kumarchat; P.S. Baruipur

**(3) ANURADHA MUKHERJEE** (PAN : ANCPM9632M), (Aadhaar No. 835159886619), married daughter of Late Tripura Charan Chatterjee and wife of Late Swarup Kr. Mukherjee, by faith – Hindu, by occupation - Housewife and at present residing at 55/4, Ballygunge Circular Road, Nobo Kailash Co-operative, Flat no. 4H, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, hereinafter jointly referred to as the **'Vendors'** (which expression shall unless excluded by or repugnant to the context shall be deemed to include their respective heirs, executors, administrators, representatives and assigns) on the **FIRST PART**.

**AND**

**M/S. DEEPAJ CONSTRUCTION PRIVATE LIMITED** (PAN : AACCD5069P), a company incorporated under the Companies Act, 1956 and having its registered office at No. 48/1A, Dr. Suresh Sarkar Road, Post Office – Entally, Police Station – Beniapukur, Kolkata – 700014, represented by one of the Director Smt. Jayati Paul (PAN : AKEPP6359B), (Aadhaar No. 3155 3165 1768) (Mobile No. 9836968333), wife of Sri Madhab Chandra Paul, by faith – Hindu, by occupation – Business and carrying on business at and/or from Premises No. 48/1A, Dr. Suresh Sarkar Road, Post Office – Entally, Police Station – Beniapukur, Kolkata – 700014, hereinafter referred to as the **'PURCHASER'** (which expression shall unless excluded by or repugnant to the context shall be deemed to include its successor-in-office and assigns) on the **SECOND PART**.

**WHEREAS** at all material time Eastern Bank Limited was the absolute owner of a larger plot of land comprised within Municipal Premises No. 14, Gariahat Road, Kolkata.



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**AND WHEREAS** by and/or under a Deed of Conveyance dated 22<sup>nd</sup> April, 1938 and registered before the Kolkata Registration Office in Book No. I, Volume No. 60, Pages 90 to 94, Being No. 1538 for the year 1938, the said Eastern Bank Limited sold, transferred and alienated to M/s. Regent Estates Limited of No. 9, Royal Exchange Place, Kolkata, a portion of the said Premises No. 14, Gariahat Road, measuring 3 Cottah 15 Chittack and 21 Sq. ft., being Plot No. 32 at a valuable consideration.

**AND WHEREAS** by and/or under an Indenture of Sale dated 27<sup>th</sup> September, 1939 and registered before the Sub-Registration Office at Sealdah in Book No. I, Volume No. 45, Paged 7 to 16, Being No. 2094 for the year 1939, the said Regent Estates Limited as Vendors sold, transferred and alienated the said Plot No. 32, measuring more or less 3 Cottah 15 Chittack 24 Sq. ft., being a divided and demarcated portion of Municipal Premises No. 14, Gariahat Road, Police Station – Gariahat, Post Office – Ballygunge, Kolkata – 700019 unto and in favour of one Smt. Sudhansu Bala Devi, wife of Sambhu Charan Chatterjee, at a valuable consideration.

**AND WHEREAS** upon acquiring the ownership on the said plot of land, the said Sudhansu Bala Devi duly mutated her name in the records of Kolkata Municipal Corporation as owner thereof, whereupon Kolkata Municipal Corporation re-numbered the said premises as Municipal Premises No. 24, Suren Tagore Road, Kolkata – 700019.

**AND WHEREAS** the said Sudhansu Bala Devi constructed on the said plot of land a three storied (ground + upper two storied) brick built residential house on the said plot of land and made payment of all municipal rates, taxes and other outgoings in respect thereof to Kolkata Municipal Corporation without committing any default whatsoever.



