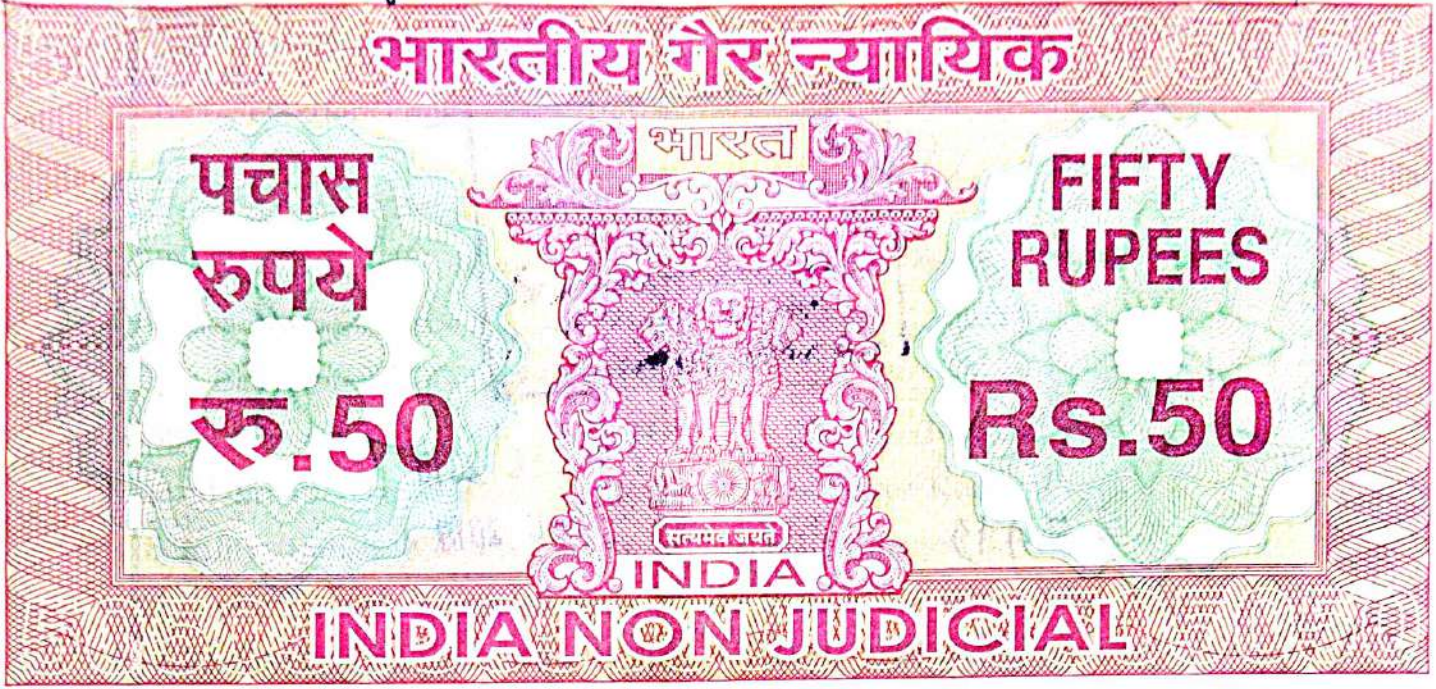


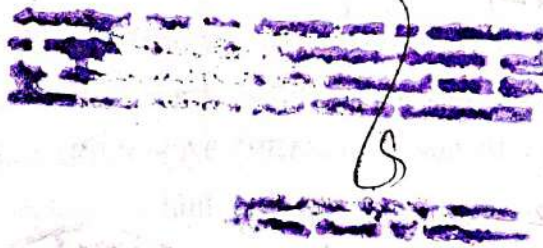
24/19

I-0045/19



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 143499



4 - JAN 2019

DEED OF SALE

THIS DEED OF SALE made and executed on this 29th day of December....., Two Thousand and 2018 . BETWEEN:

- (1) SMT. KABITA BANERJEE, (PAN - AYVPB6687K) wife of Late Sandip Kumar Banerjee, by nationality Indian, by faith Hindu, by occupation housewife, (2) SRI SUPRIYA BANERJEE, (PAN - AEWPB9104Q) son of Late Sandip Kumar Banerjee, by nationality Indian, by faith Hindu, by occupation service, (3) SMT. SUJATA GHATAK, (PAN - AVNPG3090Q)

