

1108/18

I-1020/2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 912196

Certified that the document is authentic in registration. The Signature Sheet and endorsement Sheet Attached to the document are genuine & the document.

Additional District Sub-Registrar
Crispore, Dum Dum, 24-Pgs. (North)

08 FEB 2018

1578-179379/18
1st. Sub-Registrar
Crispore
Gude no
Pt. 400 for Panch Comd.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 08th day of February, 2018 (Two Thousand and Eighteen) A.D.

BETWEEN

05 FEB 2018

05 FEB 2018

1877-19

KOUSIK SAHA
Adv. & A/c
District Judges Court, Barasat
North 24 Parganas

NAME
ADD.
FIR
- 5 FEB 2018
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Koi-1

[Handwritten signature]



Advt. District Sub- Registrar
Commission Dum-Dum 24 Parganas

08 FEB 2018

Kousik Saha
Advocate

s/o. Sr. B. C. Saha

Barasat Judges' Court

P.O. + P.S. - Barasat

Kol-124

Dist - 24 Parg (N)

05 FEB 2018

05 FEB 2018

KOUSIK SAHA
Advocate
District Judges Court, Barasat
North 24 Parganas

1877-19

NAME
AGE
RES...
- 5 FEB 2018	
S. CHATTERJEE	
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2 & 3, K. S. Roy Road, Koi-1	



Advt. District Sub-Registrar
Chandernagar-Dum-Dum 24 Parganas

08 FEB 2018

Kousik Saha
Advocate
S/O Smt. B. C. Saha
Barasat Judges' Court
P. U. + P. S. - Barasat
Koi-124
Dist - 24 Parganas (N)

(1) **SRI KINGSHUK BANERJEE (PAN-AKPPB9495H)**, (2) **SRI JOYDEEP BANERJEE (PAN-AUDPB3038N)**, both are sons of Late Bipradas Banerjee and Late Bandana Banerjee, both are both are by faith - Hindu, by Occupation - Service, by Nationality - Indian, both are residing at 6E, Chandranath Chatterjee Street, P.O. and P.S.- Bhawanipore, Kolkata-700025, District- South 24-Parganas, hereinafter jointly referred to and called as the "**OWNERS / VENDORS**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, administrators, legal representatives, successors, executors and assigns) of the **FIRST PART;**

AND

SRI ASHIM MITRA (PAN-AZWPM4021G), son of Late Badal Chandra Mitra, by faith- Hindu, by Occupation - Business, by Nationality-Indian, residing at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, hereinafter referred to and called as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and/or assigns) of the **SECOND PART;**

WHEREAS one Bhaglu Parshi was the recorded owner in respect of 10 Cottahs of land more or less, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No. - 20, Re Su No.-154, Touzi No.-160, comprising in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.- 35 & 834, under P.S.- Dum Dum, District- 24-Parganas and thus seized and possessed of the same, died intestate leaving behind his Two sons, namely, Hiralal Parshi and Ramraj Parshi as his legal heirs to inherit the aforesaid land as per Dayabhaga School of Hindu Law.

(1) **SRI KINGSHUK BANERJEE (PAN-AKPPB9495H)**, (2) **SRI JOYDEEP BANERJEE (PAN-AUDPB3038N)**, both are sons of Late Bipradas Banerjee and Late Bandana Banerjee, both are both are by faith - Hindu, by Occupation - Service, by Nationality - Indian, both are residing at 6E, Chandranath Chatterjee Street, P.O. and P.S.- Bhawanipore, Kolkata-700025, District- South 24-Parganas, hereinafter jointly referred to and called as the "**OWNERS / VENDORS**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, administrators, legal representatives, successors, executors and assigns) of the **FIRST PART;**

AND

SRI ASHIM MITRA (PAN-AZWPM4021G), son of Late Badal Chandra Mitra, by faith- Hindu, by Occupation - Business, by Nationality-Indian, residing at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, hereinafter referred to and called as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and/or assigns) of the **SECOND PART;**

WHEREAS one Bhaglu Parshi was the recorded owner in respect of 10 Cottahs of land more or less, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No. - 20, Rc Su No.-154, Touzi No.-160, comprising in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.- 35 & 834, under P.S.- Dum Dum, District- 24-Parganas and thus seized and possessed of the same, died intestate leaving behind his Two sons, namely, Hiralal Parshi and Ramraj Parshi as his legal heirs to inherit the aforesaid land as per Dayabhaga School of Hindu Law.

