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Q-01456/2015



20/2  
14.20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 405406

U  
24/02/15


CONVEYANCE

1. Date: 20/02/2015

2. Place: Kolkata

3. Parties:

It is certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

20 FEB 2015

V.C. NO. 355/15

702323

VICTOR MOSES & CO.  
Solicitors & Advocates  
6, Old Post Office Street  
Kolkata-700 001

|  |
|--|
| Sold to.....   |
| Address.....   |
| Value Rs. 150.....                                     |
| 28 JAN 2015  |
| L.S.V., High Court<br>Sujit Sarkar<br>High Court, A.S. |

Sujit-Sarkar



V.C.T. 1  
No. 656

ETAKA HOMES PVT. LTD.

Sujit-Sarkar

Director/Authorized Signatory



V.C.T. 1  
No. 657



Pama Banerjee

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
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Banun purkait  
Parabhattad purkait  
vill. Daulat-purkait P.O. Pailan  
P.S. Bishnu pur. D.T. South  
24 Parganas

- 3.1 **RAMA BANERJEE**, wife of Ajay Banerjee, residing at 149/121/A, Kalipada Mukherjee Road, Police Station Thakurpukur, Kolkata 700 008, District South 24 Parganas [**PAN AGEPB8093N**]  
(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **ETAKA HOMES PVT. LTD.**, a company incorporated under the Companies Act, 1956 [**CIN U45400WB2013PTC198405, PAN AADCE5323L**], having its registered office at 55/1A, Strand Road, Room No.2, 5th floor, Police Station Jorabagan, Kolkata-700 006, being represented by its authorized signatory Sujit Sarkar, son of Alok Sarkar [**PAN FDPSP1189M**]  
(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser jointly Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** *Sali* Land measuring 4 (four) *cottah* equivalent to 6.60 (six point six zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* Nos. 2164, 2165 and 3132, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari Gram Panchayet, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:



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- 5.1.1 **Ownership of Tarini Charan Mondal:** Tarini Charan Mondal was seized and possessed of and/or otherwise well and sufficiently entitled to the **(i)** land measuring 153 (one hundred and fifty three) decimal, more or less, comprised in R.S. *Dag* No. 33, recorded in R.S. *Khatian* No. 228, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**First Mother Property**) **And (ii)** land measuring 82 (eighty two) decimal, more or less, comprised in R.S. *Dag* No. 34, recorded in R.S. *Khatian* No. 228, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**Second Mother Property**). The First Mother Property and the Second Mother Property (collectively **Mother Property**), **totalling to** land measuring 235 (two hundred and thirty five) decimal, more or less.
- 5.1.2 **Demise of Tarini Charan Mondal:** Tarnini Charan Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Digambar Mondal, (ii) Balai Chandra Mondal and (iii) Dayal Chandra Mondal and 3 (three) daughters, namely, (i) Kamini Bor nee Mondal, (ii) Durga Bor nee Mondal and (iii) Tarangini Dhara nee Mondal, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Tarini Charan Mondal**) who inherited the entirety of the Mother Property, jointly and in equal share.
- 5.1.3 **Demise of Kamini Bor nee Mondal:** Kamini Bor, being one of the Legal Heirs Of Late Tarini Charan Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving husband Sudhyana Kumar Bor, 1 (one) son, Palan Chandra Bor and 1 (one) daughter, Bijalibala Mal nee Bor, as her only legal heirs and heiress, who inherited the entire right, title and interest of Late Kamini Bor in the Mother Property.
- 5.1.4 **First Gift to Digambar Mondal And Others:** By a Deed of Gift dated 4<sup>th</sup> March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 16, at Pages 459 to 464, being Deed No.1397 for the year 1986, Palan Chandra Bor and Bijalibala Mal nee Bor gifted their undivided share in the Mother Property to Digambar Mondal, Balai Chandra Mondal and Dayal Chandra Mondal (collectively **Digambar Mondal And Others**), all being the brothers of their mother Late Kamini Bor.
- 5.1.5 **Second Gift to Digambar Mondal And Others:** By another Deed of Gift dated 4<sup>th</sup> March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 16, at Pages 471 to 475, being Deed No.1399 for the year 1986, Tarangini Dhara nee Mondal, being one of the Legal Heirs Of Late Tarini Charan Mondal gifted her entire share in the Mother Property to Digambar Mondal And Others.



