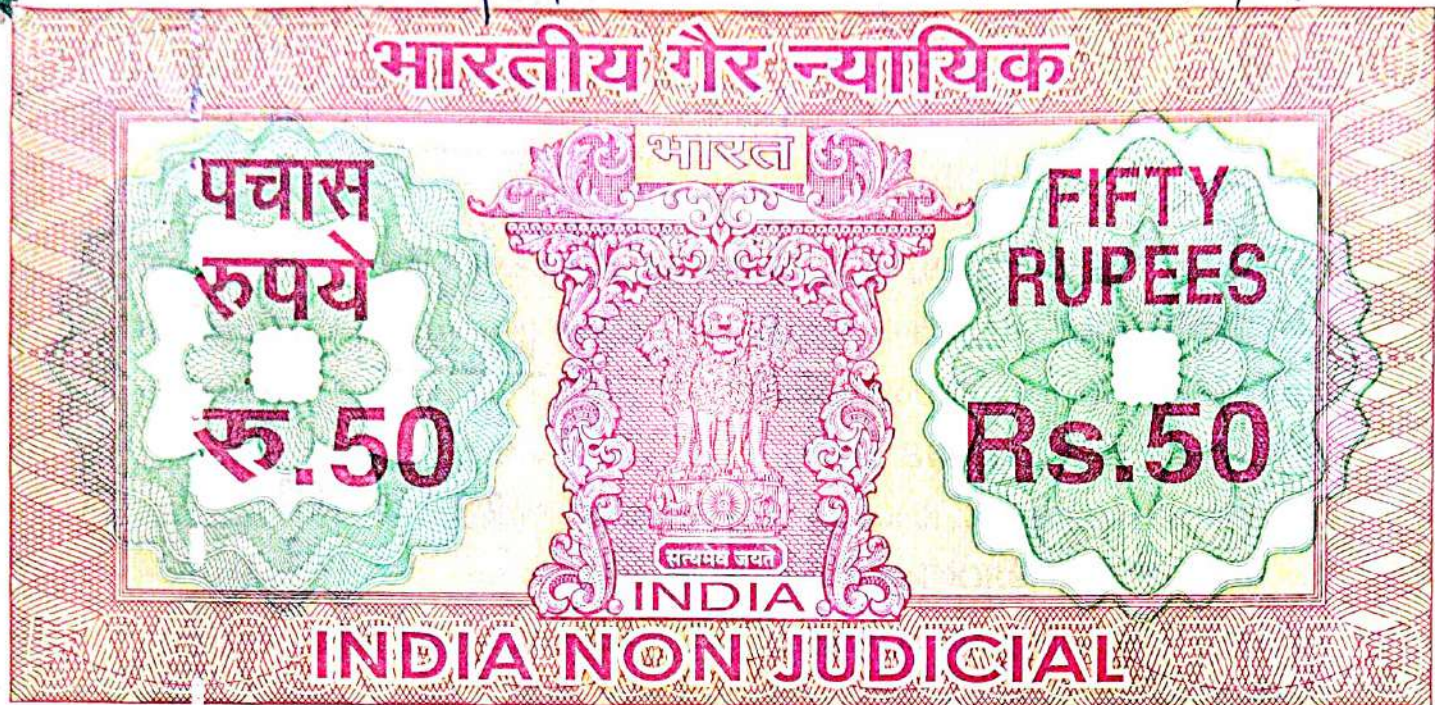


12/01/19

J-1152/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 556379

Certified that the document is submitted to me by the parties. The signatures of the parties and the amount of stamp duty paid are as per the document and are the part of the document.

Attest. Sub-Registrar
Alipore, South 24 Parganas

25 FEB 2019

DEED OF SALE

THIS DEED OF SALE made and executed on this 25th day of February, Two Thousand and Nineteen BETWEEN:

(1) SMT. KAMALA BANERJEE, (PAN- BWVPB7103H), wife of Late Subrata Banerjee, by nationality Indian, by faith Hindu, by occupation housewife, (2) SRI SUSOBHAN BANERJEE, (PAN - BLHPB1400Q), son of Late Sisir Kumar Banerjee, by nationality Indian, by faith Hindu, by occupation

Handwritten notes on the left margin: '25.2.19', '13:25', and '20688/19'.

147803

SWAPAN KUMAR DAS
Advocate
High Court, Calcutta

NAME.....
AL.#.....
Rs.
22 FEB 2019
SURAJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
20 A. F. 5, Row Road, Kolkata

[Handwritten signature]

22 FEB 2019
22 FEB 2019



Adm. Dist. Sub-Registrar Alipore
25 FEB 2019
South 24 Parganas Kolkata-700027

Abhay Bada Jm
S/o Lati S Jm
26. R. P. Lane
Kolkata-26
P.S & P.O - *[Handwritten signature]*

business and (3) SRI SRIKRISHNA BANERJEE, (PAN - APIP3434J), son of Late Sisir Kumar Banerjee, by nationality Indian, by faith Hindu, by occupation service all residing at Premises No.10E, Jamini Roy Sarani, (formerly Ballygunge Place East), Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, in the District of South 24-Parganas hereinafter collectively called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART;

