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Certified that the document is admitted to registration The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document


 Sub-Registrar
 Kolkata, West Bengal

DEED OF CONVEYANCE
 Valued at Rs. 1,50,00,000.00
 (Rupees One Crore Fifty Lakhs) Only

30 JUN 2022

THIS DEED OF CONVEYANCE is made on this the 30th day of June, 2022 (Two Thousand and Twenty Two) of the CHRISTIAN ERA.

Contd...2


 Alokesh Bandyopadhyay
 Advocate

25/6/2022
Pioneer Associates.
P.O. L. P.S. Khardah Kol-117
170000



1 JUN 2022

District Sub-Registrar
Soanour, North 24 Parganas

30 JUN 2022

Swapan Banerjee.
RAV
S/o. Swapan Banerjee.
Baruaek Joke Court.

(2)

BETWEEN

1. **SRI SOMNATH GANGULY (PAN: AUTPG2072R)**, Son of Late Brahma Prasad Gangopadhyay @ Ganguly & Late Rama Ganguly, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Rajendra Nidhi, Near Milan Sangha Club, Khardah, P.O. Rahara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700118,

2. **SMT. SUMITA RAY (PAN: AVFPG7088N)**, Wife of Sri Nilay Ray, Daughter of Late Brahma Prasad Gangopadhyay @ Ganguly & Late Rama Ganguly, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Flat No. 1203, Block-Ganga, Godrej Prakriti, 187/F/1, B.T. Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter jointly called & referred to as the **VENDORS** (which term or expression shall unless repugnant to the subject or context here of shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

PIONEER ASSOCIATES (PAN: AAMFP7725R), a Partnership firm having its Office at "Shreyasi Apartment" 12A/1/35, Station Road, PO. & P.S. Khardah, District- North 24 Parganas, Kolkata-700117, hereby represented by its Partners namely; (1) **SRI KANTI RANJAN DAS**, Son of Late Nalini Kanta Das, by Nationality-Indian, by Religion-


Alokendu Bandyopadhyay
Advocate

Contd...3

(3)

Hindu, by Occupation-Business, residing at: 1 No. Suryasen Nagar, P.O. & P.S. Khardah, District-North 24 Parganas, Kolkata-700117, (2) **SRI GOPAL DAS**, Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, District- North 24 Parganas, Kolkata- 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District-North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the **PURCHASER/S** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-Office, legal representatives and/or assigns) of the **OTHER PART.**

// **WHEREAS** one Jiban Ranjan Chatterjee (Son of Late Binod Behari Chatterjee) was the absolute & lawful owner of a piece & parcel of land measuring an area more or less 30 Decimal or 18 Cottahs 6 Chittacks under C.S. Dag No. 1042, R.S. Dag No. 1042/2148, comprised and contained in Khatian No. 137, lying and situated at Mouza-Bandipur, J.L.No. 17, Re.Su.No. 90, Touzi No. 172, under P.S. Khardah, Dist. - North 24 Parganas and recorded his name in the Settlement Records of Rights.

// **AND WHEREAS** said Jiban Ranjan Chatterjee while thus seized and possessed the same he sold and transferred the area of land measuring an area more or less 6 Cottahs in favour of Sri Biswanth Chatterjee (Son of Late Barada Charan Chatterjee)

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Alokendu Bandyopadhyay
Advocate

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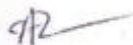
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by way of Deed of Sale dated 28/01/1985 which was duly registered at District Registry Office at Alipore on 29/01/1985 and recorded in Book No. 1, Volume No. 19, pages written from 92 to 99 being No. 1142, for the year 1985.

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AND WHEREAS the said Jiban Ranjan Chatterjee also transferred the rest area of land measuring more or less 12 Cottahs 6 Chittacks in favour of Smt. Rama Ganguly (Wife of Sri Brahma Prasad Ganguly) by way of Deed of Sale dated 28/01/1985 which was duly registered at District Registry Office at Alipore on 29/01/1985 and recorded in Book No. 1, Volume No. 19, pages written from 100 to 107 being No. 1143, for the year 1985.

3
AND WHEREAS in the life time of said Biswanath Chatterjee he executed a Registered his last WILL and testaments of his landed property i.e. measuring an area more or less 6 Cottahs of land Bequeathing the same upon his nephew namely Sri Somnath Ganguly (Son of Sri Brahma Prasad Ganguly and Smt. Rama Ganguly) and the said WILL was registered at the Office of A.D.S.R.O. Sealdah, on 02/07/1999, recorded in Book No. III, Being No. 88, for the year 1999 and made Sri Somnath Ganguly the Executor of his WILL.

AND WHEREAS after the demise of said Biswanath Chatterjee, according to his indication in the said WILL, Sri Somnath Ganguly being the executor to the said WILL, filed an application for Granting Probate of the said WILL before



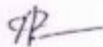
Alokendu Bandyopadhyay
Advocate

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(5)

④ the Learned District Delegate Judge at Barrackpore and the same has been Registered as Misc. Case No. 75/2004 (Probate) and the Learned District Delegate Judge at Barrackpore has been pleased to grant Probate of the said WILL vide its order dated 27/11/2008 and in accordance with the indication of the Testator, Sri Somnath Ganguly seized and possessed the property of Late Biswanath Chatterjee as lawful beneficiary of the WILL.

AND WHEREAS the time is rolling on and one of a sudden it was detected that the registered Deed Being No. 1142 for the year 1985 by land measuring 6 Cottahs of Dag No. 1042/2148 was transferred in favour of Biswanath Chatterjee but the description was erroneously written as 1 Cottahs 13 Chittacks of Dag No. 1042/2148 and 4 Cottahs 3 Chittacks of Dag No. 1579 in all 6 Cottahs within Khatian No. 137, although it ought to have been written as 6 Cottahs of Dag No. 1042/2148 and equally in the registered Deed Being No. 1143 for the year 1985 whereby 12 Cottahs 6 Chittacks land of Dag No. 1042/2148 has been transferred in favour of Rama Ganguly, the Dag Number was wrongly written as 1579 instead of correct Dag Number 1042/2148. In that circumstances said Rama Ganguly came to know that the said Jiban Ranjan Chatterjee had died leaving behind his legal heirs namely Prabir Ranjan Chatterjee, Susanta Ranjan Chatterjee, Asit Ranjan Chatterjee, Asim Ranjan Chatterjee, Swapna Ganguly (Wife of Shankar Ganguly) and Mukul Ranjan Chatterjee to execute and registered a Bengali Deed of Declaration in favour of Rama



Alokena Bandyopadhyay

Advocate

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(6)

Ganguly and the said Deed of Declaration was duly registered at D.S.R. 1, Barasat, North 24 Parganas on 05/02/2004 and recorded in Book No. 1, Volume No. 14, pages written from 291 to 299, being No. 00365, for the year 2004, and thereafter it was detected that there still remain some errors as description of the property as well as in the map annexed to the original Deed was not corrected.

AND WHEREAS said Rama Ganguly died intestate on 04/08/2008 leaving behind her husband Brahma Prasad Ganguly and one son & daughter namely Somnath Ganguly & Sumita Ray nee Gangopadhyay as her legal heirs and successors to inherit the said property by way of inheritance.

AND WHEREAS the said Brahma Prasad Ganguly (the plaintiff no. 1), Sri Somnath Ganguly (the plaintiff no. 2) & Sumita Ray nee Gangopadhyay (the plaintiff no. 3) while thus jointly seized and possessed of the aforesaid property as left by Deceased Rama Ganguly, they as plaintiffs jointly filed a Suit for Declaration & Injunction against Mukul Ranjan Chatterjee, Sri Prabir Ranjan Chatterjee, Sri Susanta Ranjan Chatterjee, Sri Asim Ranjan Chatterjee, Smt. Debjani Chatterjee, Sri Aritra Chatterjee and Smt. Swapna Ganguly as Defendants (who are the legal heirs of original owner Late Jiban Ranjan Chatterjee) vide Title Suit being No.T.S 191/2018 before the Ld. Civil Judge (Senior Division) at Barasat, Dist. North 24 Parganas (with the prayer :



Alokendu Bandyopadhyay
Advocate

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(7)

(a) That right title and interest of the plaintiffs No. 1 to 3 in or over the Schedule 'A' property (i.e. All that a piece and parcel of land measuring 12 cottahs 6 chittacks appertaining to R.S. Dag No. 1042/2148 under R.S. No. 90, Khatian No. 137, corresponding to L.R. Dag No. 1042/2148 under L.R. Khatian No. 266 in Mouza- Bandipur, J.L.No. 17, Touzi No. 172, P.S. Khardah, District North 24 Parganas covered by Registered Deed No. 1143 dated 28.01.1985 registered in the office of District Registrar at Alipore more particularly delineated in the plan No. 1 annexed hereto.) be declared by a decree.