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- 5.1.6 **Sale by Sudhyana Kumar Bor to Digambar Mondal And Others:** By a Deed of Conveyance dated 5<sup>th</sup> March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, Book No. I, Volume No. 17, at Pages 321 to 328, being Deed No.1455 for the year 1986, Sudhyana Kumar Bor sold to Digambar Mondal And Others land measuring 13.05 (thirteen point zero five) decimal, more or less, out of his share in the Mother Property.
- 5.1.7 **Ownership of Digambar Mondal And Others:** Thus, Digambar Mondal And Others became the owners of land measuring 195.85 (one hundred ninety five point eighty five) decimal, out of the Mother Property, each of them having undivided land measuring 65.28 (sixty five point two eight) decimal, more or less.
- 5.1.8 **Demise of Balai Chandra Mondal:** Balai Chandra Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Shachi Rani Mondal and 3 (three) daughters, namely, Asima Mondal, Susama Sen nee Mondal and Panchi Bala Sing nee Mondal, as his only legal heiresses (collectively **Legal Heiresses Of Late Balai Chandra Mondal**), who inherited the entire right, title and interest of Late Balai Chandra Mondal in the Mother Property, i.e. land measuring 65.28 (sixty five point two eight) decimal, more or less (**Larger Property**).
- 5.1.9 **Sale to Digambar Mondal And Chandi Bala Mondal:** By a Deed of Conveyance dated 9th February, 1989, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 6, at Pages 223 to 230, being Deed No.478 for the year 1989, the Legal Heiresses Of Late Balai Chandra Mondal sold to Digambar Mondal and Chandi Bala Mondal land measuring 9 (nine) decimal, more or less, out of the Larger Property. Subsequently, the Legal Heiresses Of Late Balai Chandra Mondal recorded their names in the records of the Land Reforms Settlements, vide L.R. *Khatian* Nos. 104, 1001, 1685 and 1923 with respect to remaining land measuring 56.28 (fifty six point two eight) decimal, out of the Larger Property.
- 5.1.10 **Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 15th December, 1997, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. I, Volume No. 31, at Pages 219 to 232, being Deed No.3463 for the year 1998, the Legal Heiresses Of Late Balai Chandra Mondal sold to Ashutosh Mukhopadhyay land measuring 56.28 (fifty six point two eight) decimal, more or less, being the remaining land of the Larger Property (**Ashutosh's Property**).
- 5.1.11 **Sale to Madhusudan Ghosh and Mrinmayee Ghosh:** By a Deed of Conveyance dated 25<sup>th</sup> June, 1999, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. I, Volume No. 25, at Pages 19 to 30, Being No. 2191 for the year 1999, Ashutosh



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Mukhopadhyay sold the Said Property, i.e. land measuring 4 (four) *cottah* equivalent to 6.60 (six point six zero) decimal, more or less, out of Ashutosh's Property to Madhusudan Ghosh and Mrinmayee Ghosh.