AND

GRIHO NIRMAN ASSOCIATES, (PAN:AAFFG9883N), a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, herein represented by its partners SRI ASHOKE KUMAR ROY, (PAN: ADEPR5803R), son of Late Hirendra Lal Roy by faith Hindu, by occupation Business residing at the premises No.1/1A, Jamini Roy Sarani (Ballygunge Place East), Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019 and SRI ARJUN SINGH, (PAN:ASQPS8610L), son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Post Office Ballygunge Police Station Gariahat, Kolkata-700 019 in the District of South 24-Parganas hereinafter collectively referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives successors-in-office and assigns) of the OTHER PART;

WHEREAS one Surendra Nath Banerjee purchased all that piece or parcel of land measuring 1 (One) Bigha, 7 (Seven) Cottahs and 12 (Twelve) Square Feet more or less from one Abdul Wahed Khan and Abdul Sattar Khan by a duly executed Deed of Conveyance dated 31st May 1915 which was registered in the office of District Sub Registrar at Alipore, District 24 Parganas and recorded in Book No.1, Volume 15, Pages 233 to 238, Being No. 1478 for the year 1915.

AND WHEREAS the said Surendra Nath Banerjee thus became seized and possessed of the said land as absolute Owner free from all encumbrances and subsequently sold and transferred a portion of the said land measuring 14 (Fourteen) Cottahs, 3 (Three) Chittacks to other persons out of the total land and retained in possession the remaining portion of the land measuring 13 (Thirteen) Cottahs, 1 (One) Chittack and 33 (Thirty Three) Square feet more or less and built and erected a two storied building, out houses and compound wall for residential place of his family members and the same was assessed as premises no. 10, Dehi Serampore Lane in the Municipal Register of Corporation of Calcutta.

AND WHEREAS while thus seized and possessed as a absolute Owner of the said premises no. 10, Dehi Serampore Lane, Police Station Ballygunge, District 24 Parganas, the said Surendra Nath Banerjee died intestate on 21st April 1936, who was governed by the Dhayabhaga School of Law as was then prevailing, leaving behind him his wife Smt Sarala Bala Devi and five sons namely Sachi Kumar Banerjee, Sanat Kumar Banerjee, Surhid Kumar Banerjee, Sisir Kumar Banerjee and Sushil Kumar Banerjee as his legal heirs

and heiress to inherit the said property in accordance with the provision of Hindu Law as was then prevailing.

AND WHEREAS the said legal heirs and heiress thus became seized and possessed of the said property jointly as absolute joint Owners thereof, left by said late Surendra Nath Banerjee.

AND WHEREAS the said joint Owners out of the said premises where the out house stood, got the same demolished and jointly built and constructed a separate one storied building in the separate portion of the said premises for their joint occupation at their own cost and expenses.

AND WHEREAS the said two separate buildings were assessed, registered and renumbered as respective premises Nos. 10A and 10B, Dehi Serampore Lane Calcutta in the record of Municipal Register of Corporation of Calcutta.

AND WHEREAS by a Deed of Partition dated 8th July 1955 made amongst all the joint Owners in respect of premises no. 10A and 10B Dehi Serampore Lane Calcutta comprising of two separate brick built buildings standing and erected on portion of the said land measuring 13 (Thirteen) Cottahs, 1 (One) Chittacks, 33 (Thirty Three) Square Feet of Revenue Redeemed Land more fully described in Schedule "A" of the said Deed of Partition together with a plan which was made a part of the said Deed of Partition were divided by Metes and Bounds in five equal parts and separately allotted in five lots bounded with distinct border and bearing distinctive lot nos

to five sons of Surendra Nath Banerjee and the said Sarala Bala Devi was given maintenance during her natural life in lieu of her share in the said property and to be paid by the said five co-sharers, which was registered in the office of Sub- Registration Office at Sealdah, District 24 Parganas and recorded in Book No. 1, Volume No. 30, Being No. 1504 for the year 1955.

AND WHEREAS the northern portion of the said one storied building comprising of 2 (Two) Cottahs, 11 (Eleven) Chittacks of Revenue Redeemed Land forming out of the said premises no. 10B Dehi Serampore Lane Calcutta numbered as lot No. 4 in the said partition plan and also fully described in Schedule "Kha" of the said Deed of Partition was exclusively allotted to Sushil Kumar Banerjee in his one-fifth share.

AND WHEREAS Sushil Kumar Banerjee thus became seized and possessed of exclusively as absolute Owner thereof of the said property as described as lot No.4 in the said partition plan and more fully described in the said Deed of Partition free from all encumbrances.

AND WHEREAS Sushil Kumar Banerjee got his name mutated in the records of the Corporation of Calcutta and the said property measuring about 2 Cottahs 11 Chittacks more or less was assessed and renumbered as premises no.10D, Dehi Serampore Lane, thereafter renamed as Ballygunge Place East at present known as Jamini Roy Sarani.

AND WHEREAS Sushil Kumar Banerjee since after said partition constructed the first floor on the said one storied building and was in khas

possession of the entire vacant land being western portion of the said premises along with full right of easement of access and of all user right on the 12 feet wide common passage to the north of the said premises and also to 4 feet wide common passage to the west of the said premises, for the enjoyment of the premises.