(b) That right, title and interest of the plaintiff No. 2 in or over the Schedule 'B' property (i.e. All that a piece and parcel of land measuring 6 cottahs appertaining to R.S. Dag No. 1042/2148 under R.S. No. 90, Khatian No. 137, corresponding to L.R. Dag No. 1042/2148 under L.R. Khatian No. 266 in Mouza- Bandipur, J.L.No. 17, Touzi No. 172, P.S. Khardah, District North 24 Parganas covered by Registered Deed No. 1142 dated 28.01.1985 registered in the office of District Registrar at Alipore more particularly delineated in the plan No. 2 annexed hereto) be declared by a decree.

(c) That it be declared by a decree that by registered Deed being no. 1143 dated 28.01.1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 12 cottahs 6 chittacks of land appertaining to R.S.Dag No. 1042/2148 of R.S. No. 90, Khatian No. 137 in Mouza- Bandipore, J.L.No. 17, Touzi No. 172, P.S. Khardah, District North 24 Parganas in favour of Rama Ganguly wherein the Dag No. 1579 was wrongly written instead of correct Dag No. 1042/2148 and the area of land mentioned as 6 cottahs in the annexed plan to the said deed was wrong as



Atokendu Bandyopadhyay
Advocate

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the same should have been written as 12 cottahs 6 chittacks and descriptions of dag number in the annexed plan should be written as C.S. Dag No. 1042, R.S. Dag No. 1042/2148.

(d) That it be declared by a decree that by registered Deed being No. 1142 dated 28.01.1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 6 cottahs of land appertaining to R.S. Dag No. 1042/2148 of R.S. No. 90, Khatian No. 137 in Mouza-Bandipore, J.L. No. 17, Touzi No. 172, P.S. Khardah, District North 24 Parganas in favour of Biswanath Chatterjee wherein out of 6 cottahs, 4 cottahs 3 chittacks of land was wrongly mentioned as within Dag No. 1579 instead of mentioning that the entire 6 cottahs of land was within Dag No. 1042/2148 and descriptions of Dag number in the annexed plan should be written as C.S. Dag No. 1042 , R.S. Dag No. 1042/2148.

(e) That the defendants and their men and agents be restrained by a decree of perpetual injunction from interfering the peaceful enjoyment of the plaintiffs in the A and B Schedule property and from transferring the same in favour of third party and from claiming ownership in or over the same) and the Ld. Civil Judge (Senior Division) 3rd Court at Barasat, Dist. North 24 Parganas, passed its judgement dated 31/08/2021 which is decreed on 10/09/2021 in respect of the aforesaid Title Suit, wherein Ld. Court Ordered :

That the instant suit be and the same is decreed on admission under order XII rule 6 of the CPC.



Alokendu Bandyopadhyay
Advocate

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(9)

The right, title and interest of plaintiff number 1 to 3 in or over the schedule A property is hereby declared.

The right, title and interest of plaintiff number 2 in or over the schedule B property is hereby declared.

It is also declared that by registered deed being number I-1143 dated 28/01/1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 12 Kathas 6 chattaks of land appertaining, to R.S. Dag number 1042/2148 of R.S. number 90, Khatian number 137 in Mouza Bandipore, J.L. number 17, Touzi number 172, P.S. Khardah, district North 24 Parganas in favour of one Rama Ganguly wherein the Dag number 1579 was wrongly written instead of correct Dag number 1042/2148 and the area of land mentioned as 6 Cottahs in the annexed plan to said deed was wrong as the same should have been written has 12 Cottahs 6 chattaks and description of Dag number in the annexed plan should be written has C.S. Dag number 1042, R.S. Dag Number 1042/2148.

It is further declared that by registered deed being number 1142 dated 28/01/1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 6 Kathas of land appertaining to R.S. Dag number 1042/2148 of R.S. number 90, Khatian number 137 in Mouza- Bandipore, J.L. number 17, Touzi number 172, P.S. Khardah, district North 24 Parganas in favour of Biswanath Chatterjee wherein out of 6 Cottahs, 4 Cottahs 3 chattaks of land was wrongly mentioned as within Dag number 1579 instead of mentioning that the entire 6 Cottahs of land was



Alokendu Bandyopadhyay
Advocate

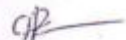
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(10)

within dag number 1042/2148 and description of dag number in annexed plan should be written as C.S. Dag number 1042, R.S. Dag number 1042/2148.

AND WHEREAS the said Sri Somnath Ganguly, Smt. Sumita Ray and their father Brahma Prasad Ganguly after got and acquired the area of land measuring 12 Cottahs 6 Chittaks and while they are jointly seized & possessed with absolute right, title and interest the said Brahma Prasad Ganguly died intestate on 24/11/2021 leaving behind him his only son & daughter i.e. Sri Somnath Ganguly and Smt. Sumita Ray as his surviving legal heirs & successors and the share of landed property as left by Late Brahma Prasad Ganguly was devolved upon the vendor no. 1 & 2 hereof in equal share and became the joint owners having their each undivided 1/2 share, and in physically jointly possessing and enjoying the same peacefully without any interruption of others.

AND WHEREAS thus in the foregoing events and description the vendor no. 1 hereof has become the lawful and absolute sole owner of a piece & parcel of land measuring more or less 6 Cottahs within Mouza- Bandipur, J.L. No. 17, Re.Su. No. 90, Touzi No. 172, comprised & contained in R.S. & L.R. Dag No. 1042/2148, under R.S. Khatian No. 137, L.R. Khatian No. 266, P.S. Khardah, at present P.S. Rahara, Dist. North 24 Parganas, A.D.S.R.O. Sodepur within the local limits of Khardah Municipality in Ward No. 5 AND the vendor no. 1 & 2 hereof jointly have



Alokesh Bandyopadhyay
Advocate

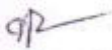
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(11)

became the lawful and joint owners of a piece & parcel of land measuring more or less 12 Cottahs 6 Chittaks (undivided 6 Cottahs 3 Chittaks of Sri Somnath Ganguly and undivided 6 Cottahs 3 Chittaks of Smt. Sumita Ray) within Mouza-Bandipur, J.L. No. 17, Re.Su. No. 90, Touzi No. 172, comprised & contained in R.S. & L.R. Dag No. 1042/2148, under R.S. Khatian No. 137, L.R. Khatian No. 266, P.S. Khardah, at present P.S. Rahara, Dist. North 24 Parganas, A.D.S.R.O. Sodepur within the local limits of Khardah Municipality in Ward No. 5.

AND WHEREAS the said Somnath Ganguly while enjoying the actual physical possession of the said 12 Cottahs 6 Chittaks of landed property with his full blooded sister namely Smt. Sumita Ray he make a gift of undivided 3 Cottahs of land out of his undivided 6 Cottahs 3 Chittaks of landed property within Mouza- Bandipur, comprised & contained in R.S. & L.R. Dag No. 1042/2148 under R.S. Khatian No. 137, corresponding to L.R. Khatian No. 266, in favour of his sister namely Smt. Sumita Ray by executing a Deed of Gift which was executed & registered on 11/04/2022 at the office A.D.S.R.O. Sodepur and the same was recorded in Book No. I, Volume No. 1524-2022, page from 134494 to 134515 being no. 152403260, for the year 2022.

AND WHEREAS in the manner aforesaid the vendor no. 1 hereof namely Sri Somnath Ganguly has become the lawful owner of 9 Cottahs 3 Chittaks of land (6 Cottahs of land

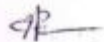

Alokendra Bandyopadhyay
Advocate

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(12)

relating to Deed No. 1142 for the year 1985 + 3 Cottahs 3 Chittaks of land relating to Deed No. 1143 for the year 1985) and the vendor no. 2 namely Smt. Sumita Ray has become the lawful owner of 9 Cottahs 3 Chittaks of land (6 Cottahs 3 Chittaks relating to Deed No. 1143 for the year 1985 + 3 Cottahs relating to Deed No. 3260 for the year 2022) and vendor no. 1 & 2 jointly became the lawful owner of 18 Cottahs 6 Chittaks of landed property and/or 30 more or less 30 Decimal of land and mutated their names before the local Khardah Municipality bearing holding no. 3/10, Madaripur under Ward No. 5 and they also recorded their names in the L.R. record of rights in respect of 30 Decimal of landed property under L.R. Dag No. 1042/2148 classified at BASTU vide L.R. Khatian no. 5460 in the name of Somnath Ganguly and L.R. Khatian no. 5465 in the name of Sumita Ray and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rents & taxes regularly.