- 5.1.12 **Sale to Subhra Naskar and Rama Banerjee:** By a Deed of Conveyance dated 12<sup>th</sup> August, 2011, registered in the Office of the District Sub-Registrar IV, South 24 Parganas, in Book No. I, CD Volume No. 21, at Pages 540 to 564, Being No. 06239 for the year 2011, Madhusudan Ghosh and Mrinmayee Ghosh sold to Subhra Naskar and Rama Banerjee (the Vendor herein) entirety of the Said Property.
- 5.1.13 **Sale to the Vendor:** By a Deed of Conveyance dated 31<sup>st</sup> January, 2013, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. I, CD Volume No. 2, at Pages 3591 to 3622, Being No. 00676 for the year 2013, Subhra Naskar sold to Rama Banerjee (the Vendor herein) her undivided  $\frac{1}{2}$  (half) share in the Said Property, being land measuring 2 (two) *cottah* equivalent to 3.30 (three point three zero) decimal, more or less.
- 5.1.14 **Ownership of Vendor:** Thus, by virtue of purchase from Madhusudan Ghosh, Mrinmayee Ghosh and Subhra Naskar, the Vendor has become the absolute owner of the Said Property.
- 5.1.15 **Records of Rights of Said Property:** The Said Property is recorded in the records of Land Reforms Settlements in the name of Madhusudan Ghosh, Mrinmayee Ghosh and Rama Banerjee (the Vendor herein) vide L.R. *Khatian* Nos. 2164, 2165 and 3132, respectively.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of



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whatsoever or howsoever nature in the Said Property, described in the **Schedule** below being land measuring 4 (four) *cottah* equivalent to 6.60 (six point six zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* Nos. 2164, 2165 and 3132, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari Gram Panchayet, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.18,00,000/- (Rupees Eighteen Lacs only) paid by the Purchaser to the Vendor.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

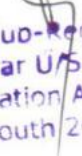
8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.




  
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- 8.2 **Indemnification:** The Vendor hereby expressly indemnifies about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor's in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.
- 8.3 **Transfer of Property Act:** all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** The Vendor hereby handed over Khas, vacant and peaceful possession of the Said Property to the Purchaser.
- 8.5 **Outgoings:** The Vendor hereby declares that, all statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the



  
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Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor's shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

*Sali* land measuring 4 (four) *cottah* equivalent to 6.60 (six point six zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* Nos. 2164, 2165 and 3132, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari Gram Panchayet, Additional District Registration Office Bishnupur, District South 24 Parganas and delineated in the **Plan** attached herewith bordered in colour **Red** thereon **together with** right to use common passage and is butted and bounded as follows:

- On the North** : By Part of *Dag* No. 33  
**On the East** : By Part of *Dag* No. 33  
**On the South** : By 16 feet wide Kutchha Road.  
**On the West** : By Part of *Dag* No. 33

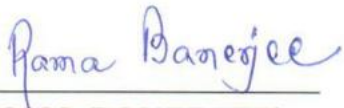

**Together with** 2'(two feet) wide land demarcated for drain **And Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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## 9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

|  |
|--|
| <br><u>(RAMA BANERJEE)</u><br><b>[Vendor]</b>  |
| <br><b>(ETAKA HOMES PVT. LTD.)</b><br><b>[Authorised Signatory]</b><br><b>[Purchaser]</b> |

### Witnesses:

|  |   |
|--|---|
| Signature <u>Bairam purkait.</u><br>Name _____<br>Father's Name <u>parahallad purkait</u><br>Address <u>Doulat pur p.o. pailan</u><br><u>P.S. Bishnu pur</u> | Signature <u>Debnath Naskar</u><br>Name _____<br>Father's Name <u>Laxmikanta Naskar</u><br>Address <u>41-Doulat pur, p.o. Pailan</u><br><u>P.S. Bishnu pur, 24 (P.G. (S))</u> |
|--|---|

Drafted by:-

  
 Advocate F-1194/03

Alipore Judge's Court

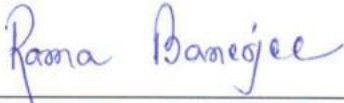


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### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.18,00,000/- (Rupees Eighteen Lacs only) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Chq. No.     | Date       | Bank                              | Amount (Rs.)        |
|--------------|------------|-----------------------------------|---------------------|
| 327109       | 19.02.2015 | Indian Overseas<br>Bank, Kalighat | 9,00,000.00         |
| 327110       | -do-       | -do-                              | 9,00,000.00         |
| <b>Total</b> |            |                                   | <b>18,00,000.00</b> |

|   |
|---|
| <br><hr style="width: 50%; margin: auto;"/> <p style="text-align: center;"><b>(RAMA BANERJEE)</b></p> <p style="text-align: center;"><b>[Vendor]</b></p> |
|---|