AND WHEREAS aforesaid Hiralal Parshi and Ramraj Parshi thus by way of inheritance got possession of the aforesaid land and to enjoy their share of land in a demarcated way by virtue of a Deed of Partition dated 10/02/1948 partitioned the aforesaid 10 Cottahs of land more or less, situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprising in C.S. Dag No.-7 & 5, under Zamindari Khatian No.-33 Ka, C.S. Khatian No.- 35 & 834, under P.S.-Dum Dum, District- 24-Parganas, and the said Deed of Partition was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-I, Volume No.-15, Pages 139 to 142, Being No.-640 for the year 1948.

AND WHEREAS aforesaid Hiralal Parshi and Ramraj Parshi by virtue of Registered Deed of Partition became owners of 5(Five) Cottahs of land in each and thus seized and possessed of the same by paying rents and taxes thereon and subsequently their names are recorded in the R.S. Record of Right of R.S. Dag No. - 52, to 56, under R.S. Khatian No.-35 & 834.

AND WHEREAS aforesaid Ramraj Parshi out of his 5(Five) Cottahs of land (i.e. equivalent to 8.84 Decimals of land) more or less by virtue of a Registered Bengali Kobala Deed 21/05/1965 transferred 2 Cottahs 8 Chittacks 20 sq. ft. more or less land (i.e. equivalent to 4.10 Decimals of land) more or less, which is subsequently measured as 02 Cottahs 08 Chittacks more or less land along with structure situated at Mouza-Satgachi, Pargana-Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprises in C.S. Dag No.-7, R.S. Dag No.-53, under Zamindari Khatian No.-33 Ka, C.S. & R.S. Khatian No.-35, under P.S.-Dum Dum, District-24-Parganas, in favour of Sri Chandidas Bandyopadhyay, son of Late Jatindra alias Jatish Chandra Bandyopadhyay, of 8, Narasingha Avenue, then 363, R.N. Guha Road, P.S.-Dum Dum, Calcutta- 700028, District-24-Parganas and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No.-I, Volume No.-71, Pages 112 to 115, Being No.-4603 for the year 1965.

AND WHEREAS aforesaid Chandidas Bandyopadhyay, by virtue of aforesaid Deed got possession of the aforesaid land and mutated his name in the record of the South Dum Dum Municipality and constructed one-storied pucca building in the year 1965 and thus seized and possessed of the same as sole and absolute owner on 21/08/1970 by virtue of a Deed of Gift (Danpatra in Bengali form) gifted and transferred the aforesaid 02 Cottahs 08 Chittacks more or less land along with structure in favour of his Two sons, namely, Bipradas Bandyopadhyay alias Banerjee and Suprakash Banerjee alias Bandyopadhyay and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore- Dum Dum and recorded in Book No.-I, Volume No.-86, Pages 171 to 173, Being No.-6043 for the year 1970.

AND WHEREAS aforesaid Bipradas Bandyopadhyay died intestate on 09/01/2002 leaving behind his Two sons, namely, Kingshuk Banerjee, Vendor No.1 herein and Joydeep Banerjee, Vendor No.2 herein, as his legal heirs to inherit his undivided share of his aforesaid property as per provisions of Hindu Law of Succession. Be it pertinent to mention here that wife of Bipradas Bandyopadhyay named Bandana Banerjee predeceased him on 26/06/1992.

AND WHEREAS aforesaid Suprakash Banerjee alias Bandyopadhyay died intestate on 01/06/1999 leaving behind his wife, Rumela Banerjee and Kaustav Ratan Bandopadhyay alias Kaustav Banerjee, as his legal heirs to inherit his undivided share of his aforesaid property as per provisions of Hindu Law of Succession.