AND WHEREAS Thus as per the foregoing events the present vendors hereof became the absolute and Lawful joint owners of 18 Cottahs 6 Chittaks of land togetherwith a 500 sq.ft. R.T. Shed standing thereon within municipal



Alokendu Bandyopadhyay
Advocate

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(13)

holding no. 3/10, Madaripur, under Ward no. 5 of Khardah Municipality which is free from all sorts of encumbrances, lien, charges what so ever.

AND WHEREAS the Vendors hereof thus having acquired all the right, title and interest into out of and over the specific property as mentioned hereinabove and while has been enjoying the actual physical possession thereof owing to some personal reasons resolved to sell out their 18 Cottahs 6 Chittaks of land togetherwith a 500 Sq. ft. R.T. shed standing thereon classified as "BASTU", lying and situate at Mouza-Bandipur, J.L. No. 17, Re. Su. No. 90, Touzi No. 172, comprised and contained in R.S. & L.R. Dag No. 1042/2148, under R.S. Khatian No. 137, corresponding L.R. Khatian Nos. 5460 and 5465, P.S. Rahara, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Khardah Municipality being Holding No. 3/10 (Madaripur), under Ward No. 5, Kolkata-700118 which being Scheduled hereunder.

AND WHEREAS the Purchaser/s herein referred to above has inspected and satisfied themselves as to the right, title and interest of the Vendors in respect of the said property, taking proper inspection, location and measurement of the under mentioned schedule property and making all the relevant enquiries and searches about the title of the Vendors in respect of the said property.



Alokendu Bandyopadhyay
Advocate

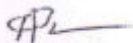
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(14)

AND WHEREAS the Purchaser/s hereinafter being satisfied with the right, title and interest of the Vendors in respect of the said property, being interested to purchase the same offered a sum of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs) Only towards the full and final consideration amount which being the highest offer, the Vendors accepted and assented to the said offer and covenanted unto the Purchaser/s to transfer their specifically scheduled property thereof by way of sale for which appear these presents.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the said covenants and in consideration of the sum of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs) Only paid by the Purchaser/s unto the Vendors at or prior to the execution of this present (the receipt whereof the Vendors do hereby admit & acknowledge) AND of and from the same acquit release and discharge to the said Purchaser/s and the said property described in the schedule hereunder intended to be transferred, the Vendors do hereby grant, transfer and convey unto the Purchaser/s ALL THAT the piece or parcel of land and building being scheduled hereunder OR HOWSOEVER OTHERWISE the said land and building now is or are situated numbered known and described TOGETHERWITH the rights, liberties, privileges, appendages, sewers, easement etc. whatsoever in the said property appertaining therewith AND all the estate right, title, claim or demand at law or in equity of the Vendors



Alokendu Bandyopadhyay

Attorney

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(15)

into out of and over the scheduled property to have and hold the same unto the Purchaser/s for ever absolutely free from all encumbrances AND the Vendors do hereby covenant with the Purchaser/s notwithstanding any thing or act by the Vendors made done or executed to the contrary, the Vendors has good right to grant transfer and convey the said property HEREBY granted transferred, and conveyed unto the Purchaser/s in the manner aforesaid AND THAT the Purchaser/s shall at all times hereafter quietly and peaceably enjoy the said property without any lawful eviction, interruption, claim or demand from or by the Vendors or any person claiming under them AND THAT free clear and absolutely discharged and exonerated by and at the expenses of the Vendors effectually indemnified against all manner of claims, charges, lien, attachment etc. AND FURTHER that the Vendors shall from time to time hereinafter at the request and costs of the Purchaser/s make the Vendors undertake to do act and perform all or any of such acts or deeds to be so necessary for the purpose of rectification and/or better enjoyment of the said property by the Purchaser/s in the manner aforesaid.

Words in this indenture importing singular shall include plural and vice-versa.

Words importing masculine gender shall include feminine gender or neuter gender and vice-versa.



Alokesh Bandyopadhyay

Advocate

(16)


THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land having Rayat Possessory right admeasuring more or less **18 Cottahs 6 Chittaks** of land classified as "BASTU" togetherwith a 500 sq.ft. R.T. shed with Cemented Flooring standing thereon, lying and situate at **Mouza-Bandipur**, J.L. No. 17, Re.Su. No. 90, Touzi No. 172, comprised and contained in R.S. & L.R. Dag No. **1042/2148**, under R.S. Khatian No. 137, corresponding L.R. Khatian Nos. 5460 (in the name of Somnath Ganguly), 5465 (in the name of Smt. Sumita Ray), P.S. Khardah, at present P.S. Rahara, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Khardah Municipality being Holding No. 3/10 (Madaripur), under Ward No. 5, Kolkata-700118, **TOGETHERWITH** all the estate right, easement, interests, appendages, hereditaments etc. reserved from the land & building hereby conveyed.

BUTTED AND BOUNDED BY

ON THE NORTH : House of Suman Ganguly & Others.
ON THE SOUTH : House of M. Saha & S. Mukherjee & Others.
ON THE EAST : 16ft. wide Municipal Road (Madaripur)
ON THE WEST : House of S. Banerjee and 12 ft. wide Municipal Road.

THE ABOVE SCHEDULED property vividly shown in the sketch map delineated in the **RED** Border, annexed hereto which shall form a part of this Indenture and the Judgement and Decree of Title Suit 191/2018 is also annexed with this Deed of Conveyance.


Alokendu Bandyopadhyay
Advocate

Contd...17

(17)

IN WITNESS WHEREOF the Vendors do hereby has set and subscribed their respective hands hereunto without any provocation in sound state of health and mind, out of their own accord on this the day, month and year first written above.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. *Ayan Banerjee* *Sounath Ganguly*
Adv
Barrackpore Court
Enl no: F/1129/2013.
2. *Alokendu Bandyopadhyay* *Sumita Ray*
Advocate.

SIGNATURE OF THE VENDOR/S

PIONEER ASSOCIATES
Karati Karanjan Das
Partner

SIGNATURE OF THE PURCHASER/S

DRAFTED BY:

Alokendu Bandyopadhyay
ALOKENDU BANDYOPADHYAY *Adv.*
Advocate
Calcutta High Court, District Judge's Court Beresat,
Barrackpore Court
Enl. No.-WB-570/2004

LASER SETTER:

Preetam Das
Preetam Das

(18)

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the full and final consideration amount to the tune of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs) Only in the following manner:

<u>Date</u>	<u>Chq.</u>	<u>Bank</u>	<u>Amount</u>
29.06.2022	RTGS	BOB	Rs. 99,00,000.00
29.06.2022	RTGS	BOB	Rs. -49,50,000.00
29.06.2022	001471 (T.D.S)	BOB	Rs. 1,00,000.00
29.06.2022	001472 (T.D.S)	BOB	Rs. 50,000.00

Total Rs. 1,50,00,000.00

In Words: Rupees One Crore Fifty Lakhs Only.

Full and final consideration with satisfaction alongwith good health and sound mind on this the day, month and year first written above.

**SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING**

WITNESSES:

