

11/11/25 7/7/2019

J-2456/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 771961

U.V. R 2, 30,00,000/-

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8.8.19  
2-1-2019  
9-1-168970/19

certified that the document is admitted to registration. The signature sheets and the stamp sheets attached with this certificate are the property of the document

19

Judicial Stamp Registrar  
South 27, Calcutta

08 AUG 2019

**DEED OF CONVEYANCE**

THIS INDENTURE is made this the 08<sup>th</sup> day of August Two Thousand Nineteen (2019) :

BETWEEN

83155

NAME Binash k. Roy  
 ADD Udalganga  
 Rs. 10/-  
 29 JUL 2019  
 SURANJAN MUNHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

Udalganga  
  
 1

29 JUL 2019



District Sub-Registrar  
 Alipore, South 24 Parganas

08 AUG 2019

Identified by me:  
 Binay Palui  
 s/o. Madan Palui  
 Beer Service  
 1/3, C.S.T. Road  
 Ulbadanga  
 P.S. Maniktal  
 P.O. Kankungrah  
 Kankungrah 700 054

(1) **SRI SUBHENDU BHATTACHARYA** (PAN No. AFTP3267J) AND  
 (2) **SRI SWARNENDU BHATTACHARYA** alias **SWARANENDU BHATTACHARYA** (PAN No. AMJPB2540D) both by faith Hindu, by Nationality Indian, both are sons of Late Ranendra Nath Bhattacharya, both residing at 23A, Ekdalia Place, Post Office Ballygunje, Police Station -Gariahat, Kolkata - 700 019, hereinafter jointly referred to as the **"VENDORS"** (which terms 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 assign) of the **ONE PART:**

AND

**BIKASH KUMAR ROY** (Pan No. ADGPR6006E) son of Late Bishnupada Roy, by faith Hindu, by occupation Business, by Nationality Indian, residing at 10A, Ekdalia Place, Post Office Ballygunj, Police Station Gariahat, Kolkata- 700019, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives, administrators, and assigns) of the **OTHER PART.**

**WHEREAS**

1. **One Sri RANENDRA NATH BHATTACHARYA**, by his own money purchased in the name of his first wife **SMT. ABIRBALA DEBI**, a

piece or parcel of land measuring 5 (five) Cottahs 11 (eleven) Chatacks being part or portion of original premises No. 23/1, Fern Road, Kolkata by and through a Deed of Conveyance dated June 28, 1933, duly registered at the Alipore Registration Office and recorded there at Pages 152 to 161, of Volume No. '53' for the year 1933, as Deed No. '2652', of Book '1' of the said office.

2. Subsequently, the said Sri Ranendra Nath Bhattacharya constructed out of his own money 2 (two) Building on his aforesaid property upon due approval and sanction of the Corporation of Calcutta.
3. The said Sri Ranendra Nath Bhattacharya filed a Suit being Title Suit No. 105 of 1940 before the 2<sup>nd</sup> Court of Sub-Ordinate Judge, Alipore against the legal heirs of aforesaid Abirbala Devi, who died in the mean time, for a Declaration that he is the real owner of the Property as aforesaid, so purchased by him.
4. The said Title Suit No. 105 of 1940 was decreed on contest on November 11, 1940 declaring that Sri Ranendra Nath Bhattacharya was the sole and absolute Owner having right, title, interest holder of the Property purchased by him through the aforesaid Indenture Dated June 28, 1933.
5. By virtue of the aforementioned Decree passed by the Learned Sub-ordinate Judge, 2<sup>nd</sup> Court, Alipore, the said Sri Ranendra



Nath Bhattacharya thus became the real, sole and absolute owner of the Property purchased by his own money i.e. All that the ~~land~~ and Premises being the entirety of Premises No. 23A, Ekdalia Place.

6. The said Sri Ranendra Nath Bhattacharya married to Smt. Manju Rani Bhattacharya for the second time.
7. A) The said Sri Ranendra Nath Bhattacharya had the following sons and daughters from his first wife which are as follows :-
  - i) Amalendu Bhattacharya, since deceased
  - ii) Arunendu Bhattacharya, since deceased
  - iii) Tarunendu Bhattacharya, since deceased
  - iv) Tapanendu Bhattacharya, since deceased
  - v) Dibyendu Bhattacharya, since deceased
  - vi) Smt. Anita Roy, since deceased
  - vii) Smt. Basanti Chakraborty, since deceased
  - viii) Smt. Jayanti Mukherjee, since deceased
  - ix) Smt. Mira Chatterjee, since deceased
- B) The said Sri Ranendra Nath Bhattacharya had the following sons from his second wife which are as follows:-



- i. Sri Subhendu Bhattacharya
  - ii. Sri Swarnendu Bhattacharya alias Swaranendu Bhattacharyya
  - iii. Smt. Sheila Roy Chowdhury
  - iv. Smt. Rina Ghosh
  - v. Smt. Ruma Bhattacharya
  - vi. Smt. Rupa Ghosh
8. To avoid all future dispute and/or to maintain peace amongst his legal heirs, the said Sri Ranendra Nath Bhattacharya executed a Deed of Settlement on July 6, 1956, which was registered at the Office of the Sub-Registrar, Sealdah and recorded there at Pages 137 to 145, of Volume No. - 28, of 1956, as Deed No. 1544, of Book I, of the aforesaid office.
9. By the said Deed of Settlement dated July 6, 1956, Sri Ranendra Nath Bhattacharya bequeathed the said property unto and in favour of his sons namely, Arunendu Bhattacharya, Subhendu Bhattacharya and Swarnendu Bhattacharya alias Swaranendu Bhattacharyya subject to the right of residence of his second wife SMT. MANJU RANI BHATTACHARYA, herein, as well as his daughters, so long they will remain unmarried, the



Property described in PART 'I' of the Schedule of the said Deed of Settlement being the Partly 2 (two) Storied and Partly 3 (three) Storied Building, comprising of 3 (three) Cottachs 7 (Seven) Chittacks 1 (one) Sq.ft. of land out of the total Land comprised in the aforesaid Premises No. 23A, Ekdalia Place, having in total 5 (five) Cottachs 10 (ten) Chittaks 10 (ten) Sq.ft. of land, the Property described in PART 'II' of the Schedule of the said Deed of Settlement, was bequeathed in favour of his other sons as mentioned therein.