AND WHEREAS thus aforesaid Kingshuk Banerjee, Joydeep Banerjee, Rumela Banerjee and Kaustav Ratan Bandopadhyay alias Kaustav Banerjee became joint and absolute owners in respect of 02 Cottahs 08 Chittacks of land more or less at Premises No.-263, R.N. Guha Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700074 and mutated their names in the record of the South Dum Dum Municipality as joint owners of Holding No.-20(New), 513 (old), R.N. Guha

Road, Kolkata-700074 and also recorded their names in the L.R. Record of Right comprising in L.R. Dag No.-61 (3.75 Decimals), under L.R. Khatian No.-7103 (0.94 Decimals in the name of Kaustav Bandopadhyay), 7104(0.94 Decimals in the name of Joydeep Bandopadhyay), 7105 (0.94 Decimals in the name of Kingshuk Bandopadhyay) and 7106 (0.93 Decimals in the name of Rumela Bandopadhyay) and thus aforesaid Kingshuk Banerjee and Joydeep Banerjee become owner of undivided 50% share of land measuring 01 Cottah 04 Chittacks of land more or less along with structure and Rumela Banerjee and Kaustav Ratan Bandopadhyay alias Kaustav Banerjee become joint owners of undivided 50% share of land measuring 01 Cottah 04 Chittacks of land more or less along with structure and thus seized and possessed of the same. Be it pertinent to mention here that aforesaid Kaustav Bandopadhyay and Rumela Bandopadhyay already sold their undivided half share in favour of the Present Purchaser, Sri Ashim Mitra, by virtue of a Registered Deed of Conveyance dated 25/01/2017, which was duly registered in the office of the Additional District Sub-Registrar at Cossipore-Dum Dum and recorded in Book No.-I, Volume No.-1506-2017, Pages 15992 to 16015, Being No.-1506-00500 for the year 2017.

AND WHEREAS aforesaid Kingshuk Banerjee and Joydeep Banerjee for some cogent grounds jointly decided to sale and/or transfer their undivided 50% share i.e. **ALL THAT the undivided 50% share i.e. 01(One) Cottah 04(Four) Chittacks of Bastu land more or less along with 400 sq. ft. structure out of total land measuring about 02(Two) Cottahs 08(Eight) Chittacks of Bastu land more or less more than 50 years old one-storied pucca structure having measurement 800 sq. ft. more or less, having cemented Flooring,** lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Ré Su No.-154, Touzi No.-160, comprising in C.S Dag No.-7, R.S. Dag No.-53, L.R. Dag No.-61, under Zamindari Khatian No.-33 Ka, C.S. & R.S. Khatian No.-35, under L.R. Khatian No.-7104(0.94 Decimals in the name of Joydeep Bandopadhyay) 7105 (0.94 Decimals in the name of Kingshuk Bandopadhyay),

having Municipal Holding No.-20, R.N. Guha Road, having Premises No.-263, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, morefully described in the Schedule herein below.

AND WHEREAS due to cogent grounds, the Vendors herein expressed their intention to sell out and/or to dispose of **ALL THAT the undivided 50% share i.e. 01(One) Cottah 04(Four) Chittacks of Bastu land more or less along with 400 sq. ft. structure out of total land measuring about 02(Two) Cottahs 08(Eight) Chittacks of Bastu land more or less more than 50 years old one-storied pucca structure having measurement 800 sq. ft. more or less, having cemented Flooring,** lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprising in C.S Dag No.-7, R.S. Dag No.-53, L.R. Dag No.-61, under Zamindari Khatian No.-33 Ka. C.S. & R.S. Khatian No.-35, under L.R. Khatian No.-7104(0.94 Decimals in the name of Joydeep Bandopadhyay) and 7105 (0.94 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-20, R.N. Guha Road, having Premises No.-263, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, fully described in the schedule herein below and the Purchaser knowing the said intention of the Vendors, offered a proposal for purchasing the same and the Vendors accepted the proposal of the Purchaser and after long discussion by and between the parties, the Vendors agree to sell and the Purchaser agrees to purchase the same in fee simple and free from all encumbrances, liens, charges and mortgages whatsoever in nature at or for a total consideration of **Rs.15, 00,000/- (Rupees Fifteen Lakh) only**, which is the highest market price as settled and agreed by and between the parties;