AND WHEREAS by virtue of a Sale Deed dated 25.7.1979 made between Sushil Kumar Banerjee, therein referred to as the Vendor of the One Part and Smt. Madhabi Basu, therein referred to as the Purchaser of the other part, the said Sushil Kumar Banerjee sold, conveyed, transferred one half share of All That piece or parcel of land measuring 2 Cottahs 11 Chittacks, more or less together with two storied pucca masonry building together with all fixtures and fittings, situated at premises no. 10D, Ballygunge Place East formerly Dehi Serampore Lane, under Calcutta Corporation, within Mouza Panchannagram, Southern Ballygunge, Division 5, Sub- Division 1, Holding No. Old 29 and new 119 Sub Registration Office Sealdah, in the District of 24 Parganas being dearly bordered with "RED" colour ink annexed in said sale deed plan which was duly registered before the office of Additional District Sub Registrar, Sealdah South 24 Parganas being Book No. I, Volume No. 25, Page from 240 to 253, Being No. 696 for the year 1979.

AND WHEREAS similarly by another Deed of Sale dated 25.7.1979 made between Sushil Kumar Banerjee, therein referred to as Vendor of the One Part and Smt. Archana Basu the sister in law of Smt. Madhabi Basu, therein referred to as Purchaser of the other part, the said Sushil Kumar Banerjee sold, conveyed, transferred one half share of All That piece or parcel of land

measuring 2 Cottahs 11 Chittacks, more or less together with two storied pucca masonry building together with all fixtures and fittings, situated at premises no. 10D, Ballygunge Place East, formerly Dehi Serampore Lane under Calcutta Corporation, within Mouza Panchannagram, Southern Ballygunge, Division 5, Sub- Division 1, Holding No. Old 29 and new 119, Sub Registration Office Sealdah, in the District of 24 Parganas which was duly registered before the office of Additional District Sub Registrar, Sealdah South 24 Parganas.

AND WHEREAS Smt Madhabi Basu and Smt Archana Basu thus seized and possessed and became the absolute joint Owners of the said property measuring 2 Cottahs 11 Chittacks, more or less being premises no. 10D, Ballygunge Place East, Police Station Ballygunge within the limits of Calcutta Corporation free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Smt Madhabi Basu and Smt Archana Basu mutated their names in respect of the said property as recorded owners before the Calcutta Corporation and have been paying rates and taxes to the concerned authority in respect of the said property, being premises no. 10D, Ballygunge Place East, Police Station Ballygunge, Calcutta- 700 019, and was assessed as Assessee No.11-068-05-0119-1.

AND WHEREAS Smt Madhabi Basu died intestate on 22.08.2000, who was governed by the Dhayabhaga School of Hindu Law leaving behind her husband Gour Mohan Basu and two married daughters namely Smt Sudeshna Banerjee and Smt Nandini Majumdar as her legal heir and heiresses.

AND WHEREAS Gour Mohan Basu died intestate on 01.12.2008, who was governed by the Dhayabhaga School of Hindu Law leaving behind his two married daughters namely Smt Sudeshna Banerjee and Smt Nandini Majumdar as his legal heiresses.

AND WHEREAS Smt Archana Basu, Smt Sudeshna Banerjee and Smt Nandini Majumdar thus became the absolute joint Owners of All That piece or parcel of land measuring 2 (Two) Cottahs 11(Eleven) Chittacks, more or less together with two storied building, within Mouza Panchannagram, Southern Ballygunge, Division 5, Sub- Division 1, Holding No. Old 29 and new 119, situated at premises no. 10D, Ballygunge Place East, at present known as Jamini Roy Sarani, Police Station Gariahat, Kolkata – 700019, within the limits of Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South free from all encumbrances, charges or liens whatsoever.

AND WHEREAS the aforesaid Sale Deed dated 25.07.1979 made between Sushil Kumar Banerjee therein referred to as the Vendor and Smt. Archana Basu therein referred to as the Purchaser was untraceable or misplaced from the custody of Smt Archana Basu, for which she had followed all the necessary legal formalities.

AND WHEREAS by a Deed of Gift dated 20th June , 2016 made between Smt Archana Basu therein referred to as the Donor of the One Part and Sri Anindya Basu and Sri Arnab Basu therein referred to as the Donees of the Other part, wherein Archana Basu out of her natural love and affection for her

sons gifted, conveyed and transferred her share of All That piece or parcel of land measuring 1 (one) Cottah, 5 (five) Chittacks, 22.5 (twenty two point five) square feet out of the total land measuring 2 (Two) Cottahs 11(Eleven) Chittacks, more or less together with undivided half share in the two storied building, measuring 1487 (one thousand four hundred eighty seven) square feet within Mouza Panchannagram, Southern Ballygunge, Division 5, Sub-Division 1, Holding No. Old 29 and new 119, lying and situated at premises No. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, within the limits of Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South which was duly registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas and recorded in Book –I, Volume No. 1605-2016, Pages No. 115547 to 115568, Being No. 160504232 for the year 2016.

AND WHEREAS Smt Sudeshna Banerjee , Smt Nandini Majumdar being the successors of said Late Madhabi Basu and Sri Anindya Basu and Sri Arnab Basu who by virtue of the Deed of Gift executed by their mother Smt. Archana Basu, thus became the absolute Joint Owners of All that piece or parcel of land measuring 2 (Two) Cottahs 11(Eleven) Chittacks, more or less together with two storied building lying and situated at premises No. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, within the limits of Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South free from all encumbrances, charges or liens whatsoever morefully and particularly described in the Schedule – “A” hereunder written.