10. It was found on measurement that the Part-I of the Schedule of the said Deed of Settlement dated July-6, 1956 was measuring Three (3) Cottachs Seven (7) Chittaks one (1) Sq.ft. of Land with a Partly two (2) storied and partly three (3) storied building having a total built up area 2100 Sq. Ft. (ground floor 975 sq feet, first floor 975 sq feet and second floor 150 square feet) standing on the same
11. It was stated in the said Deed of Settlement dated July 6, 1956 that the Property so bequeathed in favour of the aforesaid 3 (three) brothers described in Part I of the Schedule therein, would vest upon them on expiry of 10 (ten) years from the date of the aforesaid Deed of Settlement. The said 10 (ten) years having been elapsed from the date of execution of the Deed of

Settlement, the aforesaid Arunendu Bhattacharya, Subhendu Bhattacharya and Swarnendu Bhattacharya became the absolute and full owners of the property bequeathed unto them by their father, each having Undivided 1/3<sup>rd</sup> (One-third) share in the same, subject to the right of residence of the Second wife of Sri Ranendra Nath Bhattacharya and his unmarried daughters..

12. That all the daughters of Ranendra Nath Bhattacharya got married and hence their right of residence stands extinguished. The Second wife of Sri Ranendranath Bhattacharya namely, Smt. Manju Rani Bhattacharya also expired on 18.01.2001.
13. The said Sri Arunendu Bhattacharya who was issueless died intestate on 6<sup>th</sup> Day of June, 1976, leaving behind him his wife, namely, Smt. Anima Bhattacharya, as his only legal heir, who inherited all right, title and interest of her husband in the Property as aforesaid, i.e. Undivided 1/3<sup>rd</sup>(one-third) share.
14. The owners of the two contiguous Plots, i.e. the Plots described in PART 'I' and PART 'II' of the schedule of the Deed of Settlement dated July 6, 1956 of Ranendra Nath Bhattacharya for the purpose of better enjoyment of their respective ~~Plots~~ Allotments with Buildings standing on the same, exchanged amongst themselves by execution of registered Deed

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of Exchange dated 22.06.1970 certain piece and parcel of land, Arunendu Bhattacharya, Subhendu Bhattacharya and Swarnendu Bhattacharya conveyed and transferred from their allotment to the owners of their contiguous plot, being their other brothers namely Sri Amalendu Bhattacharya, Sri Tarunendu Bhattacharya, Sri Tapanendu Bhattacharya, Sri Dibyendu Bhattacharya, 37.33 Sq.ft of land. The said Sri Amalendu Bhattacharya, Sri Tarunendu Bhattacharya, Sri Tapanendu Bhattacharya, Sri Dibyendu Bhattacharya conveyed unto Arunendu Bhattacharya, Subhendu Bhattacharya and Swarnendu Bhattacharya 105 Sq.ft. of Land area from their Allotment by virtue of the said Deed of Exchange dated 22.06.1970. The aforesaid Deed of Exchange dated 22.06.1970 was duly registered in the office of the Sub - Registrar, Sealdah, in Book no. 1, Volume no. 22, pages no. 270 to 273, Being no. 1046 for the year 1970

15. That even after exchange as aforesaid the Area of 23A, Ekdalia Place, i.e. Allotment of Arunendu Bhattacharya, Subhendu Bhattacharya and Swarnendu Bhattacharya alias Swaranendu Bhattacharyya remained as Premises No. 23A, Ekdalia Place.

16. The Municipal Premises number of the Property of the aforesaid 3 (three) Co-owners, i.e. the Property of PART 'I' of the schedule

of the Deed of Settlement dated July 6, 1956 stood numbered as 23A, Ekdalia Place, Kolkata and the Property described in PART 'II' of the Schedule of the Deed of Settlement was and has been renumbered as 23C, Ekdalia Place, Kolkata.

17. By Virtue of the aforementioned exchange of land on the execution of the aforementioned Deed of Exchange dated 22.06.1970, the total land area of the premises no. 23A, Ekdalia Place, Kolkata - 700019 has become 3(Three) Cottahs 8(Eight) chittacks 28(Twenty Eight) square feet
18. On the demise of Sri Arunendu Bhattacharya, the said Subhendu Bhattacharya and Swarnendu Bhattacharya alias Swaranendu Bhattacharyya and Smt. Anima Bhattacharya became the co-owners of the premises no. 23A, Ekdalia Place, Kolkata each having undivided 1/3<sup>rd</sup> right title and interest in the said property morefully described in the Schedule hereunder.
19. The Vendors herein have purchased the undivided one -third right, title and interest and share of Smt. Anima Bhattacharya wife of Sri ArunenduBhattacharya by virtue of Deed of Conveyance dated 12.12.1997 duly registered in the Office of the A.D.S.R Alipore in Book No. 1, volume no. 19, Pages 13 to 28, Being no. 488, for the year 1998. Due to inadvertence the

measurement of land mentioned in the said Deed of Conveyance dated 12.12.1997 duly registered in the Office of the A.D.S.R Alipore in Book No. I, volume no. 19, Pages 13 to 28, Being no. 488, for the year 1998 was written as 3 cottahs 7 chittacks 1 square feet which ought to have been written as 3 cottahs 8 chittacks 28 square feet. However, the entire land and building standing thereon was delivered possession in favour of the Vendors herein and the Vendors being in uninterrupted peaceful possession of the said land and building for more than 49 (Forty Nine) years and the Vendors have been enjoying the said premises no. 23A, Ekdalia Place, Kolkata - 700019 after mutating their names.

20. The Vendors have been paying taxes to the Kolkata Municipal Corporation and seized and possessed of the same

21. The Property being joint and undivided one and the VENDORS having equal share each in the said property and the VENDORS having agreed to transfer/sell their 16 (Sixteen) annas share in the said property and the PURCHASER upon coming to know such desire has agreed to purchase the entire 16(Sixteen) annas right, title and interest of the Vendors herein in the said Property at the Price mutually agreed between them and the VENDORS on receiving the said total consideration amount.

hereby transferring by this indenture of sale giving the Purchaser the absolute right, title and interest in the said Property in favour of or UNTO the PURCHASER herein and the PURCHASER hereafter shall be fully entitled to own possess and enjoy the Property hereby described in the Schedule hereunder free from all encumbrances and being absolute Owner thereof shall be paying all rents and taxes payable to the concerned authorities in his own name without any interference of any kind by on behalf of the VENDORS, their heirs, legal heirs successors, or assigns, and any such claims, if made, shall not be legally sustainable.