1. *Atyan Banerjee*
Adv
Barrackpore Court

2. *Alokendu Bandyopadhyay*
Advocate

Sounath Ganguly

Sumita Ray

SIGNATURE OF THE VENDORS

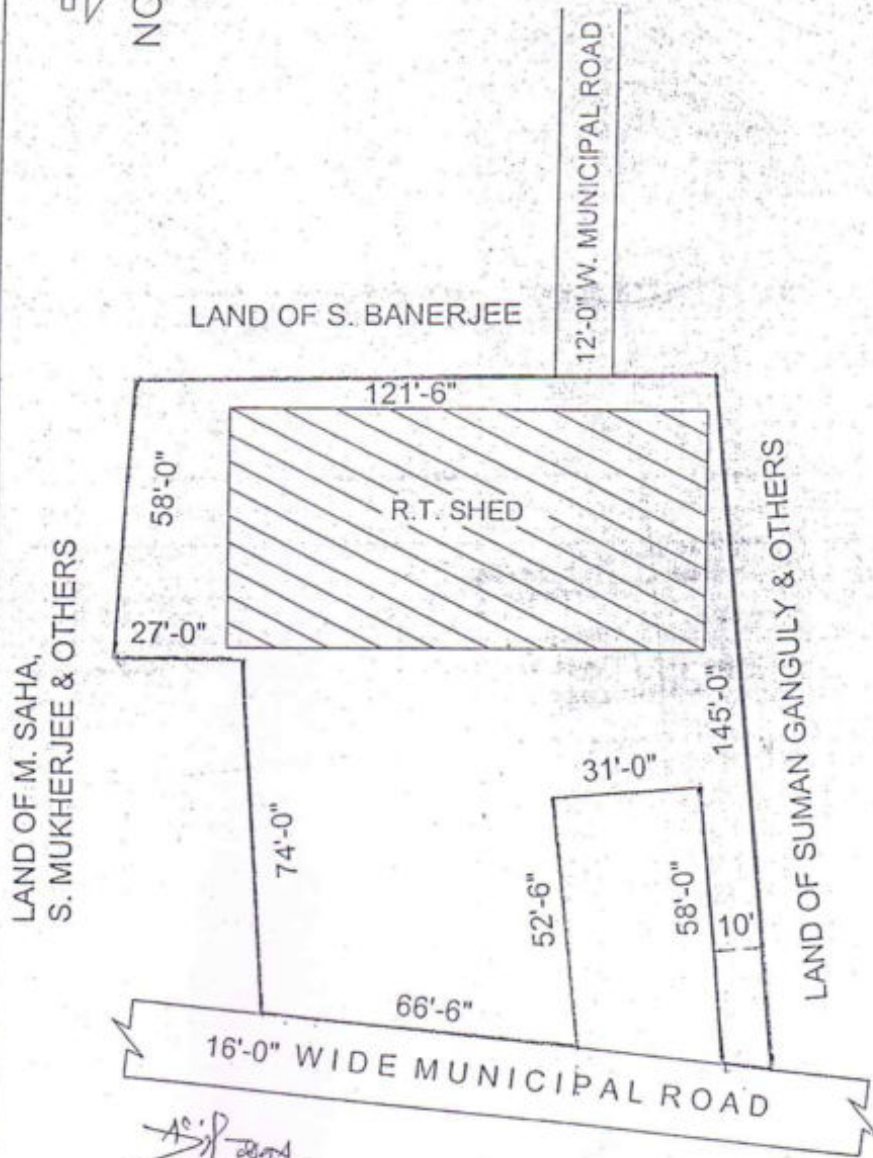
AB
Alokendu Bandyopadhyay
Advocate

SITE PLAN SHOWS THE LAND & BUILDING AT MOUZA- BANDIPUR, COMPRISED & CONTAINED IN R.S. & L.R. DAG.NO - 1042/2148, R.S. KHATIAN NO- 137, L.R. KHATIAN NOS - 5460 & 5465, J.L. NO- 17, R. S. NO - 90, TOUZI NO- 172, IN WARD NO - 5, HOLDING NO- 3/10, MADARIPUR, UNDER P.S. - RAHARA, MUNICIPALITY - KHARDAH, KOLKATA - 700118.

SCALE : 1"=30'

AREA OF LAND - 18 K - 6CH - 0 SFT.

COVD. AREA (R.T. SHED) - 500 SFT.



PIONEER ASSOCIATES
Karoli Rajan Das.
 Partner

SIGNATURE OF PURCHASER'S

Sounath Ganguly
 Sumita Ray

OWNER'S SIGNATURE

Aji Das
 Aji Das
 8/8, Balaknathtala
 Rashkhola, Khurdah
 LIC No. 11723438

COPIED BY

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI SOMNATH GANGULY**

Somnath Ganguly

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Somnath Ganguly

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. SUMITA RAY**

Sumita Ray

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sumita Ray

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE L.R. ACT 1908



(1) Name : SRI KANTI RANJAN DAS

Kanti Ranjan Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Kanti Ranjan Das
SIGNATURE OF THE PRESENTANT



(2) Name : SRI GOPAL DAS

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Gopal Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Gopal Das
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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

GRN Details:

GRN: 192022230062411531
GRN Date: 29/06/2022 21:29:21
BRN: 323852360
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 29/06/2022 21:30:27
Payment Ref. No: 2001934188/1/2022
[Query No*/Query Year]

Depositor Details:

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke Sodepur, Kolkata-700110
Mobile: 9674975574
Depositor Status: Advocate
Query No: 2001934188
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2001934188/1/2022
Remarks: Sale, Sale Document

Payment Details:

Sl. No.	Payment ID	Head of A/C- Description	Head of A/C	Amount (₹)
1	2001934188/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	829395
2	2001934188/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	166889
			Total	996284

IN WORDS: NINE LAKH NINETY SIX THOUSAND TWO HUNDRED EIGHTY FOUR ONLY.

DISTRICT : NORTH 24 PARGANAS
IN THE 1ST COURT OF LD. CIVIL JUDGE (SR. DIVN.) AT BARASAT

Ref. : TITLE SUIT NO. - 191/2018

BRAHMA PRASAD GANGULY &
OTHERS
..... PLAINTIFFS

VS.

MUKUL RANJAN CHATTERJEE &
OTHERS
..... DEFENDANTS.

PETITION NO. - X- 11553, DATED 04.12.2021.

ASSESSMENT ON 03/01/2022



C-51

Checked by

West Bengal Form No.3701

High Court Form No.(J)2

Heading of Judgment in Original Suit/Case

District :North 24 Paraganas.

In the Court of the Civil Judge (Senior Division), Barasat.

Present : Sri Samaresh Bera, WBJS

Title Suit Number 191 of 2018

CNR-WBNP03-000376-2018

1. Sri Brahma Prasad Ganguly,
2. Sri Somnath Ganguly,
3. Smt. Sumita Ray nee Gangopadhyay.

Plaintiffs

Versus

1. Sri Mukul-Ranjan-Chatterjee(DEAD)
 - a. Sri Sanjoy Chatterjee,
 - b. Smt. Debarati Lahiri,
2. Sri Prabir Ranjan Chatterjee,
3. Sri Susanta Ranjan Chatterjee,
4. Sri Asim-Ranjan-Chatterjee(DEAD)
 - a. Smt. Saswati Chatterjee,
 - b. Smt. Anwesha Chatterjee,
5. Smt. Debjani Chatterjee,
6. Sri. Aritra Chatterjee,
7. Smt. Swapna Ganguly.

Defendants.

This suit coming on for final hearing before the Court on 31/08/21
in presence of

Mr. K. K. Chatterjee, Ld. Advocate for the Plaintiff.
Smt. Ira Chatterjee, Ld. advocate for Defendant.

and having stood for consideration to this 31st day of August, 2021, the
Court delivered the following judgment on admission (Under order
XII rule 6 of the CPC):-

Plaint Case

Checked by

36A
8231 dt 6.9.21
Judge - F. M.
Devt - 3 am
Total - 10 am
5/10
11553 dt 4.12.21
Judge - 7 hr
Devt - 3 hr
Map - 2 hr
Total - 12 hr
23/12



31/08/2021
Civil Judge, Sr. Divn.
3rd Court, Barasat
North 24 Paraganas

The case of the plaintiffs is that land measuring about 30 decimals fully described in the schedule of the plaint originally belonged to Jiban Nandan Chattopadhyay @ Jiban Ranjan Chattopadhyay.

While in possession, he transferred land measuring 6 Katha out of said 30 decimals in favour of Biswanath Chatterjee by virtue of registered deed being number I-1142 for the year 1985. On the same day he also transferred the remaining land measuring 12 Katha 6 chattaks in favour of Rama Ganguly by virtue of another deed being number I-1143 for the year 1985. He also delivered possession unto to the purchasers namely Biswanath Chatterjee and Rama Ganguly.

Said Biswanath Chatterjee during his lifetime bequeathed said land measuring 6 Katha by way of Will in favour of his nephew Somnath Ganguly (plaintiff number 2) appointing him as sole executor. After demise of said Biswanath Chatterjee plaintiff number 2 obtained Probate on 27/11/2008 from the court of District Delegate, Barrackpore in Misc. Case number 75 of 2004.

Subsequently it was discovered in the year 2003 that in the said deed of conveyance, the description of land is had not been correctly written and the map depicted to the said deeds were also not correctly mentioned. By result of which, the lawful owner's acquired the entire RS dag number 1042/2148 faced inconvenience in getting the respective land recorded in the record of rights and before the municipal authority.