AND WHEREAS Smt. Sudeshna Banerjee, Smt. Nandini Majumdar, Sri Anindya Basu and Sri Arnab Basu therein referred to as the Donors of the One Part out of their natural humanitarian ground and affection for Smt. Kabita Banerjee, Sri Supriya Banerjee, Smt. Sujata Ghatak, Sri Subhendu Banerjee, Smt. Kamala Banerjee, Sri Susobhan Banerjee, Sri Srikrishna Banerjee, Smt. Snigdha Mukherjee and Smt. Shubhra Chatterjee therein referred to as the Donees of the Other Part wherein Smt. Sudeshna Banerjee, Smt. Nandini Majumdar, Sri Anindya Basu and Sri Arnab Basu gifted, conveyed and transferred All that piece or parcel of their undivided land measuring 6 (six) Chittacks, 20 (twenty) square feet being the 15 % undivided portion out of the total land measuring 2 (two) Cottahs, 11 (eleven) Chittacks, more or less together with undivided share in the two storied building, measuring 223 (two hundred twenty three) square feet out of the total building measuring 1487 (one thousand four hundred eighty seven) square feet within Mouza Panchannagram, Southern Ballygunge, Division – 5, Sub Division I, Holding No. Old 29 and new 119, lying and situated at premises no. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, by a Deed of Gift dated 10th April, 2018 which was registered in the office of Additional District Sub Registrar, Alipore, 24 Parganas and recorded in Book –I, Volume No. 1605-2018, Pages No. 74124 to 74168, Being No. 160502211 for the year 2018.

AND WHEREAS by virtue of the Deed of Gift dated 10th April, 2018 Smt. Kabita Banerjee, Sri Supriya Banerjee, Smt. Sujata Ghatak, Sri Subhendu Banerjee, Smt. Kamala Banerjee, Sri Susobhan Banerjee, Sri Srikrishna

Banerjee, Smt. Snigdha Mukherjee and Smt. Shubhra Chaterjee thus seized and possessed and well sufficiently entitled to having undivided part or share measuring 32.22 square feet each altogether land measuring 6 Chittacks 20 Square feet being the 15% undivided portion out of the total land measuring 2 (two) Cottahs, 11 (eleven) Chittacks, more or less together with undivided share in the two storied building, measuring 223 (two hundred twenty three) square feet out of the total building measuring 1487 (one thousand four hundred eighty seven) square feet within Mouza Panchannagram, Southern Ballygunge, Division – 5, Sub Division I, Holding No. Old 29 and new 119, lying and situated at premises no. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019.

AND WHEREAS Smt. Sudeshna Banerjee, Smt. Nandini Majumdar, Sri Anindya Basu, Sri Arnab Basu, Smt. Kabita Banerjee, Sri Supriya Banerjee, Smt. Sujata Ghatak, Sri Subhendu Banerjee, Smt. Kamala Banerjee, Sri Susobhan Banerjee, Sri Srikrishna Banerjee, Smt. Snigdha Mukherjee and Smt. Shubhra Chaterjee, thus became Joint Owners in their respective undivided share as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever and morefully described in Schedule “A” hereunder written.

AND WHEREAS out of the aforesaid joint Owners, Smt. Kamala Banerjee, Sri Susobhan Banerjee and Sri Srikrishna Banerjee having undivided part or share measuring 32.22 square feet each altogether land measuring 2 Chittacks 6.66 Square feet or 96.66 Square feet out of the total land measuring 2 (two) Cottahs, 11 (eleven) Chittacks 0 (zero) Square Feet together with their

undivided share in two storied brick built building measuring about 75 square feet out of the total building measuring 1487 square feet lying and situate at being premises No.10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata- 700 019, under Kolkata Municipal Corporation, Ward No. 68, in the District of South 24 Parganas and morefully described in "Schedule B" hereunder written.

AND WHEREAS Smt. Kamala Banerjee , Sri Susobhan Banerjee and Sri Srikrishna Banerjee jointly as the Vendors have agreed to sell their respective undivided share and the Purchasers have agreed to purchase All That piece or parcel of undivided land containing an area by measurement 2 Chittacks 6.66 Square feet or 96.66 Square feet out of the total land measuring 2 (two) Cottahs, 11 (eleven) Chittacks 0 (zero) Square Feet together with their undivided share in the two storied brick built building measuring about 75 square feet out of the total building measuring 1487 square feet lying and situate at being premises No.10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata- 700 019, under Kolkata Municipal Corporation, Ward No. 68, in the District of South 24 Parganas and morefully described in Schedule "B" hereinbelow hereinafter referred to as " the said property" as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever at or for a consideration of Rs. 6,00,000.00 (Rupees six lakh) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 6,00,000.00 (Rupees six lakh) only paid to the Vendors by the Purchasers at or before execution of