**NOW THIS INDENTURE OF SALE WITNESSETH** as follows :

1. THAT in pursuance of the Agreement arrived at by and between the VENDORS and PURCHASER and in consideration of the sum of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lakhs) only being agreed market price thereof truly paid by the PURCHASER before the execution of these Presents, which the VENDORS do hereby admit and acknowledge as well as in the Memorandum Of Consideration hereunder written, the VENDORS together freely sell, grant, convey, transfer, assure, assign and forever discharged and give their 16 (sixteen) annas right, title and interest and share UNTO THE

PURCHASER, his heirs and successor whatever right, title and interests they have in all their share and interest, being each of the Vendors having 8 annas undivided right, title and interest and share in the land measuring more or less Three (3) Cottahs Eight (8) Chittaks Twenty Eight (28) Sq.ft. alongwith a Partly two (2) storied and partly three (3) storied building standing thereon having a built up area of total 2100 square feet, Ground floor built up area being 975 sq feet comprising of 3(Three) Bed Room, 1 (One) Kitchen, 2 (Two) Toilet, 1(One) Living room & 1(One) Dining room; First floor built up area being 975 sq feet comprising of 3(Three) Bed Room, 1 (One) Kitchen, 3 (Three) Toilet, 1(One) Living room & 1(One) Dining room; and Second floor built up area being 150 sq feet comprising of 2 (Two) Asbestos Shed room; 1(One) Thakur Ghar and 1(One) asbestos shed, one Toilet; being known and numbered as premises no. 23A, Ekdalia Place, Post Office -Ballygunj, Police Station Gariahat, Kolkata - 700019, the details of which is more fully described in the schedule hereunder written and hereinafter referred to as the 'SAID PROPERTY' free from all encumbrances OR HOWSOEVER OR OTHERWISE the 'SAID PROPERTY' now or heretofore were/was situated, butted, bounded, called, known numbered, described and distinguished TOGETHER WITH all rights, benefits and advantages of ancient or other right, liberties, easements, privileges, appendages and appurtenances whatsoever to the 'SAID PROPERTY' TOGETHER WITH

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the perpetual and irrevocable right to use the same or any part thereof belonging or ~~anywise~~ appertaining to or with the same or part thereof usually held, used, kept and enjoyed or reputed to belong or to be appurtenant thereto for the beneficial use and enjoyment of the 'SAID PROPERTY' and TOGETHER-WITH all easements, quasi-easements, rights, privileges, appurtenant to the same and the reversion and reversions, ~~remain~~der and reminders, rents, issues and profits thereof and of every part thereof TOGETHER FURTHERMORE all the estate, right, title, inheritance, use, trust, Property and demand whatsoever both at law and in equity of the VENDORS into and upon the 'SAID PROPERTY' or every part thereof AND all deeds, Pattas, muniments, writings and evidences of title which the VENDOR have, which ~~anywise~~ relate to the 'SAID PROPERTY' or any part thereof are hereby transferring UNTO AND TO THE USE OF THE PURCHASERS, their heirs, successors. Representatives and assigns, forever AND discharged from or otherwise by the VENDORS well and sufficiently indemnified ~~of~~ and against all claims, encumbrances, liens, etc. whatsoever created or suffered by the VENDOR from to these PRESENTS AND THAT NOTWITHSTANDING any act, deed or thing whatsoever, by the VENDORS done or executed or knowingly suffered to the contrary, the VENDORS had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, covey, transfer, assign and assure the 'SAID

PROPERTY hereby granted, sold, conveyed and transferred or EXPRESSED INTENDED SO TO BE UNTO AND TO THE USE OF THE PURCHASER, his respective heirs, successors, representatives and assigns who shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the 'SAID PROPERTY' and every part thereof in their own right and receive the rents, issues and profits thereof without any hindrance and interruption, disturbance, claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming any right or estate thereof from, under or in trust AND FURTHER THAT THE VENDORS and all persons having lawfully or equitably claiming any estate or interest whatsoever in the Property or any part thereof from, under or in trust for THEM from time to time and at all times hereafter at the request and costs of the PURCHASER, his heirs, successors, representatives and assigns do and execute, or cause to be done and executed all such necessary and reasonable acts and things whatsoever for further, better and more perfectly assuring the 'SAID PROPERTY' and every part thereof UNTO AND TO THE USE OF THE PURCHASER, his heirs, successors, representatives and assigns according to the true intent and meaning of THESE PRESENTS as shall or may be reasonably required AND FURTHER MORE that the VENDORS and their heirs, executors, administrators, representatives and assigns, shall at all times hereafter indemnify and keep indemnified the

L. H. M.

PURCHASER his heirs, successors, assigns and representatives against losses, Damages, costs, charges and expenses, if any, lawfully suffered by reason of any defect in the title of the VENDORS or for any breach of the covenants hereunder contained.

THE VENDORS and the PURCHASER mutually agree and to abide by the same that after this Indenture of Sale is executed and registered the VENDOR shall not be responsible for any escalation of taxes or dues that might be payable subsequently in respect of the Property sold/transferred and all such Payment if any, are to be made by the PURCHASER.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

a) **THAT** notwithstanding any act deed or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors is at the time of selling/signing and delivery of these presents lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the SAID PROPERTY morefully described in the schedule hereunder hereby conveyed transferred and assigned and intended so to be and every part thereof for a perfect and indefeasible title



b) **AND THAT** notwithstanding any act deed or thing whatsoever as aforesaid the Vendors have good right, title and full and absolute power and authority to grant, convey, transfer, sell, and assign the SAID PROPERTY morefully described in the schedule hereunder unto and to the use of the Purchaser herein

c) **AND THAT** according to the true intent and meaning of these presents that the Purchaser shall peaceably and quietly possess and enjoy the SAID PROPERTY morefully described in the schedule hereunder hereby granted with rights, members, appurtenance thereof and receive and realize the rents, issues and profits thereof, if any, for its absolute use and benefit from or the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors and that free and clear title is passed unto the Purchaser free from all manner of encumbrances, lispensens, charges, mortgage.

d) **AND THAT** the Vendors shall save aforesaid indemnify and keep the Purchasers fully discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispence, claims and demands whatsoever created occasioned or made by the Vendors or any person/s lawfully or equitably or rightfully claiming as aforesaid from time or any of them.



e) **AND THAT** the Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make do acknowledge execute and perfect all such further and other lawful and reasonable acts deeds matters and things whatsoever for further better or more perfectly assuring the SAID PROPERTY morefully described in the schedule hereunder and every part thereof unto the Purchaser in the manner aforesaid as may be reasonably required together with the benefits and rights hereby granted unto the Purchaser.

f) **AND THAT** the Vendors have not done and/or shall not do anything whereby the right of the Purchasers herein may be prejudicially affected and shall make do all such acts deeds and things as may be necessary to assure the rights available to the Purchaser and the Vendors also undertakes and assures that the Vendors shall always be available for any rectification of the Deed of Conveyance if required by the Purchaser at the cost of the Purchaser

g) **AND THAT** all municipal and all other rates and taxes in respect of the said Property\*for the period upto the date hereof shall be the liability of the Vendors and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof.



SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less Three (3) Cottahs Eight (8) Chittaks Twenty Eight (28) Sq.ft. with a Partly two (2) storied and partly three (3) storied building standing thereon having a built up area of total 2100 square feet, Ground floor built up area being 975 sq feet comprising of 3(Three) Bed Room, 1 (One) Kitchen, 2 (Two) Toilet, 1(One) Living room & 1(One) Dining room; First floor built up area being 975 sq feet comprising of 3(Three) Bed Room, 1 (One) Kitchen, 3 (Three) Toilet, 1(One) Living room & 1(One) Dining room; and Second floor having roof comprising of 2 (Two) Asbestos Shed room; 1(One) Thakur Ghar and 1(One) asbestos shed, one Toilet measuring 150 Sq. Ft. built up portion; being known and numbered as premises no. 23A, Ekdalia Place, Post Office -Ballygunj. Police Station Gariahat, Kolkata - 700019 within the limits of ward no. 68 of Kolkata Municipal Corporation, South 24 Parganas.

The boundary of the premises is Delineated on the plan marked as "A" and is bordered by red line; the ground floor built up area of the house is delineated on the map marked as "B" and is bordered by blue line; the first floor built up area of the house is delineated on the map marked as "C" and is bordered by yellow line; the Second floor built

up area of the house is delineated on the map marked as " D" and is bordered by green line.

The said premises is butted and bounded -

ON THE NORTH : By Municipal 30 feet wide KMC Road,  
Being Ekdalia Place

ON THE SOUTH : By Premises No. 23/C, Ekdalia Place,

ON THE EAST : By Premises No. 21/D, Ekdalia Place,

ON THE WEST : By 12 feet wide Common Passage



IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the parties in the presence of :

1. Joyree Bhattacharya  
23A, Ekadalia place  
Kolkata - 19  
PS - Gariahat

1) Subhadra Bhattacharya  
2) Laxmanendu Bhattacharya

2. Subala Bhattacharya  
23 A. Ekadalia Place  
Kolkata - 700019.  
P.S - Gariahat

**SIGNATURE OF THE VENDORS**

*Binash Kumar Roy*

**SIGNATURE OF THE PURCHASER**

Drafted by me :

*Chandrasekhar Sen*

Advocate  
High Court, Calcutta  
WB / 765 / 1998

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the above named Purchasers the abovementioned sum of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lakhs) only for sale of the SAID PROPERTY in the manner as follows:

<u>SL No</u>	<u>PARTICULARS</u>	<u>AMOUNT Rupees</u>
1	Cheque No. 409879 dated 24.07.2019 drawn on Canara Bank, SME Kasba Branch, Kolkata in favour of Subhendu Bhattacharya	78,85,000/-
2	Cheque No. 000012 dated 24.07.2019 drawn on Bandhan Bank, Gariahat Branch, Kolkata in favour of Subhendu Bhattacharya	35,00,000/-
3	Less TDS deducted 1% on account of Sri Subhendu Bhattacharya	1,15,000
4	Cheque No. 409880 dated 24.07.2019 drawn on Canara Bank, SME Kasba Branch, Kolkata in favour of Swaranendu Bhattacharyya	78,85,000
5	Cheque No. 000013 dated 24.07.2019 drawn on Bandhan Bank, Gariahat Branch, Kolkata in favour of Swaranendu Bhattacharya	35,00,000/-
6	Less TDS deducted 1% on account of Sri Swaranendu Bhattacharya	1,15,000
	<b>TOTAL</b>	<b>2,30,00,000/-</b>