On careful scrutiny, it was detected that the registered deed being number 1142 for the year 1985 of DSR, Alipore by land measuring 6 Katha of dag number 1042/2148 was transferred in favour of Biswanath Chatterjee, the description was erroneously written as 1 Katha 13 Chhatak of 1042/20148 and 4 Katha 3 chattaks of dag number 1579 in all 6 Katha within Khatian 137 although it ought to have been written as 6 Katha of dag number 1042/2148 and equally in the registered deed being number 1143 for the year 1985 whereby 12 Katha 6 chattaks land

Checked by



31/08/2021
Civil Judge, Sr. Divin.
3rd Court, Barasat
North 24 Parganas

TS 191 of 2018
Sri Brahma Prasad Ganguly and Others Vs. Sri Sanjoy Ranjan Chatterjee and Ors.
Page 3 of 7

of dag number 1042/2148 has been transferred in favour of Rama Ganguly, the dag number was wrongly written as 1579 instead of correct Dag number 1042/2148.

Upon detection of the mistake aforesaid, Rama Ganguly went to the residence of Jiban Ranjan Chattopadhyay and came to know that he had died leaving behind his legal representatives. Said Rama Ganguly then approached the legal representatives of Jiban Ranjan Chattopadhyay to execute a deed of rectification and the cost of the purchasers.

Defendant number 1 to 4 and 7 and one Ashit Ranjan Chatterjee, the predecessor-in-interest of defendant number 5 to 6 jointly agreed to execute deed of rectification in order to honour the deeds executed by their predecessor-in-interest Jiban Ranjan Chattopadhyay, since deceased. Accordingly, the executed a deed of declaration being number 365 for the year 2003 of DSR, North 24 Parganas.

Despite the deed of declaration was executed by the legal heirs of Jiban Ranjan Chattopadhyay in favour of Rama Ganguly in the year 2004, it was detected that there still remain some errors as description of the property as well as in the map annexed to the original deed was not corrected.

Said Rama Ganguly died intestate on 04/08/2008, property devolved upon her husband, 1 son and one daughter, the plaintiff number 1 and 2 and 3 respectively in equal shares.

The plaintiffs claimed that due to such a mistake in actual dag number and either in the annexed map, the plaintiffs have been facing inconvenience in getting their land correctly recorded in the revenue records and in local municipality. The plaintiffs claimed that the defendants are again requested by the plaintiffs and the asked for the documents of title in respect of the suit property lying with the plaintiffs and accordingly the plaintiffs and deliver the photo copies but thereafter they did not take any fruitful steps.



31/08/2011
Civil Judge, Sr. Divin.
3rd Court, Barasat
North 24 Parganas

Hence this suit praying for declaration of title of plaintiff's over the schedule A property, for a declaration of the right, title and interest of plaintiff number 2 over schedule B property, and for declaration that Jiban Ranjan Chattopadhyay transferred 12 Katha 6 chattaks of land fully described in schedule A of the plaint by virtue of registered deed being number 1143 dated 28/1/1985 in favour of Rama Ganguly, and also for declaration that for declaration that Jiban Ranjan Chattopadhyay transferred 6 Katha of land fully described in schedule B of the plaint by virtue of registered deed being number 1142 dated 28/1/1985 in favour of Biswanath Chatterjee and for perpetual injunction restraining the defendants and their men and agents from interfering the peaceful possession and enjoyment of the plaintiffs over A and B schedule property and from creating 3rd party interest over the same and from claiming ownership over the same.

Defendant's Case

Defendants number 2 to 4 and 7 filed written statement dated 18/08/2018 denying the allegations in the plaint but admitting the fact of transferring land measuring 30 decimals in favour of Biswanath Chatterjee and Rama Ganguly by virtue of registered deed being number I-1142 and I-1143 both for the year 1985. The admitted the fact of mistake in description of suit property in the deed and also admitted the correction made in 2003. The defendants also expressed their willingness to rectify the mistake done in this regard. The other defendants did not file written statement. All the defendants filed a petition supported by affidavit under order XII rule 6 of the CPC on 04/03/2020 and thereby admitted the claims of the plaintiffs.

The defendants admitted the mutual mistake done during preparation of deed being number I-1142 for the year 1985 and I-1143 for the year 1985 in respect of plot number and area of land transferred from the respective plots and mistakes in the annexed map.

Checked by



31/08/2021
Civil Judge, Snr. Divin.
3rd Court, Barasat
North 24 Parganas

The defendants are the legal heirs of original defendant namely Jiban Ratan Chattopadhyay.

SUIT PROPERTY / PREMISES:

SCHEDULE A

All that piece and parcel of land measuring 12 Katha 6 chattaks appertaining to RS dag number 1042/2148 under RS number 90, Khatian number 137, corresponding to LR dag number 1042/2148 under LR Khatian number 266 in Mouza Bandipur, JL number 17, Touzi number 172, PS-Khardah, district-North 24 Parganas, covered by registered deed number 1143 dated 28/01/1985 registered in the office of District Registrar at Alipore on 28/01/1985 more particularly delineated in Plan no 1.

SCHEDULE B

All that piece and parcel of land measuring 6 Katha appertaining to RS dag number 1042/2148 under RS number 90, Khatian number 137, corresponding to LR dag number 1042/2148 under LR Khatian number 266 in Mouza Bandipur, JL number 17, Touzi number 172, PS-Khardah, district-North 24 Parganas, covered by registered deed number 1142 dated 28/01/1985 registered in the office of District Registrar at Alipore on 28/01/1985 more particularly delineated in Plan no 2.

EVIDENCE

In view of the petition under order XII rule 6 dated 04/03/2020, the plaintiff examined the following witness: -

PW-1 Sumita Ray (the plaintiff number 3 for self and for other plaintiffs)

In view of the petition under order XII rule 6 dated 04/03/2020, the defendants examined the following witness: -

DW-1 Prabir Ranjan Chattopadhyay (the defendant number 2 and attorney of the rest defendants.)

In course of examination of witness on behalf of defendants, the following document is admitted into evidence.

Checked by



31/03/2021

Civil Judge, Sr. Divn.
3rd Court, Barasat
North 24 Parganas

Exhibit-A The power of attorney executed by all other defendants in favour of defendant number 2.

LD advocate for the defendants by filing the petition under order XII rule 6 of the CPC dated 04/09/2019 submitted that the defendant admitted the claim of the plaintiffs. Thus he prays for passing of decree.

LD advocate for the plaintiff raised no objection.

Having heard LD advocate for the plaintiff and LD advocate for the defendant and On perusal of the plaint together with the documents filed in the plaint and the petition under order XII rule 6 of the CPC, I found that the mistake in description of area and respective portion of the plots which was transferred by virtue of those deeds in the deed being number I-1143 and I-1142 both dated 28/01/1985 was admitted and the said error along with it's map should be rectified.

Considering all, and in view of my above discussion, I do hold that the instant suit deserves to be decreed on admission.

Court fees paid is correct.

Hence, it is,

ORDERED

that the instant suit be and the same is decreed on admission under order XII rule 6 of the CPC.

The right, title and interest of plaintiff number 1 to 3 in or over the schedule A property is hereby declared.

The right, title and interest of plaintiff number 2 in or over the schedule B property is hereby declared.

It is also declared that by registered deed being number I-1143 dated 28/01/1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 12 Katha 6 chattaks of land appertaining to RS dag number 1042/2148 of RS number 90, Khatian number 137 in Mouza Bandipore, JL number 17, Touzi number 172, PS Khardah,

31/08/2021
Civil Judge, Snr. Divn. 43
3rd Court, Barasat
North 24 Parganas

district North 24 Parganas in favour of one Rama Ganguly wherein the Dag number 1579 was wrongly written instead of correct Dag number 1042/2148 and the area of land mentioned as 6 Katha in the annexed plan to said deed was wrong as the same should have been written has 12 Katha 6 chattaks and description of Dag number in the annexed plan should be written has CS Dag number 1042, RS dag number 1042/2148.

It is further declared that by registered deed being number 1142 dated 28/01/1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 6 Katha of land appertaining to RS dag number 1042/2148 of RS number 90, Khatian number 137 in Mouza Bandipore, JL number 17, Touzi number 172, PS Khardah, district North 24 Parganas in favour of Biswanath Chatterjee wherein out of 6 Katha, 4 Katha 3 chattaks of land was wrongly mentioned as within dag number 1579 instead of mentioning that the entire 6 Katha of land was within dag number 1042/2148 and description of dag number in annexed plan should be written as CS Dag number 1042, RS dag number 1042/2148.

The suit is thus disposed of.

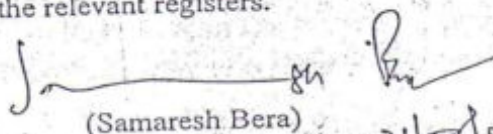
Note accordingly in the relevant registers.

Dictated & corrected by me,

(Samaresh Bera)

C.J.Jr. Divn.