2687/18
29.12.18
13.18
1605000
1910250/18

118715

SWAPAN KUMAR DAS
Advocate
High Court, Calcutta

58)

NAME
AGE
SEX
DATE	26 DEC 2018
SIRANJAN MUKHERJEE	
Licensed Stamp Vendor	

26 DEC 2018

26 DEC 2018

- Annu Singh



7419

- Annu Singh



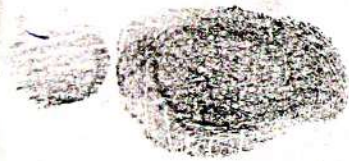
7421

- Supriya Banerjee



7422

- Shri bhadr Chatterjee



7423

- Sudhendu Banerjee



7424

- Kalita Banerjee



Adel. Dist. Sub-Registrar
Alipore
29 DEC 2018
South District
KU

Nautu Das
Sloate S Das
6 Baker Row
Kolkata-700027
65 280 Airtel

wife of Tonmoy Ghatak and daughter of Late Sandip Kumar Banerjee, by nationality Indian, by faith Hindu, by occupation housewife, 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 (4) SMT. SNIGDHA MUKHERJEE, (PAN-DEUPM8627G) wife of Sri Probhat Mukherjee (daughter of Late Sisir Kumar Banerjee), by nationality Indian, by faith Hindu, by occupation housewife residing at 34, L.N. Kobiraj Road, Gorifa Roypara, Police Station and Post Office Naihati, District North 24 Parganas, Pin- 743166, (5) SMT. SHUBHRA CHATERJEE (PAN- BHOPC0315E) wife of Late Chandi Charan Chatterjee (daughter of Late Sisir Kumar Banerjee), by nationality Indian, by faith Hindu, by occupation housewife residing at 90, Borada Bridge-East, Shyamasree Pally, Police Station and Post Office Naihati, District North 24 Parganas, Pin-743165 and (6) SRI SUBHENDU BANERJEE, (PAN - ACZPB6820C), son of Late Sisir Kumar Banerjee, by nationality Indian, by faith Hindu, by occupation retired, 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

7420

~~As Beg~~

7425

Sujata Ghatak

Smigdhya
mk

L.T.I. of Smigdhya
Markings by the son
of Nantu Das



Addl. Dist. Sub-Registrar
Alipore
29 DEC 2018
Sd/-
K. S. Das

Nantu Das
S/O Late S Das
C. Baker Road
Kolkata 70027
P.S. & Po - Alipore

G.S. & Co. Nantu

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;

W H E R E A S 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. Kabita Banerjee, Sri Supriya Banerjee, Smt. Sujata Ghatak, Smt. Snigdha Mukherjee, Smt. Shubhra Chaterjee and Sri Subhendu Banerjee having undivided part or share measuring 32.22 square feet each altogether land measuring 4 Chittacks 13.33 Square feet or 193.33 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 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, in the District of South 24 Parganas and morefully described in "Schedule B" hereunder written.

AND WHEREAS Smt. Kabita Banerjee, Sri Supriya Banerjee, Smt. Sujata Ghatak, Smt. Snigdha Mukherjee, Smt. Shubhra Chaterjee and Sri Subhendu 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 4 Chittacks 13.33 Square feet or 193.33 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, 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. 12,00,000.00 (Rupees twelve lakh) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 12,00,000.00 (Rupees twelve 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 4 Chittacks 13.33 Square feet or 193.33 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 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 4 Chittacks 13.33 Square feet or 193.33 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.10E, 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. Somath Chatterjee
90 B mode Bridge East
Shyamashreepaty
Naitati 24 hrs (a)
PIN - 743115

Kabita Banerjee.
(SMT. KABITA BANERJEE)

Supriya Banerjee.
(SRI SUPRIYA BANERJEE)

Sujata Ghatak

(SMT. SUJATA GHATAK)

2. Anuana Basu
 45/76, Dakhyangra Khas,
 Kalkata - 700019.

L.T. of Snigdha Mukherjee
 by the son of Nantendu

(SMT. SNIGDHA MUKHERJEE)

Shubhra Chatterjee

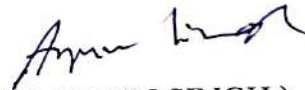
(SMT. SHUBHRA CHATERJEE)

Subhendu Banerjee

(SRI SUBHENDU BANERJEE)

VENDORS


(SRI ASHOKE KUMAR ROY)



(SRI ARJUN SINGH)

(GRIHO NIRMAN ASSOCIATES)

PURCHASERS

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

Goutam Bose
 Advocate WB/745/80
 Alipore Police Court

MEMO OF CONSIDERATION

RECEIVED from the above named Purchasers a sum of Rs. 12,00,000.00
(Rupees twelve lakh) only towards payment in the following manner.