Total Rupees Two Crores Thirty Lakhs only

Witnesses :-

1. Joyree Bhattacharya  
23 A, Ekdalia Place,  
Kolkata - 700019  
P.S. - Gariahat

1) Subhendu Bhattacharya  
2) Swaranendu Bhattacharyya

2. Sukla Bhattacharyya  
23 A, Ekdalia Place  
Kolkata - 700019  
P.S. - Gariahat

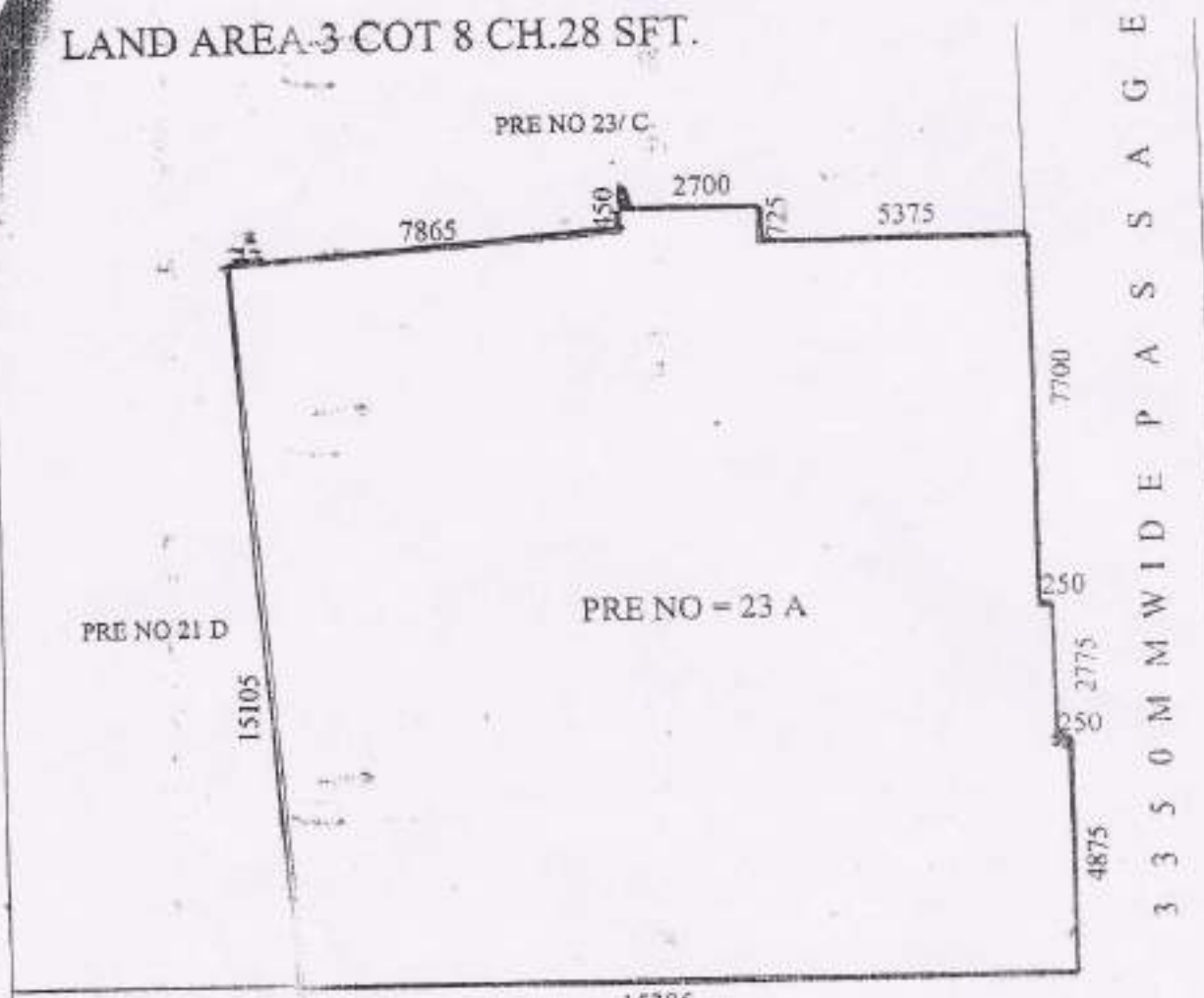
**SIGNATURE OF THE VENDORS**

'A'

# THE PLAN OF PREMISES NO.- 23 A, EKDALIA PLACE KOLKATA 19, WARD NO 68, BOROUGH-VIII.



LAND AREA-3 COT 8 CH.28 SFT.



9220-WIDE EKDALIA PLACE

## SITE PLAN

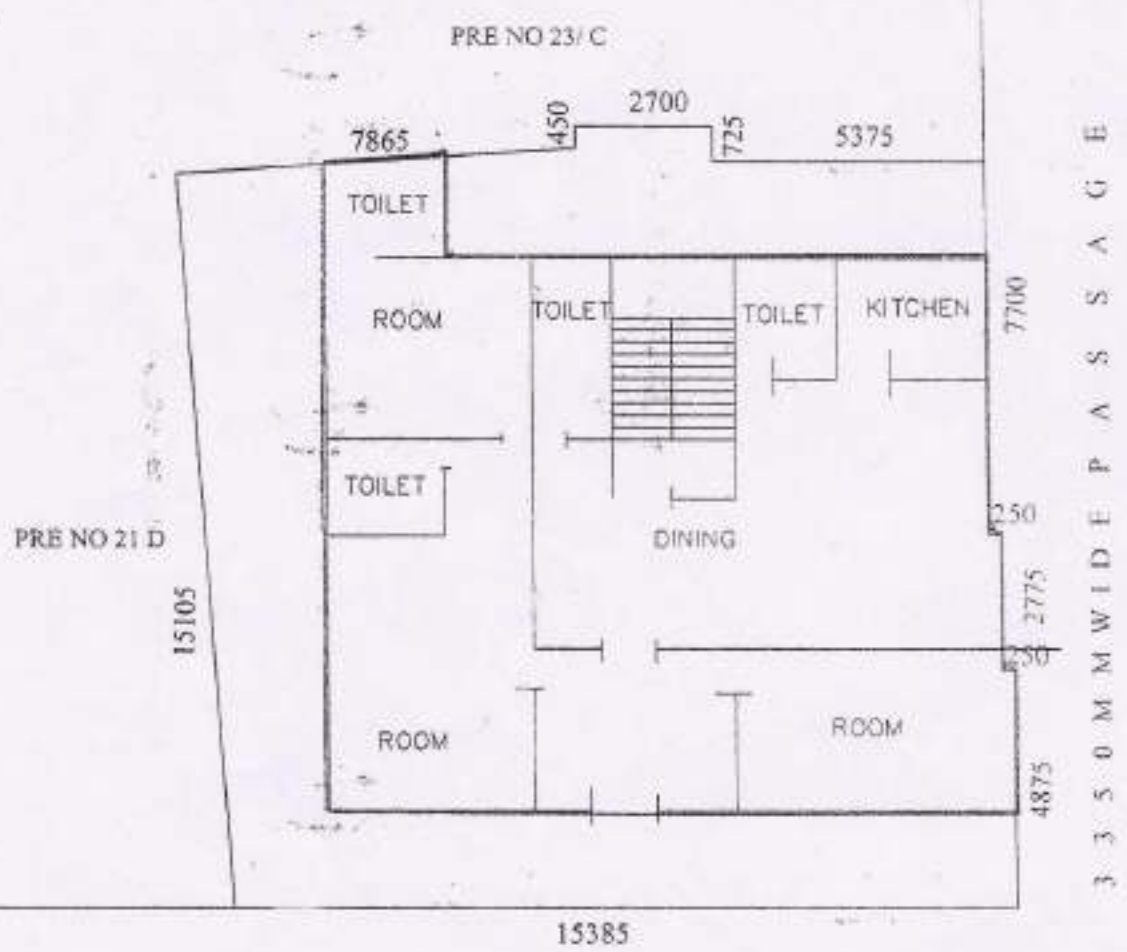
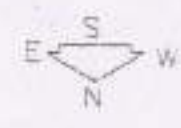
*Prin...*

- 1) Subash Khaitan
- 2) Anandendu Bhattacharya

'B'