these presents (the receipt of which the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge) and from the payment whereof doth hereby acquit, release and forever discharge the Purchasers as well as the said property, the Vendors doth hereby grant, convey, assure and transfer unto the Purchasers All That piece or parcel of undivided land containing an area by measurement 2 Chittacks 6.66 Square feet or 96.66 Square feet out of the total land measuring 2 (two) Cottahs, 11 (eleven) Chittacks 0 (zero) Square Feet together with their undivided share in the two storied brick built building measuring about 75 square feet out of the total building measuring 1487 square feet which is morefully described and mentioned in the "SCHEDULE B" herein below and the plan annexed hereto shall be treated as a part of this Deed of Sale together with all fixtures and fittings lying and situate at being premises No.10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata- 700 019, under Kolkata Municipal Corporation, Ward No. 68, in the District of South 24 Parganas which is more fully described and mentioned in the Schedule "A" herein below OR HOWSOEVER OTHERWISE the said property or any part thereof now is or hereinbefore was or were situated, butted and bounded called known numbered described and distinguished TOGETHER WITH all rights of ways, paths, passages, drains, lights, privileges, easement and appurtenances whatsoever to the said property belonging or in anywise appertaining to or reputed or known to be part or parcel thereof which is now is or are or heretofore was or were held, used, occupied or enjoyed therewith and the reversion or reversions remainder or reminders rents issues and profits, thereof and all rights, title, interest, property, claim and demand of into out of and upon the said Property and every part thereof TO HAVE AND TO HOLD

the same unto the Purchasers absolutely and forever A N D the Vendors doth hereby covenant with the Purchasers that notwithstanding anything by the Vendors done omitted or knowingly suffered the Vendors have full power to grant, convey and assure the said property hereinbefore expressed to be hereby granted, conveyed and assured unto the Purchasers in manner aforesaid and that the Purchasers shall or may at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof and to receive and realise the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them A N D that discharged from or otherwise by the Vendors sufficiently indemnified against all encumbrances, charges or demands created by the Vendors or any person or persons claiming as aforesaid A N D that the Vendors shall at all times hereafter at the cost of the Purchasers requiring the same execute and do all such acts, deeds and assurances for further and more effectually assuring the premises or any part thereof unto the Purchasers in manner aforesaid as shall be reasonably required.

SCHEDULE "A" AS REFERRED TO ABOVE

All That piece or parcel of land measuring 2 Cottahs 11 Chittacks, more or less together with two storied brick built building measuring 1487 (one thousand four hundred eighty seven) square feet together with all fixtures and fittings, situated within Mouza Panchannagram, Southern Ballygunge, Division 5, Sub- Division 1, Holding No. Old 29 and new 119, Sub Registration Office Sealdah, being Premises No. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, within the limits of

Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South which is butted and bounded in the manner following that is to say:

ON THE NORTH : By 12 feet wide common passage and thereafter 10A, Jamini Roy Sarani.

ON THE EAST : By 25 feet wide municipal road.

ON THE SOUTH : By Premises No. 10E, Jamini Roy Sarani.

ON THE WEST : By 4 feet wide common passage and thereafter Premises No. 7/2, Jamini Roy Sarani

SCHEDULE "B" AS REFERRED TO ABOVE

All That piece or parcel of undivided land containing an area by measurement 2 Chittacks 6.66 Square feet or 96.66 Square feet out of the total land measuring 2 (two) Cottahs, 11 (eleven) Chittacks 0 (zero) Square Feet together with their undivided share in the two storied brick built building measuring about 148 square feet out of the total building measuring 1487 square feet lying and situate at being premises No.10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata- 700 019, under Kolkata Municipal Corporation, Ward No. 68, being Assessee No.11-068-05-0119-1 in the District of South 24 Parganas.

IN WITNESS WHEREOF the Vendors and the Purchasers have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at

Kolkata in presence of Witnesses:

1. Arumana Basu
49/7B, Ballygunge Place,
Kolkata - 700019.


(SMT. KAMALA BANERJEE)

Susobhan Banerjee
(SRI SUSOBHAN BANERJEE)

Srikrishna Banerjee
(SRI SRIKRISHNA BANERJEE)

VENDORS

2. Sonu Singh
46A, Ballygunge Place
Kolkata - 700019.


(SRI ASHOKE KUMAR ROY)

Arjun Singh
(SRI ARJUN SINGH)

(GRIHO NIRMAN ASSOCIATES)

PURCHASERS

This Deed for Sale is drafted
and prepared in the office of:-

Geotane Basu
Advocate WB/745/80.
Alipore Police Court, Kolkata

MEMO OF CONSIDERATION

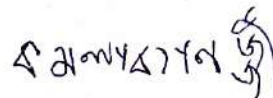
RECEIVED from the above named Purchasers a sum of Rs. 6,00,000.00 (Rupees six lakh) only towards payment in the following manner.

- | | |
|--|--|
| 1. By an A/c Payee Cheque bearing no 061712 dated 25.02.2019 drawn on The Federal Bank Limited, Ballygunge Branch in favour of Kamala Banerjee
Add: Tax Deducted at Source. | Rs. 1,98,000.00
Rs. 2,000.00 |
| 2. By an A/c Payee Cheque bearing no 061716 dated 25.02.2019 drawn on The Federal Bank Limited Ballygunge Branch in favour of Susobhan Banerjee
Add: Tax Deducted at Source. | Rs. 1,98,000.00
Rs. 2,000.00 |
| 3. By an A/c Payee Cheque bearing no 061714 dated 25.02.2019 drawn on The Federal Bank Limited, Ballygunge Branch in favour of Srikrishna Banerjee
Add: Tax Deducted at Source. | Rs. 1,98,000.00
<u>Rs. 2,000.00</u>
<u>Rs. 6,00,000.00</u> |

(Rupees six lakh) only.