1. By Demand Draft bearing no. 553835
dated 27.12.18 drawn on The Federal Bank
Limited, Ballygunge Branch in favour of
Smt. Snigdha Mukherjee
Add: Tax Deducted at Source.
Rs. 1,98,000.00
Rs. 2,000.00
2. By Demand Draft bearing no. 553837
dated 27.12.18 drawn on The Federal Bank
Limited, Ballygunge Branch in favour of
Smt. Shubhra Chaterjee
Add: Tax Deducted at Source.
Rs. 1,98,000.00
Rs. 2,000.00
3. By Demand Draft bearing no. 553839
dated 27.12.18 drawn on The Federal Bank
Limited, Ballygunge Branch in favour of
Sri Subhendu Banerjee
Add: Tax Deducted at Source.
Rs. 1,98,000.00
Rs. 2,000.00
4. By Demand Draft bearing no. 553840
dated 27.12.18 drawn on The Federal Bank
Limited, Ballygunge Branch in favour of
Smt. Kabita Banerjee
Add: Tax Deducted at Source.
Rs. 1,98,000.00
Rs. 2,000.00
5. By Demand Draft bearing no. 553843
dated 27.12.18 drawn on The Federal Bank

Limited Ballygunge Branch in favour of
Sri Supriya Banerjee

Rs. 1,98,000.00

Add: Tax Deducted at Source.

Rs. 2,000.00

6. By Demand Draft bearing no. 553844dated 27.12.18 drawn on The Federal BankLimited, Ballygunge.... Branch in favour of

Smt. Sujata Ghatak

Rs. 1,98,000.00

Add: Tax Deducted at Source.


Rs. 2,000.00Rs. 12,00,000.00

(Rupees twelve lakh) only

WITNESSES :

1. Somesh Chatterjee
90 Burrda Bridge East
Shyamashrestha
Nairi
24 Pgs (2)
PIN - 743165

2. Arumana Basu
43/FB, Ballygunge Place,
Kolkata - 700019.

 L.T.I. of Snigdha
Mukherjee by the Pen
of Nantu Sw
(SMT. SNIGDHA MUKHERJEE)

Shubhra Chatterjee
(SMT. SHUBHRA CHATERJEE)

Subhendu Banerjee
(SRI SUBHENDU BANERJEE)

Kabita Banerjee.
(SMT. KABITA BANERJEE)

Supriya Banerjee.
(SRI SUPRIYA BANERJEE)

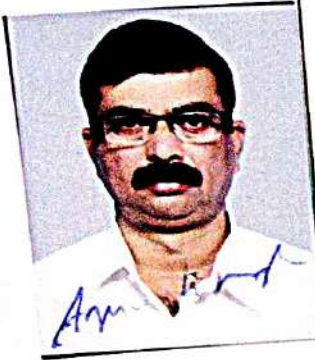
Sujata Ghatak
(SMT. SUJATA GHATAK)
VENDORS

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



	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 Kalita Banerjee.