# GROUND FLOOR PLAN OF PREMISES NO.- A, EKDALIA PLACE KOLKATA 19, WARD NO 68, BOROUGH-VIII.

GROUND FLOOR AREA= 975 SFT



9220 WIDE EKDALIA PLACE

## GROUND FLOOR PLAN

*Bikash Kumar Roy.*

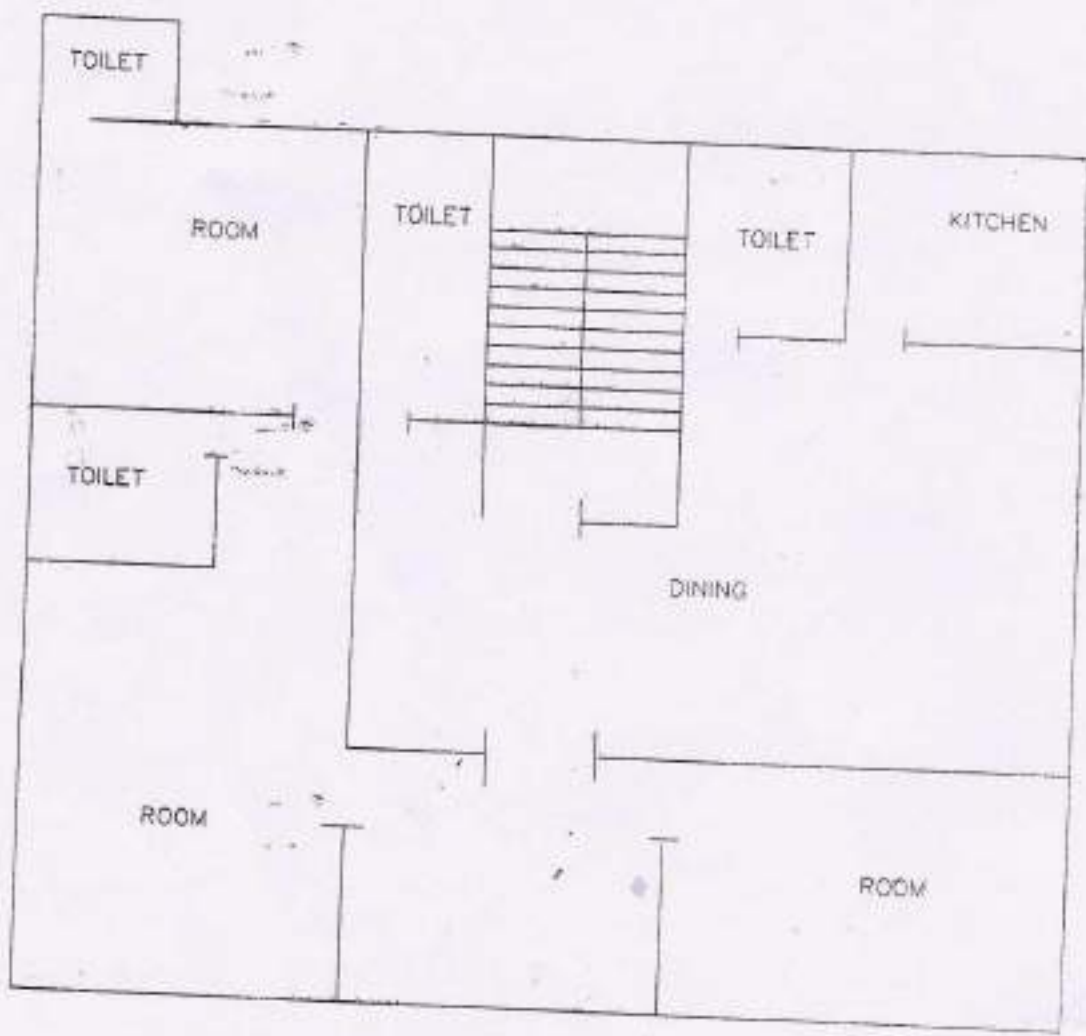
- 1) *Subend Bhattacharya*
- 2) *Swarnendu Bhattacharya*



(c)

FIRST FLOOR PLAN OF PREMISES NO.-  
3 A, EKDALIA PLACE KOLKATA 19,  
WARD NO 68, BOROUGH-VIII.

FIRST FLOOR AREA= 975 SFT



FIRST FLOOR PLAN

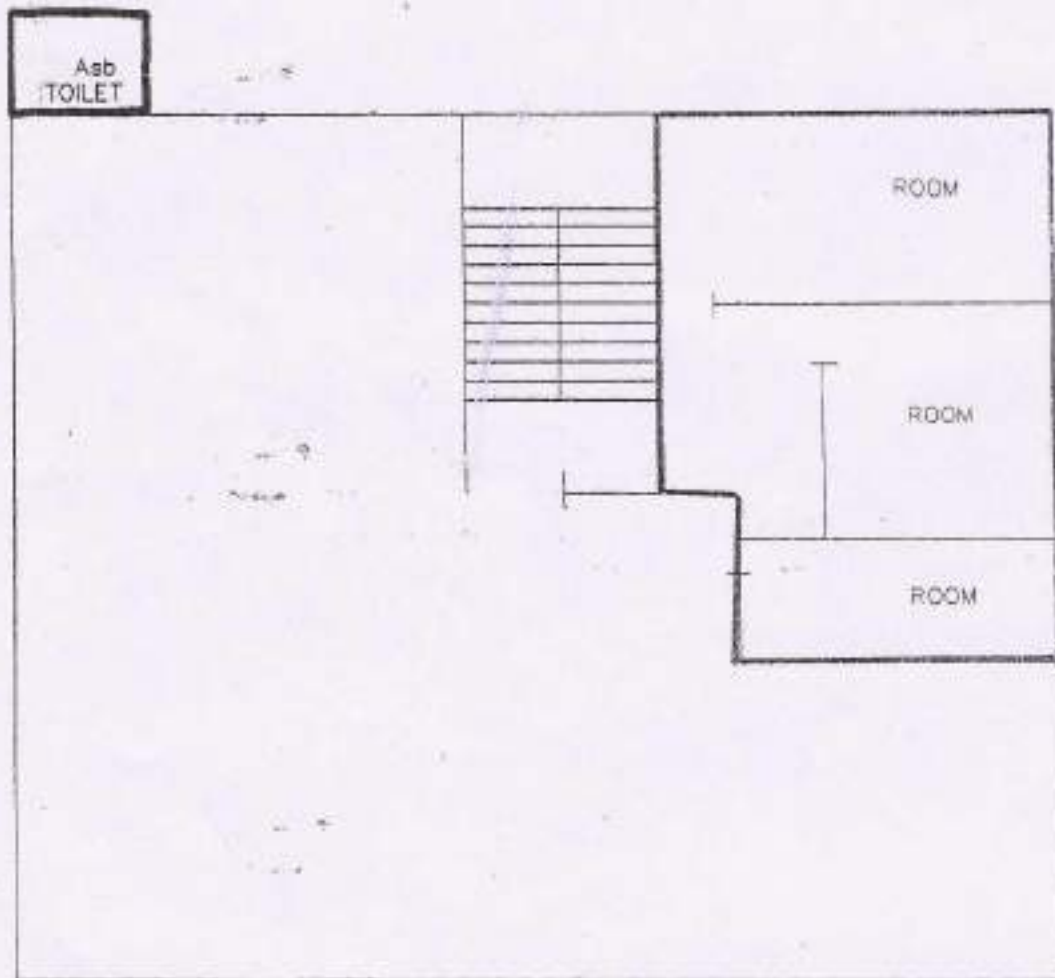
*Bixal n. a. n.*

1) Subhendu Chatterjee  
2) Suparna Chatterjee

(D)

OF PLAN OF PREMISES NO.-  
3 A, EKDALIA PLACE KOLKATA 19,  
WARD NO. 68, BOROUGH-VIII.