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**AND WHEREAS** by and/or under a Bengali Deed of Family Settlement / Trust dated 20<sup>th</sup> May, 1963 and registered before the Office of Sub-Registrar at Sealdah in Book No. I, Volume No. 28, Page 227 to 239, Being No. 1253 for the year 1963, the said Sudhansu Bala Devi transferred and alienated the said plot of land with building comprised within Municipal Premises No. 24, Suren Tagore Road, Police Station – Gariahat, Kolkata – 700019 unto and in favour of herself, her husband Sambhu Charan Chatterjee and her eldest son Tripura Charan Chatterjee as joint trustee of the trust estate along with several other immovable properties owned by the said Sudhansu Bala Devi as settlor with the mandate that upon the death of the said settlor Sudhansu Bala Devi the aforesaid remaining trustees shall divide and demarcate the said three storied brick built house with land comprised within Municipal Premises No. 24, Suren Tagore Road, Kolkata, in three several parts and parcel as indicated in the said Deed of Trust and shall makeover each of the said three units separately to her three sons namely Tripura Charan Chatterjee, Pinaki Ranjan Chatterjee and Adi Deb Chatterjee absolutely and forever in their equal share as their absolute property free from trust with a right to hold, possess, enjoy and to alienate or dispose of the same as per their absolute discretion with the proviso that since the second son Pinaki Ranjan Chatterjee was not having any issue upon his death, his 1/3<sup>rd</sup> share of ownership in the said property shall be used, utilised and possessed by his widow Smt. Kanika Chatterjee during her lifetime as life interestee and upon her death the undivided 1/3<sup>rd</sup> share of ownership of the said Pinaki Ranjan Chatterjee shall devolve upon the male descendant of Tripura Charan Chatterjee namely Siddhartha Chatterjee and Dipankar Chatterjee, the Vendors no. 1 and 2 herein, in their equal ½ share therein absolutely and forever. Thus, upon the death of Smt. Kanika Chatterjee, Vendors 1 and 2, namely Siddhartha Chatterjee and Dipankar Chatterjee, will receive Smt. Kanika Chatterjee's 1/3<sup>rd</sup> share equally (½ each).



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**AND WHEREAS** in terms of the said mandate given by the said Sudhansu Bala Chatterjee in the said Deed of Trust dated 20<sup>th</sup> May, 1963, the joint trustees in implementation of the said mandate duly made over three separate units and/or portions of the said three storied brick-built house together with the land comprised within Municipal Premises No. 24, Suren Tagore Road, Kolkata, to the said three beneficiaries namely Tripura Charan Chatterjee, Pinaki Ranjan Chatterjee and Adi Deb Chatterjee upon the death of Sudhansu Bala Chatterjee on 4<sup>th</sup> October, 1994 provided further since Pinaki Ranjan Chatterjee died on 12<sup>th</sup> June, 1983 prior to the death of the said Sudhansu Bala Chatterjee, his 1/3<sup>rd</sup> undivided share of ownership in the said immovable property was made over to his widow Smt. Kanika Chatterjee as life interestee thereof.

**AND WHEREAS** on 31<sup>st</sup> January, 2015, the said Smt. Anima Chatterjee (predeceased), wife of Tripura Charan Chatterjee died intestate leaving behind her husband Tripura Charan Chatterjee and the Vendors herein as her only Class – I heirs and legal representatives who have jointly inherited their respective undivided share of ownership of the said immovable property.

**AND WHEREAS** on 9<sup>th</sup> February, 2020, the said Tripura Charan Chatterjee having had his individual 1/3<sup>rd</sup> undivided share of ownership in the said immovable property died intestate leaving behind him his two sons namely Siddhartha Chatterjee and Dipankar Chatterjee, the Vendors no. 1 and 2 herein and one married daughter namely Anuradha Mukherjee, the Vendors no. 3 herein as his Class – I heirs and legal representatives within the meaning of Hindu Succession Act, 1956 who have jointly inherited the estate left by the said Tripura Charan Chatterjee including the said 1/3<sup>rd</sup> undivided share of ownership in Premises No. 24, Suren Tagore Road, Kolkata, in their equal 1/3<sup>rd</sup> undivided share each therein and thereby each of the said heirs acquired 1/9<sup>th</sup> undivided share of ownership in the said immovable property.



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**AND WHEREAS** on 18<sup>th</sup> January, 2017 the said Kanika Chatterjee, widow of late Pinaki Ranjan Chatterjee died intestate whereupon as per the mandate given in the said Deed of Trust the 1/3<sup>rd</sup> undivided share of ownership of late Pinaki Ranjan Chatterjee devolved upon the first and second Vendors herein in their equal 1/6<sup>th</sup> and thereby the individual shareholding of first Vendors became 5/18<sup>th</sup>, the individual shareholding of second Vendors became 5/18<sup>th</sup> and the individual shareholding of third Vendors became 1/9<sup>th</sup>, totalling 2/3<sup>rd</sup> undivided share in the said immovable property.