Civil Judge, Snr. Divn.
3rd Court, Barasat
North 24 Parganas



(Samaresh Bera)

Civil Judge(Sr. Divn), 3rd Court, Barasat.

Civil Judge, Snr. Divn.
3rd Court, Barasat
North 24 Parganas

Checked by



HIGH COURT FORM NO. (J) 25
DECREE IN ORIGINAL SUIT
(Order 20 Rule 6 & 7 of Civil Procedure Code 1908)

DISTRICT : North 24 Parganas
In the Court of Civil Judge (Senior Division), 3 rd Court at Barasat

Title Suit No. 191 of 2018

IN THE MATTER OF

1. Sri Brahma Prasad Ganguly s/o late Rajendra Chandra Ganguly.
2. Sri Somnath Ganguly s/o Brahma Prasad Ganguly both residing at Madaripur, P.O. Rahara P.S. Khardah, Dist. 24 Parganas(N), Kolkata 700118.
3. Smt. Sumita Ray nee Gangopadhyay w/o Nilay Ray residing at 6/B Kabi Kirandhan Chatterjee, PO.& PS. Uttarpara, Dist. Hoogly, Pin 712258.

... Plaintiff

VERSUS

1. Mukul Ranjan Chatterjee (DEAD)
Sri Sanjoy Chatterjee S/o Late Mukul Ranjan Chatterjee.
Smt Debarati Lahiri D/o Late Mukul Ranjan Chatterjee, Both are residing at 20, Himanshu Mohan Chakraborty Road, PS-Baranagar, Kol-700035, Dist- North 24 Parganas
2. Sri Prabir Ranjan Chatterjee S/o Late Jiban Ranjan Chatterjee residing at 20 Himanshu Mohan Chakraborty Road, PS-Baranagar, Kol-700035, Dist- North 24 Parganas
3. Sri Susanta Ranjan Chatterjee S/o Late Jiban Ranjan Chatterjee residing at 22 Himanshu Mohan Chakraborty Road, PS-Baranagar, Kol-700035, Dist- North 24 Parganas
4. Sri Asim Ranjan Chatterjee (DEAD)
 - a. Smt Saswati Chatterjee W/o Late Asim Ranjan Chatterjee
 - b. Smt Anwesa Chatterjee D/o Late Asim Ranjan Chatterjee Both residing at U-12, Cluster-III, Purbachal, Kolkata - 700 091.
5. Smt Debjani Chatterjee W/o Late Ashit Ranjan Chatterjee
6. Aritra Chatterjee S/o Late Ashit Ranjan Chatterjee Both residing at AH 214, Sector-II, Salt Lake, Kolkata - 700 064
7. Smt Swapna Ganguly W/o Sankar Ganguly residing at 157 Rabindra Thakur Road, Bediapara, Kolkata - 700 077

... Defendant

Checked by

CLAIM FOR

a) The right title and interest of the plaintiffs No. 1 to 3 in or over the Schedule A property be declared by a decree.

b) That right, title and interest of the plaintiff No. 2 in or over the Schedule B property be declared by a decree.

c) That it be declared by a decree that by registered deed being no. 1143 dated 28.01.1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 12 cotta 6 chittacks of land appertaining to R.S. Dag No. 1042/2148 of R.S No. 90 Khatian No. 137 in Mouja Bandipore, J.L. No. 17, Touzi No. 172. P.S. Khardah, District North 24 Parganas in favour of Rama Gunguly wherein the Dag No. 1579 was wrongly written instead of correct Dag No. 1042/2148 and the area of land mentioned as 6 cottah in the annexed plan to the said deed was wrong as the same should have been written as 12 cottah 6 chittack and descriptions of Dag No. In the annexed plan should be written as C.S Dag No. 1042, R.S Dag No. 1042/2148.

d) That it be declared by a decree that be registered deed being No. 1142 dated 28.01.1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 6 cotta of land appertaining to R.S Dag No.1042/2148 of R.S. No.-90 Khatian No. 137 137 in Mouja Bandipore, J.L. No. 17, Touzi No. 172. P.S Khardah, District North 24 Parganas in favour of Biswanath Chatterjee wherein out of 6 cottah, 4 cottah 3 chittacks of land was wrongly mentioned as within Dag No. 1579 instead of mentioning that the entire 6 cottah of land was with in Dag No. 1042/2148 and descriptions of Dag number in the annexed plan should be written as C.S. Dag No. 1042, R.S. Dag No.1042/2148

e) That the defendants and their men and agents be restrained by a decree of perpetual injunction from interfering the peaceful enjoyment of the plaintiffs in the A and B Schedule property and from transferring the same in favour of third party and from claiming ownership in or over the same.

f) That all costs of the suit be decreed as against defendants.

g) That any other relief to which the plaintiffs are entitled under law, equity and natural justice be decreed.

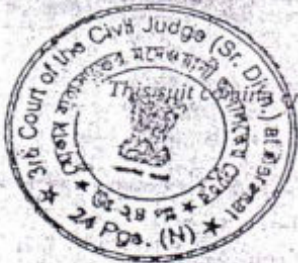
Checked by

SCHEDULE - A

All that a piece and parcel of land measuring 12 cottah 6 chittacks appertaining to R.S. Dag No, 1042/2148 under R.S. No. 90 Khatian No, 137, corresponding to L.R. Dag No. 1042/2148 under L.R Khatian No, 226 in Mouza Bandipur, J.L. No, 17, Touzi No. 172, P.S. Khardah, District North 24 Parganas covered by Registered deed No. 1143 dated 28.01.1985 registered in the office of District Registrar at Alipore more particularly delineated in the plan No. 1 annexed hereto.

SCHEDULE - B

All that a piece and parcel of land measuring 6 cottah appertaining to R.S. Dag No, 1042/2148 under R.S. No. 90 Khatian No. 137, corresponding to L.R. Dag No. 1042/2148 under L.R Khatian No, 266 in Mouza Bandipur, J.L. No, 17, Touzi No. 172, P.S. Khardah, District North 24 Parganas covered by Registered deed No. 1142 dated 28.01.1985 registered in the office of District Registrar at Alipore more particularly delineated in the plan No. 2 annexed hereto.



on this day for final disposal before

: Shri Samerersh Bera
Civil Judge (Senior Division), 3rd Court
at Barasat, North 24 Parganas

In presence of :

Mr. K.K. Chatterjee, Ld. Advocatefor the Plaintiff.
SMT. Ira Chatterjee, Ld. Advocatefor the Defendant.

ORDERED

it is ordered and decreed that the instant suit be and the same is decreed on admission under order XII rule 6 of the CPC.

The right, title and interest of plaintiff number 1 to 3 in or over the schedule A property is hereby declared.

Checked by

The right, title and interest of plaintiff number 2 in or over the schedule B property is hereby declared.


It is also declared that by registered deed being number I-1143 dated 28/01/1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 12 Katha 6 chattaks of land appertaining to RS dag number 1042/2148 of RS number 90, Khatian number 137 in Mouza Bandipore, JL number 17, Touzi number 172, PS Khardah, district North 24 Parganas in favour of one Rama Ganguly wherein the Dag number 1579 was wrongly written instead of correct Dag number 1042/2148 and the Area of land mentioned as 6 Katha in the annexed plan to said deed was wrong as the same should have been 12 Katha 6 chattaks and description of Dag number in the annexed plan should be written as CS Dag number 1042, RS Dag number 1042/2148.


It is further declared that by registered deed being number 1142 dated 28/01/1985 registered in the office of District Registrar at Alipore, Jiban Ranjan Chatterjee transferred 6 Katha of land appertaining to RS dag number 1041/2148 of RS number 90, Khatian number 137 in Mouza Bandipore, JL number 17, Touzi number 172, PS Khardah, district North 24 Parganas in favour of Biswanath Chatterjee wherein out of 6 Katha, 4 Katha 3 chattaks of land was wrongly mentioned as within dag number 1579 instead of mentioning that the entire 6 Katha of land was within dag number 1042/2148 and descriptions of dag number in annexed plan should be written as CS Dag number 1042, RS dag number 1042/2148.

The suit is thus disposed of.

Note accordingly in the relevant registers.

and that the sum of Rs. Nil be paid by the Nil to the Nil on account of costs of this suit, with interest thereon at the rate of percent (%) per annum from this date to the date of realisation. Given under my hand and seal of this Court, this 31st day of August, 2021 (Enter the date of Judgement). Certified that the registered addresses of the Parties are the addresses provided / filed by the Parties themselves.