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of the said sum of **Rs.15, 00,000/- (Rupees Fifteen Lakh) only** paid by the Purchaser to the Vendors, simultaneously with the execution of these presents and the receipt whereof is accepted and acknowledged by the Vendors as per Memo of Consideration and the Vendors doth hereby admitting and acknowledging the same and every part thereof and doth hereby acquit, release and discharge forever unto and in favour of the Purchaser **ALL THAT the undivided 50% share i.e. 01(One) Cottah 04(Four) Chittacks of Bastu land more or less along with 400 sq. ft. structure out of total land measuring about 02(Two) Cottahs 08(Eight) Chittacks of Bastu land more or less more than 50 years old one-storied pucca structure, having measurement 800 sq. ft. more or less, having cemented Flooring,** lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprising in C.S Dag No.-7, R.S. Dag No.-53, L.R. Dag No.-61, under Zamindari Khatian No.-33 Ka, C.S. & R.S. Khatian No.-35, under L.R. Khatian No.-7104(0.94 Decimals in the name of Joydeep Bandopadhyay) and 7105 (0.94 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-20, R.N. Guha Road, having Premises No.-263, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, fully described in the schedule herein below, in fee simple thereto and free from all encumbrances, liens, charges and mortgages whatsoever in nature and the Vendors doth hereby sale, grant, convey, transfer, assign and assure unto and in favour of the Purchaser the aforesaid property, which is fully described in the Schedule herein below together with benefits of all the rights, title and interest attached with the said land and structure **TOGETHER WITH** right to possess, enjoy and use the said land and structure and other rights, liberties, easements and quasi-easements, privileges, advantages along with all types of right to use and all other amenities, facilities and benefits attached with the

land and structure ALL THAT the Estate, right title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof in law and equity **TO ENTER INTO AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the same and every part thereof hereby sold, granted, conveyed, transferred, assigned, assured and delivered possession or expressed and intended so to be conveyed and transferred, with their respective rights, numbers and appurtenances unto and to use in favour of the Purchaser, his heirs, executors, administrator, legal representatives and assigns absolutely and forever together with all the Deeds and Documents, in original and/or in duplicate copy of the deeds, pattas, hereditaments and muniments of title and every part thereof which now are or is and hereafter shall or may be in the custody power or possession of the Vendors or any person/persons or agent of the Vendors in the form of original duly authenticated by the Vendors without any action or suit or proceedings in law and equity and to hold the said landed property amenities and facilities, messuage and hereditaments and muniments of title hereby conveyed and transferred unto the use of the Purchaser and his heirs, legal representatives, executors, nominee/s and assigns absolutely and forever and the Vendors discharged from or otherwise the Vendors well and sufficiently indemnified of and against all loss, damage, encumbrances, charges, liens, lis pendens, mortgage etc. or from any kind of defects of whatsoever in nature suffered by the Purchaser to these presents etc. and the Vendors doth hereby bind themselves and their heirs covenant with the Purchaser and his heirs and legal representatives that **NOTWITHSTANDING THAT** any acts, deeds or things whatsoever the Vendors or their predecessor-in-title done, executed or knowingly suffered or to the contrary the Vendors have good right full power and absolute authority and indefeasible title and interest to grant, convey, sell and transfer the said property hereby granted, sold, conveyed and assigned to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of this present free from all encumbrances and liabilities and without any hindrance eviction, disturbance,