ASB ROOM AREA= 150 SFT



ROOF PLAN

*Binash Kumar Roy*  
SIGNATURE OF PURCH. SER.

1) *Lalendu Bhattacharya*  
2) *Laxmanendu Bhattacharya*

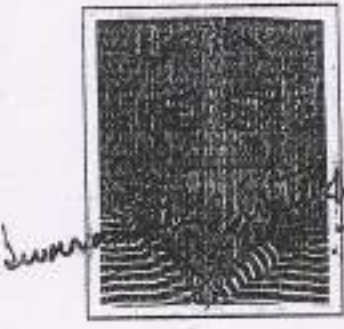
SIGNATURE OF OWNERS

# SPECIMEN FORM FOR TEN FINGER PRINTS



*Subhash Advani*

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



*Suman Chatterjee*

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



*Binash Kumar*

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

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIKASH KUMAR ROY  
BISHNUPADA ROY

19/08/1960  
Permanent Account Number  
ADGPR6006E



*[Handwritten Signature]*  
Signature

*[Handwritten Signature]*

बनाई लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFTP3267J



नाम / NAME

SUBHENDU BHATTACHARYA

पिता के नाम / FATHER'S NAME

RANENDRA NATH BHATTACHARYA

जन्म तिथि / DATE OF BIRTH

26-03-1946

प्रमुख / SIGNATURE

*SB*

*B. Das*

आयुक्त, ए. ए. टी.

COMMISSIONER OF INCOME-TAX, W.B. - II

*Subhendu Bhattacharya*

आयकर विभाग

INCOME TAX DEPARTMENT

SWARANENDU BHATTACHARYYA

RANENDRA BHATTACHARYYA

8/02/1951

Permanent Account Number:

AMJPE2540D

Signature

Signature

भारत सरकार

GOVT OF INDIA



*Swaranendu Bhattacharyya*



ভারত সরকার  
Government of India

নাম / Name  
Borun Das  
পিতা / Father  
Father: Madan Das  
জন্ম তারিখ / DOB: 13/04/1981  
সুখ / Male



8493 5423 4712

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

ঠিকানা / Address:  
1/3 সিটি স্কিম বি এম এন ডি এ  
ও এ বি ব্লক H-20, উল্টাঙ্গা  
মাইন রোড, কাকুগুডি  
কাকুগুডি, কোকা, পূর্ব  
বেরগা, পিন কোড: 700044

Address:  
1/3 CIT SCHEME VM M N D A  
OR: BLOCK H-20, ULTADANGA  
MAIN ROAD, KAKUGUDI  
KAKUGUDI, KOKA, WEST  
BERGA, 700044

8493 5423 4712

181  
1800 500 1817

www.aadhaar.gov.in

www.aadhaar.gov.in

Borun Das

CO-AN-0972192 THE KOLKATA MUNICIPAL CORPORATION

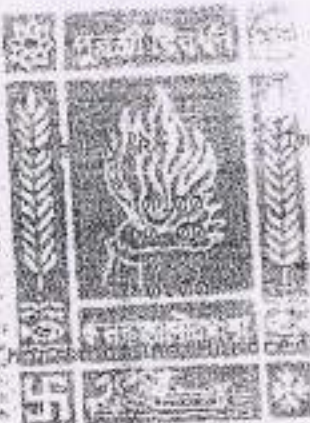
DEPARTMENT ASSESSMENT COLLECTION  
 UNIT/ZONE/BOROUGH  
 WARD: 068  
 PARTICULARS PROPERTY TAX  
 CDD PAYMENT

RECEIPT 003597 DATE 05/05/2019 14:01:40  
 OPERATOR 23045 P.I.P.I. MUKHERJEE  
 COLLECTION CENTRE 12 (BARIAHAT)

ASSESSOR NO. 111 ADDRESS  
 Premises and Office 23A, EKDALIA PLACE  
 Mailing Address 23A, EKDALIA PLACE,  
 KOLKATA

PIN Code 700019

SWARNENDU BHATTACHARYA  
 SWARNENDU BHATTACHARYA



Dr	Particulars	Interest (Rs.)	Payable (Rs.)
	Bariahata	0.00	569.00
	2019-2020	0.00	534.00
	2019-2020	0.00	530.00
	2019-2020	0.00	530.00
	2019-2020	0.00	530.00
	TOTAL AMOUNT PAID		2185.00
	AMOUNT IN WORDS		Two thousand one hundred Eighty Six only

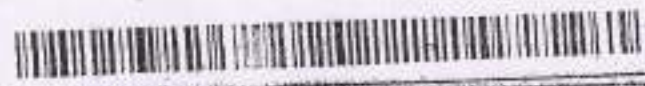
AMOUNT IN WORDS: Rupees Two thousand one hundred Eighty Six only

AMOUNT (Rs.): 2185.00

Bank Name: Branch Name:

*Handwritten Signature*  
 TREASURER

*Handwritten Signature*  
 E. and O. SIGNATURE OF OPERATOR



*Swarnendu Bhattacharya*  
 Swarnendu Bhattacharya



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

GRN: 19-201920-005351259-2  
 GRN Date: 02/08/2019 15:53:28  
 ERN: 90011660

Payment Mode: Counter Payment  
 Bank: State Bank of India  
 BRN Date: 06/08/2019 00:00:00

**DEPOSITOR'S DETAILS:**

Id No.: 16011000168970/10/2019  
(Query No./Query Year)

Name: BIKASH KUMAR ROY  
 Contact No.:  
 E-mail: bkroybidisha@gmail.com  
 Address: 10A EKDALIA PLACEKOL19  
 Applicant Name: Mr BAKASH KUMAR ROY  
 Office Name:  
 Office Address:  
 Status of Depositor: Buyer/Claimants  
 Purpose of payment / Remarks: Sale, Sale Document Payment No 10

**PAYMENT DETAILS:**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16011000168970/10/2019	Property Registration- Stamp duty	0030-02-103-003-02	140000
2	16011000168970/10/2019	Property Registration- Registration Fees	0030-03-104-001-16	20000
<b>Total</b>				<b>160000</b>