**AND WHEREAS** the youngest son of the said settlor Adi Deb Chatterjee was allotted with 1/3<sup>rd</sup> share of ownership in the said immovable property as his absolute property free from trust as per the mandate contained in the said Deed of Trust and having had such ownership on 22<sup>nd</sup> December, 1998 the said Adi Deb Chatterjee died intestate leaving his widow Smt. Rama Chatterjee and three daughters namely Chandana Chatterjee, Anjana Chatterjee and Ranjana Chatterjee as his Class - I heirs and legal representatives who have jointly inherited the estate left by the said Adi Deb Chatterjee in their equal 1/4<sup>th</sup> undivided share of ownership therein and thereby the individual shareholding of the said four heirs and legal representatives became 1/12<sup>th</sup> each in the said immovable property.

**AND WHEREAS** by and/or under a Deed of Gift dated 28<sup>th</sup> November, 2023 and registered before DSR - III....., at Alipore recorded in Book No. I, Volume No. 1603:2023..., Pages ..... to ....., Being No. ..1603018180..... for the year 2023, namely Siddhartha Chatterjee, & Dipankar Chatterjee son of Late Tripura Charan Chatterjee transferred and alienated 10% undivided share of ownership which was jointly acquired by them from Late Pinaki Ranjan Chatterjee in the said immovable property unto and in favour of the co-owners namely Rama Chatterjee, Chandana Chatterjee, Anjana Chatterjee, Ranjana Chatterjee & Anuradha Mukherjee in consideration of love and affection absolutely and forever.

*Sanghi Paul*



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**AND WHEREAS** the present Vendors, First Part herein, are now joint Owners having undivided share of land i.e. 2 K. 08 Ch. 29.76 Sqft. out of total area of land 3K.-15 Ch. - 24 Sqft. and 3692.16 Sqft. in the existing three storied structure standing thereon having a total area of 5769 Sqft. at the said immovable property.

**AND WHEREAS** the other co-owners namely Rama Chatterjee, Chandana Chatterjee, Anjana Chatterjee and Ranjana Chatterjee are now joint Owners having undivided share of land i.e. 1 K. 06 Ch. 39.24 Sqft. out of total area of land 3K.-15 Ch. - 24 Sqft. and 2076.84 Sqft. in the existing three storied structure standing thereon having a total area of 5769 Sqft. at the said immovable property.

**AND WHEREAS** in the manner as aforesaid the present Vendors & the co-owners are now joint owners having their respective undivided share at premises no. 24, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata – 700019 having an area of 3 Cottah 15 Chittack 24 Sq. ft. together with a three storied brick built residential house standing thereon, herein after referred to as the “said property” morefully & particularly described in the first schedule hereunder written.

**AND WHEREAS** the Vendors, First Part herein, have offered to sell their undivided share of ownership at said property along with their undivided share in the structure standing thereon being Premises No. 24, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata – 700019 morefully and particularly described in the second schedule herein below and the present Purchaser agreed to purchase the same at or for a total consideration amount of Rs. 2,40,00,000/- (Rupees Two Crores and Forty Lakhs) only/- on such terms conditions as mentioned hereinafter.



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**AND WHEREAS** it has been agreed by and between the Vendors, First Part herein and the Purchaser, Second Part herein, that all tenant liabilities and/or compensation amount to be borne by the present Purchaser namely Deepraj Construction Pvt. Ltd.

**AND WHEREAS** the Vendors have amicably agreed and settled that irrespective of their shares in the aforesaid property the consideration sum of Rs 2,40,00,000/- (Rupees Two Crores and Forty Lakhs) shall be divided equally between themselves and, as per their direction, the Purchaser agreed to do accordingly.

**AND WHEREAS** the purchaser has adopted a resolution in the meeting of its Board of Directors dated 20.11.2023 that to purchase the said undivided share of ownership in the said immovable property is beneficial to the business interest of the purchaser and Smt. Jayati Paul one of the directors of the purchaser company is authorised and empowered to sign and execute this Deed of Conveyance for and on behalf of the purchaser.