S. A. S.
Civil Judge Snr. Divn.
3rd Court, Barasat
North 24 Parganas


Civil Judge (Senior Division),
3rd Court
at Barasat, North 24 Parganas
(JUDGE)
Civil Judge Snr. Divn.
3rd Court, Barasat
North 24 Parganas
10.09.2021.

N.B. : The Judge shall make an autograph note stating the date, month and year on which the decree is signed and in which the copy is filed in any.

07.09.2021

Checked by

COSTS OF SUIT

Plaintiff(s)		Rs.	P.	Defendant(s)		Rs.	P.
1	Stamp for Plaintiff			1	Stamp for power		
2	Stamp for power			2	Stamp for petitions and affidavits		
3	Stamp for petitions and affidavits			3	Cost of exhibits including copies made under the Bankers' Books' Evidence Act 1891		
4	Cost of exhibits including copies made under the Bankers' Books' Evidence Act 1891			4	Pleaders' fee on Rs.		
5	Pleaders' fee on Rs.			5	Subsistence and travelling allowances of witnesses (including those of Party, if allowed by Judge)		
6	Subsistence and travelling allowances of witnesses (including those of Party, if allowed by Judge)			6	Process fees		
7	Process fees			7	Commissioners' fees		
8	Commissioners' fees			8	Demi-paper		
9	Demi-paper			9	Cost of transmission of records		
10	Cost of transmission of records			10	Other costs allowed under the Code and Civil Rules and Orders		
11	Other costs allowed under the Code and Civil Rules and Orders			11	Adjournment costs not paid in cash in cash (to be added or deducted as the case may be)		
12	Adjournment costs not paid in cash in cash (to be added or deducted as the case may be)						
TOTAL				TOTAL			

Note 1 : The parties should apply for as soon as possible for return of all exhibits which they may wish to preserve, as they will be destroyed at the time prescribed by the High Court (Rule 557 *et seq.*, Civil Rules and Orders, Vol. I).

Note 2 : The above note or the Schedule of costs shall be penned through if there are no exhibits for return or no costs in favour of any party (See Note 1 to Rule 486, Civil Rules and Orders, Vol. I).

Checked by

IN THE COURT OF LD. CIVIL JUDGE (SR. DIV.), 3rd COURT, BARASAT,
 NORTH 24- PARSANAS
 PETITION NO. X-11553/04.10.2021, DATE OF ASSESSMENT : 03.01.2022
 REF. : T.S. - 191/2018

SITE PLAN OF LAND AT C.S. DAG NO.-1042, R.S. DAG NO.-1042/21AB OF MOUZA-
 BANDIPUR, J.L. NO.-17, R.S. NO.-90, KHATIAN NO.-137, TOUZI NO.-172, P.S.-
 KHARDAH, DT.- 24 PARSANAS,

SCALE : 30'-0" = 1 INCH.

AREA OF LAND - 12K. 6CH. 0SFT.

VENDOR : SRI JIBON RANJAN CHATTERJEE

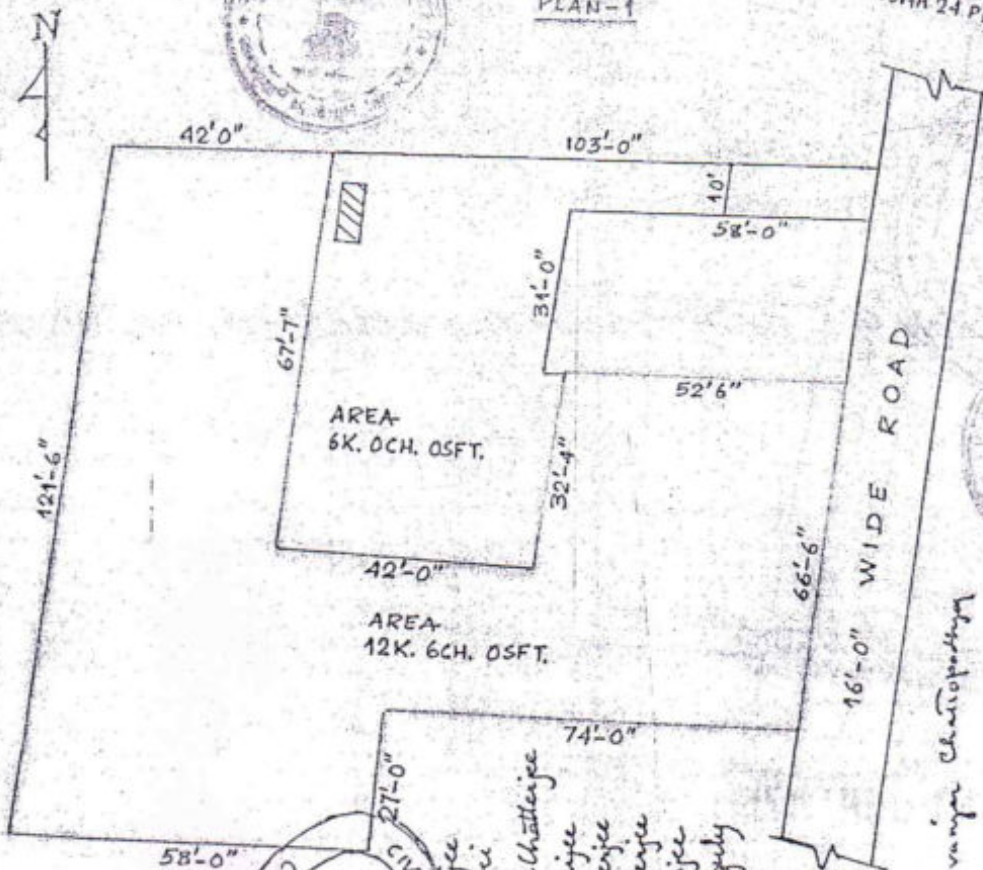
VENDEE : SMT RAMA GANGULY

Part of Decree (Schedule-A)
 Sd/- Someresth Ky. Bera

CJSD, 3rd.

10.9.21
 Civil Judge, Sr. Divin.
 3rd Court, Barasat
 North 24 Parnas.

PLAN-1



1. Bichina Prasad Ganguly
2. Somnath Ganguly
3. Sumita Ray

FILED
 04 MAR 2020
 SENIOR DIVISION
 COURT

Sanjay Chatterjee
 Debarati Lahiri
 Suvanta Ranjan Chatterjee
 Saswati Chatterjee
 Anuska Chatterjee
 Debjani Chatterjee
 Aritra Chatterjee
 Swapna Ganguly
 Represented
 by
 them constituted
 Attorney &
 Self

Ranbir vanya Chatterjee

1082 4th 9/21

THE COURT OF LD. CIVIL JUDGE (SR. DIV.), 3rd COURT, BARASAT,
NORTH 24-PARGANAS

PETITION NO. X-11553/04.12.2021, DATE OF ASSESSMENT : 03.01.2022

REF. : T.S. - 191/2018

SITE PLAN OF LAND AT C.S. DAG NO.-1042, R.S. DAG NO.-1042/2148 OF MOUZA -
BANDIPUR, J.L. NO.-17, R.S. NO.-90, KHATAN NO.-137, TOUZI NO.-172, P.S.-KHARDAH,
DT. 24 PARGANAS.

SCALE :- 30'-0" = 1 INCH
AREA OF LAND - 6K. 0CH. 0SFT.