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



Supriya Banerjee

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

Signature Supriya Banerjee




Sujata Ghatak

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

Signature Sujata Ghatak



Signature  L.T.1. of Singsha
Marking by the Pen
of Nantika

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

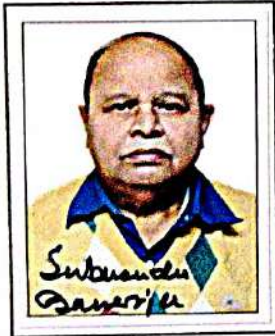
SPECIMEN FORM FOR TEN FINGERPRINTS



Charterjee

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

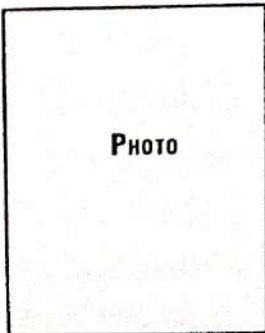
Signature *Shubha Charterjee*



Subhendu Dasgupta

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

Signature *Subhendu Dasgupta*

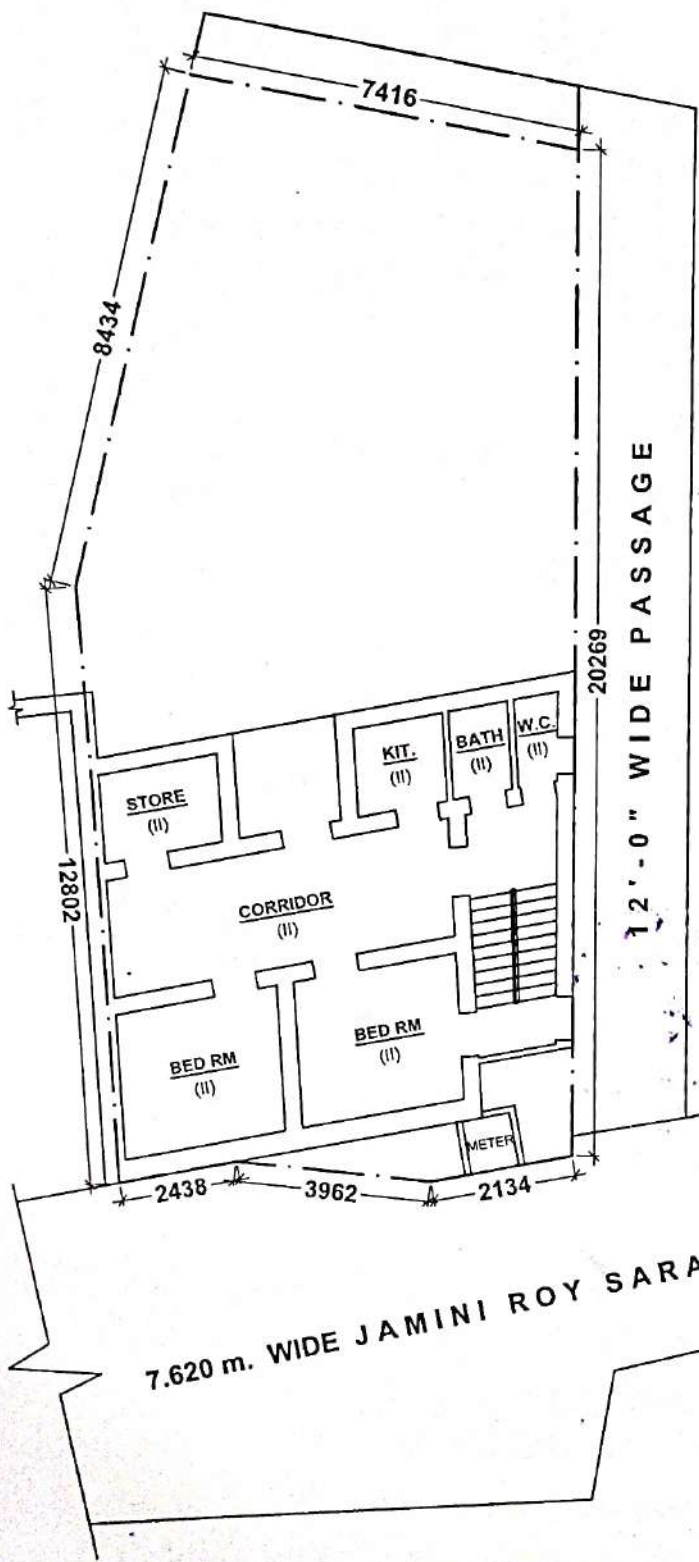


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

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 SqFt.

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

S
29.12.18
Amu

Shubhra Chatterjee

L.T. of
Prigtha Mukherjee
by *M. Per J.*
Nanta

Supriya Banerjee.
Subendu Banerjee
Sujata Ghatak
Kalita Banerjee

SIGNATURE OF OWNERS

GROUND, FIRST FLOOR EXISTING STRUCTURE PLAN.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 4515 to 4560
being No 160500045 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.01.09 16:35:15 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 09/01/2019 16:34:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)