**AND WHEREAS** the Vendors shall sale and the purchaser shall purchase the Vendors' joint undivided share of ownership at the said property together with common rights and facilities and/or amenities attached thereto at or for a total consideration of Rs. 2,40,00,000/- (Rupees Two Crores and Forty Lakhs) only/- as more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the "Vendors Share".to be paid by the Purchaser in the following manner :

- a) Rs. 80,00,000/- (Rupees Eighty Lakhs Only) paid to Siddhartha Chatterjee, Vendors No. 1 herein, as and by way of earnest money and/or part consideration money on or before execution of this Deed of conveyance.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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- b) Rs. 80,00,000/- (Rupees Eighty Lakhs Only) paid to Dipankar Chatterjee, Vendors No. 2 herein, as and by way of earnest money and/or part consideration money on or before execution of this Deed of conveyance.
- c) Rs. 80,00,000/- (Rupees Eighty Lakhs Only) paid to Anuradha Mukherjee, Vendors No. 3 herein, as and by way of earnest money and/or part consideration money on or before execution of this Deed of conveyance.

**AND WHEREAS** Immediate after executing this Deed of Conveyance, the Vendors shall hand over peaceful vacant khas possession of their share and all the original copies of deeds, Deed of family settlement, death certificates, Mutation Certificate, CESC Electricity Bill and/or all original papers related to the said property to the purchaser.

**NOW THIS INDENTURE WITNESSES AS FOLLOWS** that in consideration of a sum of **Rs. 2,40,00,000/-** (Rupees Two crore Forty Lakhs) only paid by Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby sell transfer convey assign grant assure) release and discharge their share unto and to the use of the said purchaser free from all encumbrances **AND FURTHER** simultaneously with the execution of this Deed of Conveyance the Vendors delivers vacant possession of the aforesaid property to the Purchaser **ALL THAT** the piece and parcel of revenue free land 2 Cottah 08 Chittack 29.76 Sq.ft. out of total land area 3Cottah 15 Chittack 24 Sq.ft. together with a proportionate area of 3692.16 sqft. in the three storied residential house standing thereon having a total area of 5769 Sqft. situated at premises no. 24, Suren Tagore Road, Police Station – Gariahat, Post Office – Ballygunge, KMC Ward No. 68, Dihi Panchannagram, Division – V, Sub-Division – J,



DISTRICT SUB REGISTRAR-III  
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Mouza – East Gadsha, being a portion of old larger Premises No. 14, Gariahat Road, Kolkata – 700019, within K.M.C. Ward No. 68 hereinafter referred to as the said “Vendors Share” in the said property **TOGETHER WITH** all other easement rights including the right of ingress and egress **TOGETHER WITH** all other easement and/or facilities and/or amenities attached thereto free from all encumbrances, charges liens, attachments whatsoever, **TOGETHER WITH** the appurtenances belonging thereto **TOGETHER WITH** all ways waters watercourses lights liberties privileges easements and appurtenances, whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto **AND ALL** the estate right, title, interest, claim, demand, whatsoever of the Vendors unto and upon the same and every part thereto **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser, successor or successors in office legal representatives and/or assigns absolutely and forever together with all title, deeds, writings, muniments and other evidences of title and the Vendors doth hereby covenant with the Purchaser, successor or successors in office legal representatives and/or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments, or defect in title, whatsoever therein **AND THAT** the Vendors have full power and absolute authority to sell their share in the said property in manner as aforesaid **AND THAT** Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any demand, whatsoever from the Vendors or any person or persons claiming together or under her **AND FURTHER** that the Vendors her heirs, executors, administrators, legal representatives and/or assigns covenant shall indemnify the Purchaser, if there is any breach of the recitations in the aforesaid deed/indenture **AND FURTHER** that the Vendors or any person or persons having or lawfully or equitably claiming any estate or right title interest whatsoever in the said property or part thereof from under or in trust for the Vendors or from or under or any of her ancestors in interest at the request and at the cost of the