VENDOR : SRI JIBON RANJAN CHATTERJEE
VENDEE : SRI BISWANATH CHATTERJEE

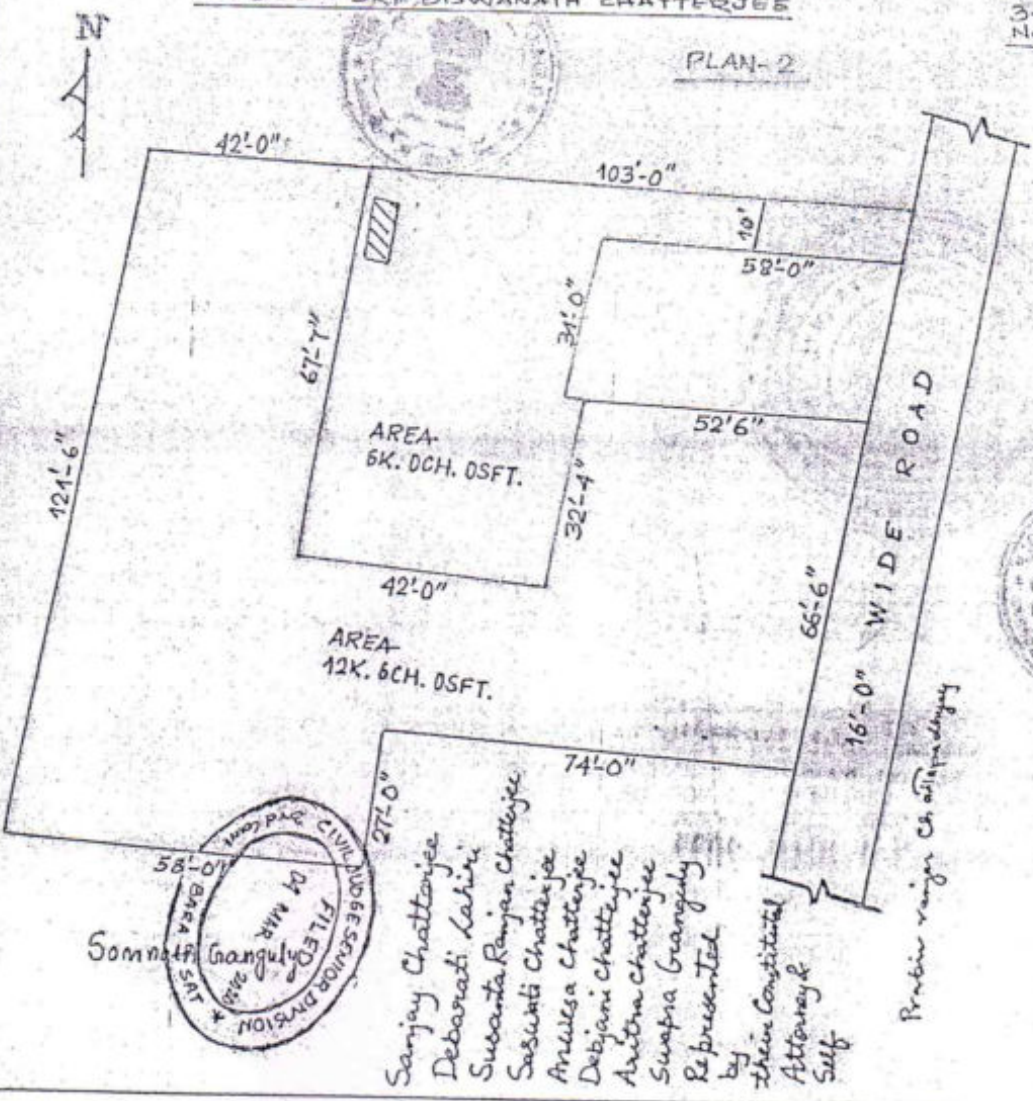
Part of Decree (Schedule-B)

Sd/- Somesh Kr. Bera
CJSD, 3rd

10.09.2021

Civil Judge, Sr. Divin,
3rd Court, Barasat,
North 24 Parganas.

PLAN-2



Stamp: Somnath Chatterjee
Civil Judge Sr. Divin
Barasat
Filed
10/09/21

Sanjay Chatterjee
Debarati Lahiri
Subanta Ranjan Chatterjee
Saswati Chatterjee
Anuska Chatterjee
Debjani Chatterjee
Anitra Chatterjee
Suapna Chatterjee
Represented
by
their Constituted
Attorney &
Self

Prabin Ranjan Chatterjee

32-10-21

11/10/21

Major Information of the Deed

Deed No.	I-1524-05787/2022	Date of Registration	30/06/2022
Query No./Year	1524-2001934188/2022	Office where deed is registered	
Query Date	27/06/2022 11:16:54 AM	A.D.S.R. SODEPUR, District: North 24-Pargana	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,50,00,000/-	Rs. 1,66,87,511/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,34,395/- (Article:23)	Rs. 1,66,889/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbar area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Madaripur Road, Mouza: Bandipur, , Ward No: 5, Holding No:3/10 JI No: 17, Touzi No: 172 Pin Code : 700118



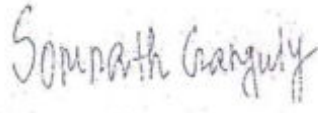



Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1042/2148	RS-137	Bastu	Bastu	18 Katha 6 Chatak	1,48,50,000/-	1,65,37,511/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					30.3188Dec	148,50,000 /-	165,37,511 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,50,000 /-	1,50,000 /-	



Seller Details :



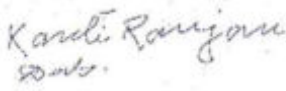


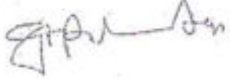
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Somnath Ganguly, (Alias: Mr Brahma Prasad Ganguly) (Presentant) Son of Late Brahma Prasad Gangopadhyay Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>30/06/2022</p>	<p>Finger Print</p>  <p>LTI 30/06/2022</p>	<p>Signature</p>  <p>30/06/2022</p>
<p>Rajendra Nidhi, Near Milan Sangha Club, Khardah, City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Smt Sumita Ray Wife of Mr Nilay Ray Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>30/06/2022</p>	<p>Finger Print</p>  <p>LTI 30/06/2022</p>	<p>Signature</p>  <p>30/06/2022</p>
<p>Flat No. 1203, Block-Ganga, Godrej Prakriti, 187/F/1, B.T. Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Office</p>				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Pioneer Associates Shreyasi Apartment, 12A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KANTI RANJAN DAS Son of Late Nalini Kanta Das Date of Execution - 30/06/2022, , Admitted by: Self, Date of Admission: 30/06/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 30 2022 12:40PM	LTI 30/06/2022	30/06/2022	
1 No. Suryasen Nagar, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pioneer Associates (as Partner)				
2	Name Mr GOPAL DAS Son of Late Narayan Chandra Das Date of Execution - 30/06/2022, , Admitted by: Self, Date of Admission: 30/06/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 30 2022 12:41PM	LTI 30/06/2022	30/06/2022	
"Kironalay", Sasadhar Tarafder Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pioneer Associates (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	30/06/2022	30/06/2022	30/06/2022
Identifier Of Mr Somnath Ganguly, Smt Sumita Ray, Mr KANTI RANJAN DAS, Mr GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Ganguly	Pioneer Associates-15.1594 Dec
2	Smt Sumita Ray	Pioneer Associates-15.1594 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Ganguly	Pioneer Associates-250.00000000 Sq
2	Smt Sumita Ray	Pioneer Associates-250.00000000 Sq



Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Madaripur Road, Mouza: Bandipur, .
Ward No: 5, Holding No:3/10 JI No: 17, Touzi No: 172 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1042/2148, RS Khatian No:- 137		



Endorsement For Deed Number : I - 152405787 / 2022

On 30-06-2022

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 12:11 hrs on 30-06-2022, at the Office of the A.D.S.R. SODEPUR by Mr Somnath Ganguly Alias Mr Brahma Prasad Ganguly, one of the Executants.

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 1,66,87,511/-

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

Execution is admitted on 30/06/2022 by 1. Mr Somnath Ganguly, Alias Mr Brahma Prasad Ganguly, Son of Late Brahma Prasad Gangopadhyay, Rajendra Nidhi, Near Milan Sangha Club, Khardah, P.O: Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 2. Smt Sumita Ray, Wife of Mr Nilay Ray, Flat No. 1203, Block-Ganga, Godrej Prakriti, 187/F/1, B.T. Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu by profession Advocate

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

Execution is admitted on 30-06-2022 by Mr KANTI RANJAN DAS, Partner, Pioneer Associates (Partnership Firm), Shreyasi Apartment, 12A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu by profession Advocate

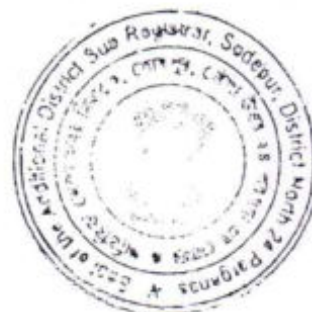
Execution is admitted on 30-06-2022 by Mr GOPAL DAS, Partner, Pioneer Associates (Partnership Firm), Shreyasi Apartment, 12A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,66,889/- (A(1) = Rs 1,66,875/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,66,889/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2022 9:30PM with Govt. Ref. No: 192022230062411531 on 29-06-2022, Amount Rs: 1,66,889/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323852360 on 29-06-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,34,395/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 8,29,395/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4032, Amount: Rs.5,000/-, Date of Purchase: 27/06/2022, Vendor name: SAM SAMANTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 29/06/2022 9:30PM with Govt. Ref. No: 192022230062411531 on 29-06-2022, Amount Rs: 8,29,395/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 323852360 on 29-06-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 205147 to 205193
being No 152405787 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.06.30 17:25:22 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/06/30 05:25:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)