In Words: Rupees Eighteen Lakh Thirty Nine Thousand Sixty Six only

### Major Information of the Deed

Deed No :	I-1601-02456/2019	Date of Registration : 08/08/2019
Query No. / Year :	1601-1000168970/2019	Office where deed is registered :
Query Date :	24/07/2019 2:03:13 PM	D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details :	BAKASH KUMAR ROY 10A, EKDALIA PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL. PIN - 700019, Mobile No. : 9874135994, Status : Seller/Executant	
Transaction :	[0101] Sale, Sale Document	Additional Transaction :
Set Forth value :	Rs. 2,30,00,000/-	(4308) Other than Immovable Property, Agreement (No of Agreement : 2)
Stamp duty Paid (SD) :	Rs. 16,10,020/- (Article:23)	Market Value :
Remarks :	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)	

#### Land Details :

District: South 24-Parganas, P.S.- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ekdalia Place, Premises No: 23A, Ward No: 068 Pin Code : 700019





Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 8 Chatak 28 Sq Ft	2,10,00,000/-	2,10,00,000/-	Width of Approach Road: 30 Ft.
<b>Grand Total :</b>				5.8392Dec	210,00,000 /-	210,00,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
<p>Gr. Floor: Area of floor : 975 Sq Ft., Residential Use, Marble Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 975 Sq Ft., Residential Use, Marble Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		2100 sq ft	20,00,000 /-	20,00,000 /-	

14/08/2019 Query No:-16011000168970 / 2019 Deed No :- 160102456 / 2019. Document is digitally signed.

**Seller Details:**

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Mr SUBHENDU BHATTACHARYA</b>                      Son of Late RANENDRA NATH BHATTACHARYA                      Executed by: Self, Date of Execution: 08/08/2019                      , Admitted by: Self, Date of Admission: 08/08/2019 ,Place : Office</p>   <p>08/08/2019 LTI 08/08/2019</p> <p>Signature: <i>Subhendu Bhattacharya</i></p> <p>23A, EKDALIA PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFTPB3267J, Status :Individual, Executed by: Self, Date of Execution: 08/08/2019                      , Admitted by: Self, Date of Admission: 08/08/2019 ,Place : Office</p>
2	<p><b>Mr SWARANENDU BHATTACHARYA</b>                      Son of Late RANENDRA NATH BHATTACHARYA                      Executed by: Self, Date of Execution: 08/08/2019                      , Admitted by: Self, Date of Admission: 08/08/2019 ,Place : Office</p>   <p>08/08/2019 LTI 08/08/2019</p> <p>Signature: <i>Swaranendu Bhattacharya</i></p> <p>23A, EKDALIA PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AMJPB2540D, Status :Individual, Executed by: Self, Date of Execution: 08/08/2019                      , Admitted by: Self, Date of Admission: 08/08/2019 ,Place : Office</p>

**Buyer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Mr BIKASH KUMAR ROY (Presentant)</b>                      Son of Late BISHNUPADA ROY                      Executed by: Self, Date of Execution: 08/08/2019                      , Admitted by: Self, Date of Admission: 08/08/2019 ,Place : Office</p>   <p>08/08/2019 LTI 08/08/2019</p> <p>Signature: <i>Bikash Kumar Roy</i></p>

Son of Late BISHNUPADA ROY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,  
PAN No.: ADGPR6006E, Status :Individual, Executed by: Self, Date of Execution: 08/08/2019  
Admitted by: Self, Date of Admission: 08/08/2019 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BARUN DALUI</b> Son of Mr MADAN DALUI 1/3, C I T ROAD, P.O:- ULTADANGA, P.S:- Maheeshala, Kolkata, District:-South 24- Parganas, West Bengal, India. PIN - 700054			
	08/08/2019	08/08/2019	08/08/2019

Identifier Of Mr SUBHENDU BHATTACHARYA, Mr SWARANENDU BHATTACHARYYA, Mr BIKASH KUMAR ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHENDU BHATTACHARYA	Mr BIKASH KUMAR ROY-2.91958 Dec
2	Mr SWARANENDU BHATTACHARYYA	Mr BIKASH KUMAR ROY-2.91958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHENDU BHATTACHARYA	Mr BIKASH KUMAR ROY-1050.00000000 Sq Ft
2	Mr SWARANENDU BHATTACHARYYA	Mr BIKASH KUMAR ROY-1050.00000000 Sq Ft

Endorsement For Deed Number : I - 160102456 / 2019

On: 25-07-2019

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 2,30,00,000/-

Maitreyee Ghosh

Maitreyee Ghosh  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

14/08/2019 Query No:-16011000168970 / 2019 Deed No I - 160102456 / 2019, Document is digitally signed.

08/08/2019

**Certificate of Admissibility (Rule 49, 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 13:34 hrs on 08-08-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BIKASH KUMAR ROY, Claimant.

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

Execution is admitted on 08/08/2019 by 1. Mr SUBHENDU BHATTACHARYA, Son of Late RANENDRA NATH BHATTACHARYA, 23A, EKDALIA PLACE, P.O: BALLYGUNGE, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 2. Mr SWARANENDU BHATTACHARYA, Son of Late RANENDRA NATH BHATTACHARYA, 23A, EKDALIA PLACE, P.O: BALLYGUNGE, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 3. Mr BIKASH KUMAR ROY, Son of Late BISHNUPADA ROY, 10A, EKDALIA PLACE, P.O: BALLYGUNGE, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr BARUN DALUI, , Son of Mr MADAN DALUI, 1/3, C I T ROAD, P.O: ULTADANGA, Thana: Maheshtala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,30,048/- ( A(1) = Rs 2,30,000/- . E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,30,048/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/08/2019 12:00AM with Govt. Ref. No: 192019200053512592 on 02-08-2019, Amount Rs: 2,30,048/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90011660 on 06-08-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 16,10,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 16,09,020/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 83155, Amount: Rs.1,000/-, Date of Purchase: 29/07/2019, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/08/2019 12:00AM with Govt. Ref. No: 192019200053512592 on 02-08-2019, Amount Rs: 16,09,020/-  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90011660 on 06-08-2019, Head of Account 0030-02-103-003-0

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1601-2019, Page from 118056 to 118095  
being No 160102456 for the year 2019.



Digitally signed by MAITREYEE GHOSH  
Date: 2019.08.14 12:32:49 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 14-Aug-19 12:30:57 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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14/08/2019 Query No:-16011000168970 / 2019 Deed No :I- 160102456 / 2019. Document is digitally signed.