DISTRICT SUB REGISTRAR-III  
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Purchaser, their executors, administrators, legal representatives and/or assigns from time to time shall do and execute or cause to be done and executed such acts deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, successor or successors in office legal representatives and/or assigns accordingly, to the true intents and meaning of this deed as shall or may be reasonably required.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Said Property)**

**ALL THAT** a piece & parcel of land measuring 3 Cottah 15 Chittack 24 Sq. ft. together with a three storied brick built structure having an area of 5769 Sqft. residential house standing thereon and comprised within Kolkata Municipal Corporation Premises No. 24, Suren Tagore Road, Police Station – Gariahat, Post Office – Ballygunge, KMC Ward No. 68, Dihi Panchannagram, Division – V, Sub-Division – J, Mouza – East Gadsha, being a portion of old larger Premises No. 14, Gariahat Road, Kolkata – 700019 and butted and bounded by –

ON THE NORTH : By 25, Suren Tagore Road.

ON THE SOUTH : By premises no. 23, Suren Tagore Road.

ON THE EAST : By 30'-0" wide Suren Tagore Road.

ON THE WEST : By premises no. 14/6, Gariahat Road.



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**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Vendors Share)**

**ALL THAT** undivided share of ownership i.e. measuring 2 K. 08 Ch. 29.76 Sqft. out of total area of land 3K.-15 Ch. - 24 Sqft. and 3692.16 Sqft. in the existing three storied structure standing thereon having a total area of 5769 Sqft. situated at 24, Suren Tagore Road, Police Station – Gariahat, Post Office – Ballygunge, within Kolkata Municipal Corporation, Ward No. 68, Dihi Panchannagram, Division – V, Sub-Division – J, Mouza – East Gadsha, being a portion of old larger Premises No. 14, Gariahat Road, Kolkata – 700019 and butted and bounded by –

Suren Tagore Road

ON THE NORTH : By 25, Suren Tagore Road.

ON THE SOUTH : By premises no. 23, Suren Tagore Road.

ON THE EAST : By 30'-0" wide Suren Tagore Road.

ON THE WEST : By premises no. 14/6, Gariahat Road.



DISTRICT SUB REGISTRAR-III  
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**IN WITNESS WHEREOF** the parties hereto of the first and second part set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED  
BY THE ABOVENAMED PARTIES  
HEREIN AT KOLKATA IN PRESENCE OF**

1. *Rahul K. Jha*  
*s/o Ranvir Kumar Jha*  
*17, Suman Pagar Road*  
*Kolkata - 700019.*

*V. Chatterjee*

*Shakey V.*

*D. Chakraborty*

**( VENDORS / FIRST PART )**

2. *P. K. Saha*  
*Ain Jalil Ch*  
*422*

*P. K. Saha*  
*P. K. Saha*  
*Ain Jalil Ch*  
*422*  
*W. Saha*

DEEPRAJ CONSTRUCTION PVT. LTD.

*Jayanti Paul*  
Director

**( PURCHASER / SECOND PART )**



DISTRICT SUB REGISTRAR-III  
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**MEMO OF CONSIDERATION**

**RECEIVED** from the within mentioned purchaser the within mentioned earnest money of **Rs. 2,40,00,000/- (Rupees Two Crore Forty Lakh only)** in the following manner :-

SL. NO	NAME	DATE	CHEQUE/ RTGS	AMOUNT	TDS (1%)	TOTAL (Rs.)
1	Siddhartha Chatterjee	28.11.2023	Ch. No. 959982 SBI CIT ROAD Branch.	79,20,000	80,000	80,00,000
2	Dipankar Chatterjee	28.11.2023	UTR No. SBINR520231128 86280466	79,20,000	80,000	80,00,000
3	Anuradha Mukherjee	28.11.2023	Ch. No. 959983 SBI CIT ROAD Br.	79,20,000	80,000	80,00,000
	<b>TOTAL</b>			<b>2,37,60,000</b>	<b>2,40,000</b>	<b>2,40,00,000</b>

**(Rupees Two Crore Forty lakh only)**

**Witness :**

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

*[Handwritten Signature]*












*[Handwritten Signature]*

*[Handwritten Signature]*

**SIGNATURE OF THE VENDORS**














DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
2/8 NOV 2023

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name SIDDHARTHA CHATTERJEE

Signature S. Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DIPANKAR CHATTERJEE

Signature Dipankar

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANURADHA MUKHERJEE

Signature A. Mukherjee



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**28 NOV 2023**

Thumb

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middle finger

ring finger

small finger



left hand					
right hand					

Name..... JAYATI PAUL .....