WITNESSES :

1. Aruna Basu



(SMT. KAMALA BANERJEE)

Susobhan Banerjee
(SRI SUSOBHAN BANERJEE)

2. Sonu Singh

Srikrishna Banerjee
(SRI SRIKRISHNA BANERJEE)
VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature



Susobhan Bajor

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Susobhan Bajor



Srikristna Banerjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

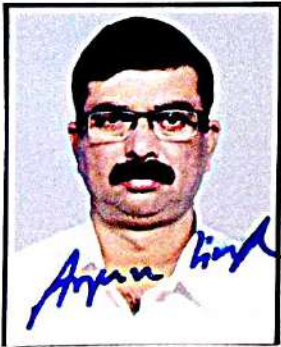
Signature Srikristna Banerjee

SPECIMEN FORM FOR TEN FINGERPRINTS



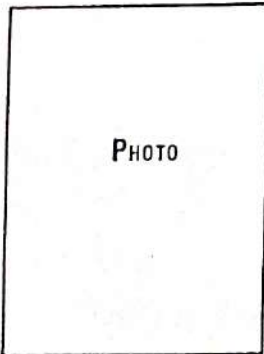
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature

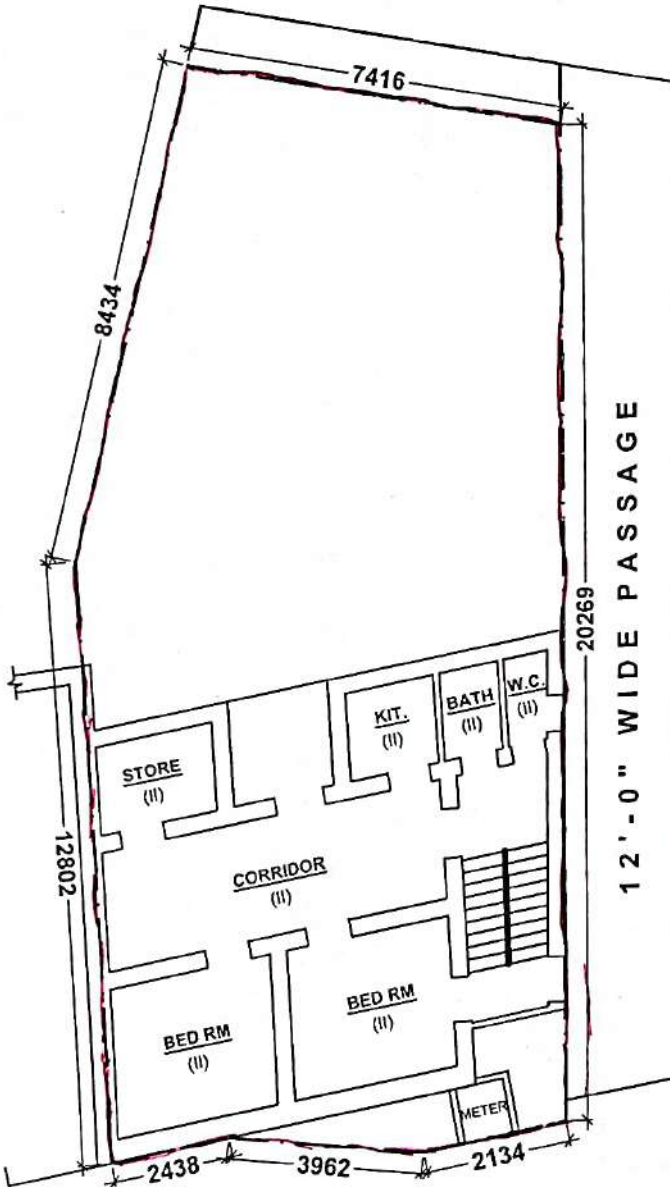
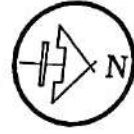


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

EXISTING STRUCTURE PLAN AT PRE. NO. - 10/D, JAMINI ROY SARANI, (FORMERLY BULLYGUNGE PLACE EAST). KOLKATA - 700 019. P. S. - GARIAHAT, WARD NO. - 68, BROUGH - VIII.

- AREA OF LAND (2K. - 11 CH. - 0 SQFT.) = 179.766 SQM.



EXISTING STRUCTURE AREA :-

FLOOR	AREA (R.C.C. STRUCTURE)	TOTAL AREA
GROUND FLOOR	753 SqFt.	753 SqFt.
FIRST FLOOR	734 SqFt.	734 SqFl.

TOTAL AREA (GR. + 1 ST) = (753 + 734)SqFt. = 1487 SqFt.

Amun Singh

 25.2.19

7.620 m. WIDE JAMINI ROY SARANI

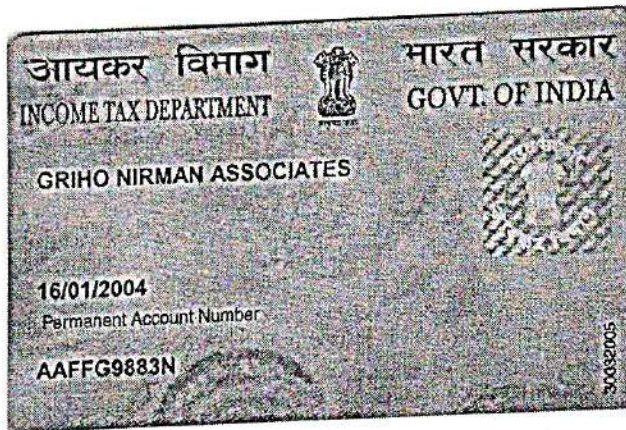
GROUND, FIRST FLOOR EXISTING STRUCTURE PLAN.