claim or demand whatsoever or from or under in trust for the Vendors and that the Vendors absolutely acquitted and discharged and sufficiently saved, defend, kept harmless and indemnified of or from and against all the defects in title, lis pendens attachments and liabilities whatsoever made or suffered by the Vendors and all material times hereafter the Vendors hereby further declare that their predecessor-in-title has/have not deposited the title Deed or Chain Deeds in respect of the Schedule land and building/structure anywhere by way of mortgage or in any other manner whatsoever and the Vendors hereby also declare that the Schedule property is not acquisitioned by any authority concern and no litigation is pending before any competent Court of Law and the same is not charged, pledged or mortgaged before any competent and appropriate authority concern and the Vendors hereby further undertake to refund the entire consideration money along with all expenses, compensation and damages, in case, if it is found that any part of the statements is false and the Vendors have no title or partial title or defective title over the land and/or any title suit or any other suits is pending in any court in India and also further state and undertake that at the request and the cost of the Purchaser will do, execute or cause to be done and executed all such acts, deeds, matters, things and petitions for the betterment of the Purchaser's title and as well as better enjoyment of the Schedule property and also for mutation and other things whatsoever in nature for more perfectly and effectually granting and assuring the said property and also for better enjoyment of the said property and together with all benefits and rights hereby transferred as shall as may be reasonably be required the Vendors doth hereby further covenant with the Purchaser that the Purchaser shall have every right and/or liberty to transfer the aforesaid and below mentioned Schedule land by way of sale, gift, mortgage, lease, assign etc. and that the Vendors hereby declare that they will pay all the taxes up to date before the appropriate authority concern in respect of the said property.

-THE SCHEDULE ABOVE REFERRED TO-
(Description of the property hereby sold)

ALL THAT the undivided 50% share i.e. 01(One) Cottah 04(Four) Chittacks of Bastu land more or less along with 400 sq. ft. structure out of total land measuring about 02(Two) Cottahs 08(Eight) Chittacks of **Bastu land** more or less being more than **50 years old one-storied pucca structure**, having measurement 800 sq. ft. more or less, **having cemented Flooring**, lying and situated at Mouza-Satgchi, Pargana- Kolikata, J.L. No.-20, Re Su No.-154, Touzi No.-160, comprising in C.S Dag No.-7, R.S. Dag No.-53, L.R. Dag No.-61, under Zamindari Khatian No.-33 Ka, C.S. & R.S. Khatian No.-35, under L.R. Khatian No.-7104(0.94 Decimals in the name of Joydeep Bandopadhyay) and 7105 (0.94 Decimals in the name of Kingshuk Bandopadhyay), having Municipal Holding No.-20, R.N. Guha Road, having Premises No.-263, R.N. Guha Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-09, under South Dum Dum Municipality, within A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, along with all the amenities and facilities attached with the said land together with easement and quasi-easement right attached thereto for better enjoyment thereof and the annual proportionate share of Ground Rent, which will be assessed as per West Bengal Land Holding Revenue Act, payable to the Govt. of West Bengal through the office of the District Collector, North 24-Parganas and entire 02(Two) Cottahs 08(Eight) Chittacks of land is butted and bounded by:-

ON THE NORTH:- 10' feet wide Common Passage

ON THE SOUTH :- 6' feet wide Common Passage then Property of others

ON THE EAST :- R.N. Guha Road

ON THE WEST :- Property of Sankar Lal Yadav

Annexed Plan of the entire land and structure will be treated as part and parcel of the Deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF THE FOLLOWING
WITNESSES: -

1) *Raju Bishar*
21, Nager Bazar Road
Dum Dum Kol-74

Jaydeep Banerjee
Kingshuk Banerjee

SIGNATURE OF THE VENDORS

2) *Kousik Saha*
Advocate

Ashim Mishra
SIGNATURE OF THE PURCHASER

Drafted by me as per instruction of the Parties hereto,
Read over and Explained and Prepared in my office: -

Kousik Saha
(KOUSIK SAHA) Advocate
Advocate WB - 1994/2001
District Judges' Court, Barasat
North 24-Parganas

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.15, 00,000/- (Rupees Fifteen Lakh) only from the within named Purchaser as full and final payment of the total consideration money in the following manner: -

M E M O

1) By Cash paid from May, 2010 to March, 2016

Rs.10,00,000/-

2) By Cheque NO. - 091198 dated
08/02/2018 drawn on Allahabad
Bank, Dum Dum Branch

Rs. 5, 00, 000/-

Total

Rs.15, 00,000/-

(Rupees Fifteen Lakh) only

Witnesses: -

1. *Raju Biswas*

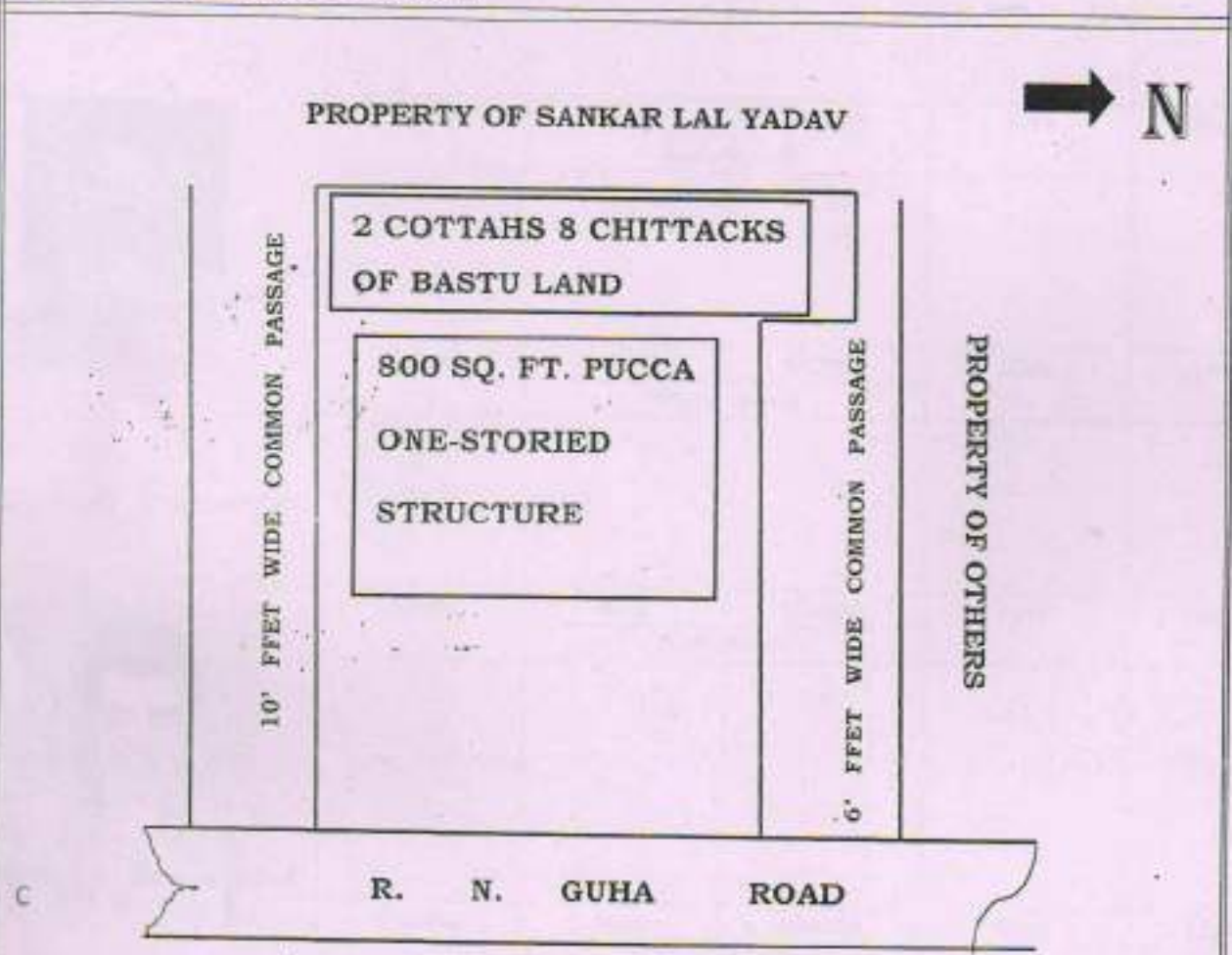
2. Keesih Saha
Advocate

Jaydeep Banerjee
Kingshuk Banerjee

SIGNATURE OF THE VENDORS

ROUGH SKETCH MAP OR PLAN OF ALL THAT PIECE AND PARCEL OF A LAND MEASURING ABOUT 2(TWO) COTTAHS 8(EIGHT) CHITTACKS MORE OR LESS ALONG WITH 800 SQ. FT. 50 YEARS OLD PUCCA ONE-STORIED STRUCTURE, CEMENTED FLOORING, SITUATED AT MOUZA-SATGACHI, PARGANA- KALIKATA, J.L. NO.- 20, R.S. NO.-154, TOUZI NO.-160, COMPRISED IN L.R. DAG NO.-61, UNDER L.R. KHATIAN NO.-7104 & 7105, MUNICIPAL HOLDING NO.-20, R.N. GUHA ROAD, KOLKATA-700074, UNDER WARD NO.-9 WITHIN SOUTH DUM DUM MUNICIPALITY, UNDER P.S.- DUM DUM, DISTRICT - NORTH 24 PARGANAS

AREA TRANSFERRED:-1(ONE) COTTAH 4(FOUR) CHITTACKS OF LAND ALONG WITH 400 SQ. FT. PUCCA 50 YEARS OLD CEMENTED FLOORING STRUCTURE (UNDIVIDED 50% OF THE ENTIRE PROPERTY)






Jaydeep Banerjee
Kingshuk Banerjee

Ashim Mishra

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

Sl. No.	Signature of the Executants / Presentants						
	 Ashim Mitra	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 Kingshuk Banerjee	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 Jaydeep Banerjee	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIM MITRA

BADAL MITRA

01/01/1949

Permanent Account Number

AZWPM4021G

Ashim Mitra
Signature



यदि/when found, kindly inform / return to

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTISI,
Plot No. 5, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि/when found, kindly inform / return to
आयकर सेवा सेवा यूनिट, UTISI,
प्लॉट नं. 5, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

UTISI
Income Tax PAN Services Unit
Plot No. 5, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Ashim Mitra

Major Information of the Deed

Deed No :	I-1506-01020/2018	Date of Registration	08/02/2018
Query No / Year	1506-0000179370/2018	Office where deed is registered	
Query Date	05/02/2018 11:06:23 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kousik Saha Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, 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. 15,00,000/-	Rs. 23,27,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,39,670/- (Article 23)	Rs. 23,289/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Satgachi

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	LR-61	LR-7104	Bastu	Bastu	10 Chatak	7,25,000/-	10,62,500/-	Property is on Road
L2	LR-61	LR-7105	Bastu	Bastu	10 Chatak	7,25,000/-	10,62,500/-	Property is on Road
TOTAL :					2.0625Dec	14,50,000 /-	21,25,000 /-	
Grand Total :					2.0625Dec	14,50,000 /-	21,25,000 /-	

Structure Details :



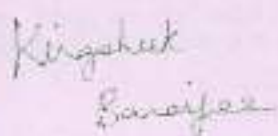



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft	50,000/-	2,02,500/-	Structure Type: Structure

Gr. Floor, Area of floor: 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	400 sq ft	50,000 /-	2,02,500 /-	
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Major Information of the Deed - I-1506-01020/2018-08/02/2018

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr KINGSHUK BANERJEE Son of Late Bipradas Banerjee Executed by: Self, Date of Execution: 08/07/2018 , Admitted by: Self, Date of Admission: 08/07/2018 ,Place : Office	 08/02/2018	 L11 08/02/2018	 08/02/2018
61, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKPPB9495H, Status :Individual, Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr JOYDEEP BANERJEE Son of Late Bipradas Banerjee Executed by: Self, Date of Execution: 08/07/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office	 08/02/2018	 L11 08/02/2018	 08/02/2018
61, Chandranath Chatterjee Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AUDPB3038N, Status :Individual, Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHIM MITRA (Presentant) Son of Late Badal Chandra Mitra Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office	 08/02/2018	 L11 08/02/2018	 08/02/2018
Son of Late Badal Chandra Mitra Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZWPM4021G, Status :Individual, Executed by: Self, Date of Execution: 08/02/2018 , Admitted by: Self, Date of Admission: 08/02/2018 ,Place : Office				

Major Information of the Docd - I 1506-01020/2018-08/02/2018

Identifier Details :

Name & address

Mr Kousik Saha
 Son of Mr. B.C Saha
 Barasat Judges Court, P.O. Barasat, P.S. Barasat, District -North 24-Parganas, West Bengal, India, PIN - 700124, Sex
 Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr KINGSHUK BANERJEE, Mr JOYDEEP
 BANERJEE, Mr ASHIM MITRA

08/02/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KINGSHUK BANERJEE	Mr ASHIM MITRA-0.515625 Dec
2	Mr JOYDEEP BANERJEE	Mr ASHIM MITRA-0.515625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr KINGSHUK BANERJEE	Mr ASHIM MITRA-0.515625 Dec
2	Mr JOYDEEP BANERJEE	Mr ASHIM MITRA-0.515625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KINGSHUK BANERJEE	Mr ASHIM MITRA-200.00000000 Sq Ft
2	Mr JOYDEEP BANERJEE	Mr ASHIM MITRA-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24 Parganas, P.S. - Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Satgachhi

Sch No	Plot & Khatian Number	Details Of Land
L1	IR Plot No.- 61 (Corresponding RS Plot No - 53) 1 & Khatian No - 7104	Owner: কবীন্দ্র বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাগ, Area: 0.00940000 Acre,
L2	IR Plot No.- 61 (Corresponding RS Plot No - 53) 4 Khatian No - 7105	Owner: কবীন্দ্র বন্দ্যোপাধ্যায়, Gurdian: বিপ্রদাস বন্দ্যোপাধ্যায়, Address: নিজ, Classification: বাগ, Area: 0.00940000 Acre,

Major Information of the Deed: I-1506-01020/2018-08/02/2018

On 05-02-2018

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 14.29 hrs on 08-02-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ASHIM MITRA, Claimant.

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 23,27,500/-

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

Execution is admitted on 09/02/2018 by 1. Mr KINGSHUK BANERJEE, Son of Late Bipradas Banerjee, 6E, Chandranath Chatterjee Street, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service, 2. Mr JOYDEEP BANERJEE, Son of Late Bipradas Banerjee, 6E, Chandranath Chatterjee Street, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service, 3. Mr ASHIM MITRA, Son of Late Badal Chandra Mitra, 22, Nagorbazar Road, P.O. Motjheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business.

Indetified by Mr Kousik Saha, Son of Mr B.C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,289/- (A(1) = Rs 23,275/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 23,289/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 12:24PM with Govt. Ref. No: 192017180171072401 on 07-02-2018, Amount Rs: 23,289/-, Bank: Bank of Baroda (BA03INDIAE), Ref. No: 81958192 on 07-02-2018, Head of Account 0030-03-104-001-16

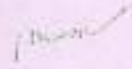
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,39,570/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs. 1,39,570/-

Description of Stamp

1. Stamp Type Court Fees Amount Rs 10/-
2. Stamp Type Impressed Serial no 187719, Amount Rs. 100/-, Date of Purchase: 05/02/2018, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2018 12:24PM with Govt. Ref. No: 192017180171072401 on 07-02-2018, Amount Rs: 1,39,570/-, Bank: Bank of Baroda (BA03INDIAE), Ref. No: 81958192 on 07-02-2018, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed - 1-1506-01020/2018-08/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 52709 to 52732

being No 150601020 for the year 2018.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.02.09 11:44:30 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/02/2018 11:43:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)