Signature..... Jayati Paul .....

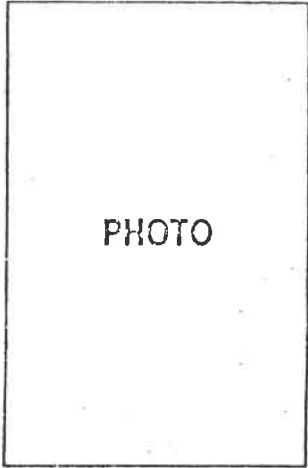
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ring finger

small finger



left hand					
right hand					

Name.....

Signature.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature.....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**28 NOV 2023**



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEEPAJ CONSTRUCTION  
PRIVATE LIMITED



07/07/2006  
Permanent Account Number  
AACCD5069P

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/औद्योगिक :  
आयकर पैन सेवा यूनिट, यू टी एस एल सी यू एन,  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.

DEEPAJ CONSTRUCTION PVT. LTD.

Director



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



192023240296893818

GRN Details

GRN:	192023240296893818	Payment Mode:	SBI Epay
GRN Date:	27/11/2023 16:12:39	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1578147347228	BRN Date:	27/11/2023 16:13:12
Gateway Ref ID:	5139222805	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	271120232029689380	Payment Init. Date:	27/11/2023 16:12:39
Payment Status:	Successful	Payment Ref. No:	2002903228/2/2023
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	DEEPAJ CONSTRUCTION PVT LTD
Address:	48/1A, DR. SURESH SARKAR ROAD,
Mobile:	9748746394
Email:	dpclkol@yahoo.com
Depositor Status:	Buyer/Claimants
Query No:	2002903228
Applicant's Name:	Mr Bapi Das
Identification No:	2002903228/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	27/11/2023
Period To (dd/mm/yyyy):	27/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002903228/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	1200020
2	2002903228/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	240014
			<b>Total</b>	<b>1440034</b>

IN WORDS: FOURTEEN LAKH FORTY THOUSAND THIRTY FOUR ONLY.

### Major Information of the Deed

Deed No :	I-1603-18181/2023	Date of Registration	28/11/2023
Query No / Year	1603-2002903228/2023	Office where deed is registered	
Query Date	27/11/2023 3:44:21 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, 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. 2,40,00,000/-	Rs. 2,40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,00,070/- (Article:23)	Rs. 2,40,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



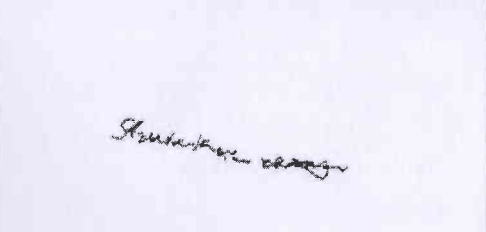


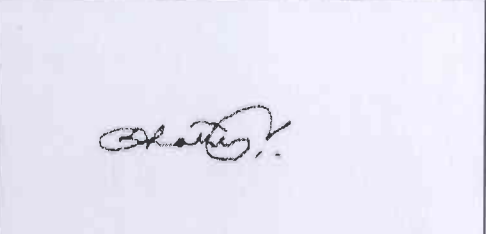


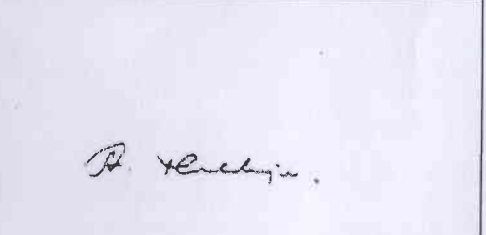
District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren Tagore Road, , Premises No: 24, , Ward No: 068 Pin Code : 700019

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	2 Katha 8 Chatak 29.76 Sq Ft	2,15,00,000/-	2,15,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>4.1932Dec</b>	<b>215,00,000 /-</b>	<b>215,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3692.16 Sq Ft.	25,00,000/-	25,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1292.16 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3692.16 sq ft</b>	<b>25,00,000 /-</b>	<b>25,00,000 /-</b>	