**Witnesses:**

Signature Baerun purkait      Signature Debnath Naskar

Name \_\_\_\_\_

Name \_\_\_\_\_



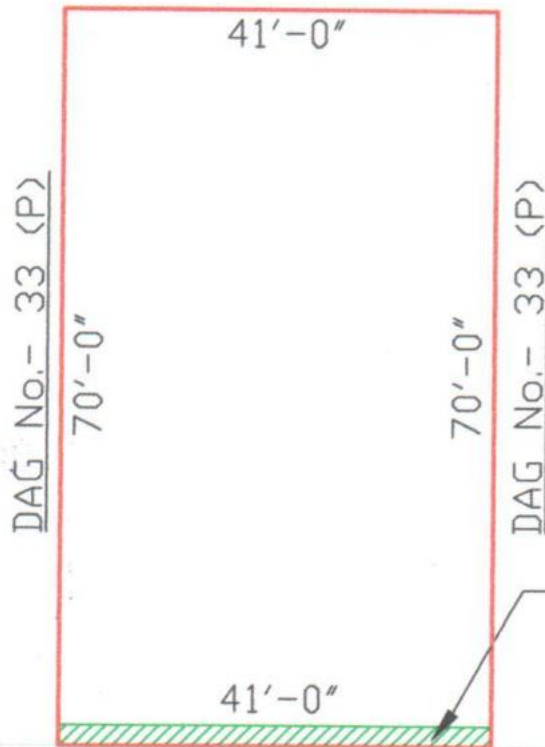
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Registrar U/S 7(2) of  
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SITE PLAN OF THE PLOT AT  
MOUZA- DAULATPUR, PART OF DAG No.-33,  
P.S. BISHNUPUR, DIST.- SOUTH 24 PARGANAS.

AREA OF PLOT- 4 KATTHA OR  
6.6 DECIMAL (MORE OR LESS)



DAG No.- 33 (P)



HATCHED AREA SHOWS  
THE PORTION  
TO BE THROWN FOR  
COMMON DRAIN  
(2'-0" WIDE)

16'-0" WIDE ROAD

**ETAKA HOMES PVT. LTD.**

*Sujit Sarkar*  
Director/Authorised Signatory




*Parna Banerjee*




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**SPECIMEN FORM FOR TEN FINGER PRINTS**

|   |                      |   |   |   |   |   |
|---|----------------------|---|---|---|---|---|
| PHOTO   |                      |   |   |   |   |   |
|   | Little               | Ring  | Middle  | Fore  | Thumb   |   |
|   | (Left Hand)          |   |   |   |   |   |
|   |                      |   |   |   |   |   |
|   | Thumb                | Fore  | Middle  | Ring  | Little  |   |
| (Right Hand)  |                      |   |   |   |   |   |
| <br><i>Sujit Bankam</i>   | <i>Sujit Bankam</i>  |    |    |    |    |   |
|   |                      | Little  | Ring  | Middle  | Fore  | Thumb   |
|   |                      | (Left Hand)   |   |   |   |   |
|   |                      |  |  |  |  |  |
|   |                      | Thumb   | Fore  | Middle  | Ring  | Little  |
| (Right Hand)  |                      |   |   |   |   |   |
| <br><i>Rama Banerjee</i> | <i>Rama Banerjee</i> |  |  |  |  |   |
|   |                      | Little  | Ring  | Middle  | Fore  | Thumb   |
|   |                      | (Left Hand)   |   |   |   |   |
|   |                      |  |  |  |  |  |
|   |                      | Thumb   | Fore  | Middle  | Ring  | Little  |
| (Right Hand)  |                      |   |   |   |   |   |
| PHOTO   |                      |   |   |   |   |   |
|   | Little               | Ring  | Middle  | Fore  | Thumb   |   |
|   | (Left Hand)          |   |   |   |   |   |
|   |                      |   |   |   |   |   |
|   | Thumb                | Fore  | Middle  | Ring  | Little  |   |
| (Right Hand)  |                      |   |   |   |   |   |