Srekrishna Banerjee

Signature of Srekrishna Banerjee

Susobhan Banerjee

SIGNATURE OF OWNERS



GRIHO NIRMAN ASSOCIATES

[Signature]
Partner

[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARJUN SINGH

SHYAMJI SINGH

25/12/1966
Permanent Account Number
ASQPS8610L



Arjun Singh
Signature

0102010

Arjun Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAMALA BANERJEE

NIBAS DOLUI

01/04/1962

Permanent Account Number

BWVPPB7103H

EX-10111

Signature



ब नमय 414 नय 5/5

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, यू टी आई एस एल,
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUSOBHAN BANERJEE

SISIR KUMAR BANERJEE

04/01/1955

Permanent Account Number

BLHPB1400Q

Susobhan Banerjee

Signature



Susobhan Banerjee

यदि कार्ड खोया / या किसी के पास मिले / लीजिए :
आयकर विभाग कार्यालय, एन एस सी एल
सौरभ नगर, अन्धराव रोड,
बंगलूर टेलीफोन एक्सचेंज के निकट,
बंगलूर, पिन - 561 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Banner Telephone Exchange,
Bangur, Pune - 411 045



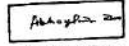
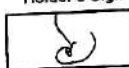
Tel: 91-20-2721 8630, Fax: 91-20-2721 8631
e-mail: timinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
SRIKRISHNA BANERJEE
SISIR KUMAR BANERJEE
14/2/1959
Financial Account Number
AIPB34341
Signature

भारत सरकार
GOVT. OF INDIA



Srikrishna Banerjee

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
WB-2019770135584		Issue Dt: 15/10/1977	
Name	ABHAY PADA DAS		
S/D/W of	LT S K DAS		
Blood Gr.	U	D.O.B	18/06/1953
Address	26 K P LANE PS KALI GHAT, KOL, 26		
			
Authorised to Drive Throughout India			
Valid Till	Vehicle Class	Issue Dt	
N.T.	LMVNT	15/10/1977	
Trans	LMV-GV	01/11/2007	
	LMVCAB	01/11/2007	
App No	51402016		
Print Date	09/09/2018		
			
			
			
		L Authority South 24 PGS	

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

GRN: 19-201819-035819875-1

Payment Mode Online Payment

GRN Date: 21/02/2019 20:40:03

Bank : State Bank of India

BRN : CKI6460234

BRN Date: 21/02/2019 20:41:13

DEPOSITOR'S DETAILS

Id No. : 16050000120680/8/2019
[Query No./Query Year]

Name : GRIHO NIRMAN ASSOCIATES
Contact No. : 3324604518 Mobile No. : +91 9830035288
E-mail : GRIHONIRMAN_ASSOCIATES@YAHOO.CO.IN
Address : 827H BALLYGUNGE PLACE KOLKATA 700019
Applicant Name : Mr Nantu Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16050000120680/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	53399
2	16050000120680/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	8910

Total

62309

In Words : Rupees Sixty Two Thousand Three Hundred Nine only

Major Information of the Deed

Deed No :	I-1605-01152/2019	Date of Registration	25/02/2019
Query No / Year	1605-0000120680/2019	Office where deed is registered	
Query Date	22/01/2019 10:58:19 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nantu Das 26, K P Lane, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830244850, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document	Additional Transaction	
Set Forth value	Rs. 6,00,000/-	Market Value	
Stampduty Paid(SD)	Rs. 53,449/- (Article:23)	Rs. 8,910/- (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: JAMINI ROY SARANI, Premises No: 10D, , Ward No: 068 Pin Code : 700019



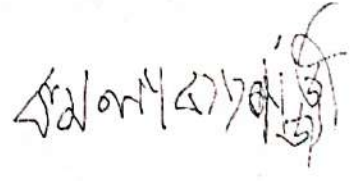


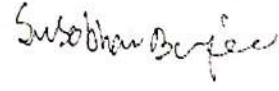


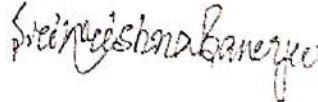
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Chatak 6.66 Sq Ft	4,89,000/-	7,78,650/-	Width of Approach Road: 25 Ft.,
Grand Total :				.2215Dec	4,89,000 /-	7,78,650 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	148 Sq Ft.	1,11,000/-	1,11,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 74 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 74 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		148 sq ft	1,11,000 /-	1,11,000 /-	

Major Information of the Deed :- I-1605-01152/2019-25/02/2019

Seller Details :












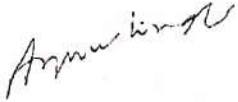


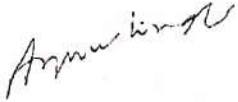


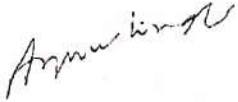
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Kamala Banerjee Wife of Late Subrata Banerjee Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office	 25/02/2019	 LTI 25/02/2019	 25/02/2019
	10E, Jamini Roy Sarani, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BWVPB7103H, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office			
2	Name Mr Susobhan Banerjee Son of Late Sisir Kumar Banerjee Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office	 25/02/2019	 LTI 25/02/2019	 25/02/2019
	10E, Jamini Roy Sarani, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLHPB1400Q, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office			
3	Name Mr Srikrishna Banerjee Son of Late Sisir Kumar Banerjee Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office	 25/02/2019	 LTI 25/02/2019	 25/02/2019
	10E, Jamini Roy Sarani, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APIPB3434J, Status :Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Office			

Major Information of the Deed :- I-1605-01152/2019-25/02/2019

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Griho Nirman Associates 82/7H, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAFFG9883N, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Ashoke Kumar Roy Son of Late Hirendra Lal Roy Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office </td> <td>  Feb 25 2019 3:41PM </td> <td>  LTI 25/02/2019 </td> <td>  25/02/2019 </td> </tr> </tbody> </table> <p>1/1A, Jamini Roy Sarani, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADEPR5803R Status : Representative, Representative of : Griho Nirman Associates (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Ashoke Kumar Roy Son of Late Hirendra Lal Roy Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:41PM	 LTI 25/02/2019	 25/02/2019
Name	Photo	Finger Print	Signature						
Mr Ashoke Kumar Roy Son of Late Hirendra Lal Roy Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:41PM	 LTI 25/02/2019	 25/02/2019						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Arjun Singh (Presentant) Son of Late Shyamji Singh Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office </td> <td>  Feb 25 2019 3:41PM </td> <td>  LTI 25/02/2019 </td> <td>  25/02/2019 </td> </tr> </tbody> </table> <p>82/8A, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASQPS8610L Status : Representative, Representative of : Griho Nirman Associates (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Arjun Singh (Presentant) Son of Late Shyamji Singh Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:41PM	 LTI 25/02/2019	 25/02/2019
Name	Photo	Finger Print	Signature						
Mr Arjun Singh (Presentant) Son of Late Shyamji Singh Date of Execution - 25/02/2019, , Admitted by: Self, Date of Admission: 25/02/2019, Place of Admission of Execution: Office	 Feb 25 2019 3:41PM	 LTI 25/02/2019	 25/02/2019						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhay Pada Das Son of Late S Das 26, K P Lane, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026	 25/02/2019	 25/02/2019	 25/02/2019

Identifier Of Smt Kamala Banerjee, Mr Susobhan Banerjee, Mr Srikrishna Banerjee, Mr Ashoke Kumar Roy, Mr Arjun Singh

Major Information of the Deed :- I-1605-01152/2019-25/02/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Banerjee	Griho Nirman Associates-0.0738375 Dec
2	Mr Susobhan Banerjee	Griho Nirman Associates-0.0738375 Dec
3	Mr Srikrishna Banerjee	Griho Nirman Associates-0.0738375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Kamala Banerjee	Griho Nirman Associates-49.33333300 Sq Ft
2	Mr Susobhan Banerjee	Griho Nirman Associates-49.33333300 Sq Ft
3	Mr Srikrishna Banerjee	Griho Nirman Associates-49.33333300 Sq Ft

Endorsement For Deed Number : I - 160501152 / 2019

On 29-01-2019

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 8,89,650/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 25-02-2019

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 13:25 hrs on 25-02-2019, at the Office of the A.D.S.R. ALIPORE by Mr Arjun Singh .

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

Execution is admitted on 25/02/2019 by 1. Smt Kamala Banerjee, Wife of Late Subrata Banerjee, 10E, Jamini Roy Sarani, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mr Susobhan Banerjee, Son of Late Sisir Kumar Banerjee, 10E, Jamini Roy Sarani, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Mr Srikrishna Banerjee, Son of Late Sisir Kumar Banerjee, 10E, Jamini Roy Sarani, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service

Indetified by Mr Abhay Pada Das, , , Son of Late S Das, 26, K P Lane, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

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

Execution is admitted on 25-02-2019 by Mr Ashoke Kumar Roy, PARTNER, Griho Nirman Associates (Partnership Firm), 82/7H, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Abhay Pada Das, , , Son of Late S Das, 26, K P Lane, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

Major Information of the Deed :- I-1605-01152/2019-25/02/2019

Execution is admitted on 25-02-2019 by Mr Arjun Singh, PARTNER, Griho Nirman Associates (Partnership Firm), 82/7H, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Abhay Pada Das, , Son of Late S Das, 26, K P Lane, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,910/- (A(1) = Rs 8,896/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,910/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2019 8:41PM with Govt. Ref. No: 192018190358198751 on 21-02-2019, Amount Rs: 8,910/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI6460234 on 21-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 53,399/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 53,399/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 147803, Amount: Rs.50/-, Date of Purchase: 22/02/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2019 8:41PM with Govt. Ref. No: 192018190358198751 on 21-02-2019, Amount Rs: 53,399/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI6460234 on 21-02-2019, 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

Major Information of the Deed :- I-1605-01152/2019-25/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 41819 to 41854

being No 160501152 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.03.01 17:26:27 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 01/03/2019 17:26:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)