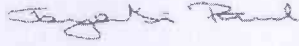
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SIDDHARTHA CHATTERJEE</b> Son of Late TRIPURA CHARAN CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office		 Captured	
	28/11/2023	LTI 28/11/2023	28/11/2023	
24, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2D, Aadhaar No: 37xxxxxxxx2226, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office				
2	<b>Name</b> <b>Mr DIPANKAR CHATTERJEE</b> Son of Late TRIPURA CHARAN CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office		 Captured	
	28/11/2023	LTI 28/11/2023	28/11/2023	
24, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4J, Aadhaar No: 38xxxxxxxx7206, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office				
3	<b>Name</b> <b>Mrs ANURADHA MUKHERJEE</b> Daughter of Late TRIPURA CHARAN CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office		 Captured	
	28/11/2023	LTI 28/11/2023	28/11/2023	
BALLYGUNGE CIRCULAR ROAD, 55/4, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx2M, Aadhaar No: 83xxxxxxxx6619, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office				



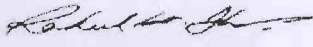
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DEEPAJ CONSTRUCTION PRIVATE LIMITED</b> 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs JAYATI PAUL</b> <b>(Presentant)</b> Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office		 Captured	
		Nov 28 2023 1:13PM	LTI 28/11/2023	28/11/2023
48/1A, DR SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAHUL KUMAR JHA</b> Son of RANVEER KUMAR SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, KUMAH, Flat No: 3B, City:- , P.O:- BARUIPORE, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387		 Captured	
	28/11/2023	28/11/2023	28/11/2023
Identifier Of Mr SIDDHARTHA CHATTERJEE, Mr DIPANKAR CHATTERJEE, Mrs ANURADHA MUKHERJEE, Mrs JAYATI PAUL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA CHATTERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-1.39773 Dec
2	Mr DIPANKAR CHATTERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-1.39773 Dec
3	Mrs ANURADHA MUKHERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-1.39773 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA CHATTERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-1230.72000000 Sq Ft
2	Mr DIPANKAR CHATTERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-1230.72000000 Sq Ft
3	Mrs ANURADHA MUKHERJEE	DEEPAJ CONSTRUCTION PRIVATE LIMITED-1230.72000000 Sq Ft

**Endorsement For Deed Number : I - 160318181 / 2023**

**On 28-11-2023**

**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.

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

Presented for registration at 11:36 hrs on 28-11-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL ,.

**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 2,40,00,000/-

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

Execution is admitted on 28/11/2023 by 1. Mr SIDDHARTHA CHATTERJEE, Son of Late TRIPURA CHARAN CHATTERJEE, 24, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 2. Mr DIPANKAR CHATTERJEE, Son of Late TRIPURA CHARAN CHATTERJEE, 24, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 3. Mrs ANURADHA MUKHERJEE, Daughter of Late TRIPURA CHARAN CHATTERJEE, BALLYGUNGE CIRCULAR ROAD, 55/4, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr RAHUL KUMAR JHA, , , Son of RANVEER KUMAR, SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, KUMAH, Flat No: 3B, P.O: BARUIPORE, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

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

Execution is admitted on 28-11-2023 by Mrs JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr RAHUL KUMAR JHA, , , Son of RANVEER KUMAR, SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, KUMAH, Flat No: 3B, P.O: BARUIPORE, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,40,046.00/- ( A(1) = Rs 2,40,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2023 4:13PM with Govt. Ref. No: 192023240296893818 on 27-11-2023, Amount Rs: 2,40,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 1578147347228 on 27-11-2023, Head of Account 0030-03-104-001-16

**Amount of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,00,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 12,00,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 27194, Amount: Rs.50.00/-, Date of Purchase: 21/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2023 4:13PM with Govt. Ref. No: 192023240296893818 on 27-11-2023, Amount Rs: 12,00,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1578147347228 on 27-11-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I**

**Volume number 1603-2023, Page from 500931 to 500956  
being No 160318181 for the year 2023.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.11.29 18:01:47 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 29/11/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**