  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
20 FEB 2015



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01456 of 2015  
(Serial No. 01554 of 2015 and Query No. 1604L000003469 of 2015)

On 20/02/2015

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14.30 hrs on :20/02/2015, at the Private residence by Sujit Sarkar ,Claimant.

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

Execution is admitted on 20/02/2015 by

1. Rama Banerjee, wife of Ajay Banerjee , 149/121/a Kalipada Mukherjee Rd , Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Others

2. Sujit Sarkar  
Authorized Signatory, Etaka Homes Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006. , By Profession : Others

Identified By Barun Purkait, son of Parahallad Purkait, Daulatpur , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 23/02/2015

**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.-18,00,000/-

Certified that the required stamp duty of this document is Rs.- 90010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 24/02/2015

**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, 4 of Indian Stamp Act 1899

**Payment of Fees:**

Amount By Cash

Rs. 19828.00/-, on 24/02/2015

( Under Article : A(1) = 19789/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/02/2015 )



24/02/2015 16:15:00

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01456 of 2015  
(Serial No. 01554 of 2015 and Query No. 1604L000003469 of 2015)

Deficit stamp duty





Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01456 of 2015  
(Serial No. 01554 of 2015 and Query No. 1604L000003469 of 2015)

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 45000/- is paid , by the draft number 890661, Draft Date 23/02/2015, Bank : State Bank of India, Alipore, ( Calcutta), received on 24/02/2015
2. Rs. 45000/- is paid , by the draft number 890660, Draft Date 23/02/2015, Bank : State Bank of India, Alipore, ( Calcutta), received on 24/02/2015

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )

DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2

THE UNIVERSITY OF CHICAGO

**Government of West Bengal**  
**Office of the D.S.R. - IV SOUTH 24-PARGANAS**  
**W.B. FORM NO. 1504**

Date: 24/02/2015

Serial No. **01554/2015** Deed No. **I-01456/2015**  
Presentant Name Sujit Sarkar  
Executant Name Rama Banerjee Claimant Name Sujit Sarkar  
Type of Deed Sale Document  
Market Value Rs 18,00,000/-

Addl. Transaction Declaration(1)

Fees & Standard User charges  
Paid (Break up as below) **Rs 20,009/-**

Stamp Duty Paid  
(Break up as below) **Rs 90,100/-**

1. By Cash \* **Rs 20,009/-**

2. By Draft/BC/SABR

SL. No.\* Date \* Amount (Rs.)

1. By Stamp **Rs 100/-**

2. By Draft/BC/SABR/Challan **Rs 90,000/-**

SL. No. No.\* Date \* Amount (Rs.)

|    |        |            |          |
|----|--------|------------|----------|
| 1. | 890661 | 23/02/2015 | 45,000/- |
| 2. | 890660 | 23/02/2015 | 45,000/- |

Article :A(1)=19,789/-, E=7/-, H=28/-,M(b)=4/-,  
By Cash\* Amount includes Standerd User Charge of Rs 181/-  
No\* - Draft/Bankers Cheque/SABR/Challan No. Date \*  
-Draft/Bankers Cheque/SABR/Challan Date

**Registering Officer**  
**D.S.R. - IV SOUTH 24-PARGANAS**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 114 to 133  
being No 01456 for the year 2015.



(Md. Shadman) 27-February-2015  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal