



Banerjee son of late Suresh Chandra Banerjee
 resident of village Bhadrak, P.O.Bhadrak, P.S.Bhadrak
 in the District of Balasore by profession Government
 Servant (Doctor)(hereinafter called "the lessee") of
 the other part.

6/15/16
 [Handwritten signature]

6/15/16
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35 Rs.



THIS LEASE made on this the 4th day of March, 1967
BETWEEN the Governor of Orissa (hereinafter called
"the lessor") of the one part - AND Sri Sisir Chandra

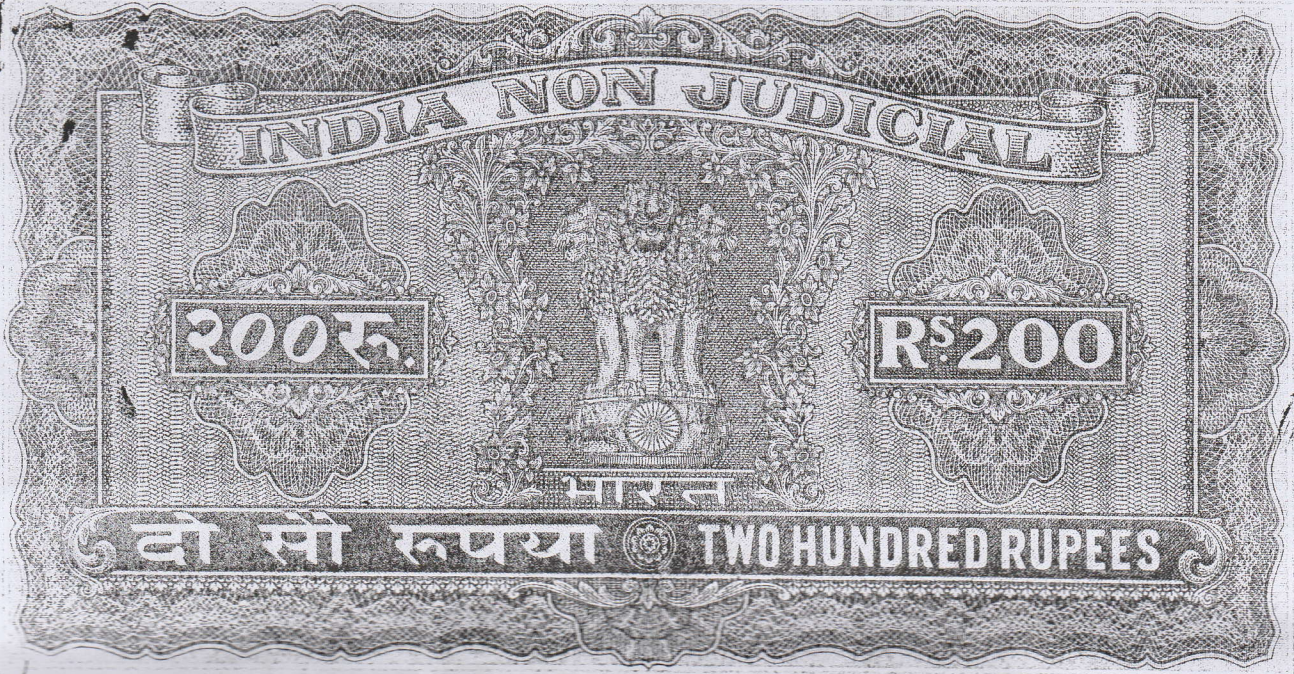
6/3/67
S. S. Chandra

2/2

1730

original 1918 238

200Rs.



अधिकार
462

35 (c)
 K. E. A. M. →
 4. 8. 9

A (c) 40.00
 W (a) 7.75
 W (c) 75

 48.50

W (d) 2.50
 paid on 19. 66
 K. E. A. M. →
 16/9/65

1918/19
 4/8/16

LEASE OF LAND FOR BUILDING PURPOSES FOR A
 PREMIUM AND RENT RESERVED, FOR A TERM ,
 WITH A RENEWAL CLAUSE.

सद

LEASE OF LAND FOR BUILDING PURPOSES FOR A PREMIUM AND RENT RESERVED, FOR A TERM, WITH A RENEWAL CLAUSE

THIS LEASE made on this the.....day of.....
BETWEEN the Governor of Orissa (hereinafter called "the lessor") of the one
part AND.....son of.....
resident of.....by profession.....
(hereinafter called "the lessee") of the other part.

WHEREAS the lessor owns and is possessor of the parcel of land situate
in behind Kalpara, Cuttack more fully described in the schedule hereto annexed ;

AND WHEREAS the lessor agrees to give and the lessee is willing to take
a lease of the same on payment of an initial premium of Rupees Three thousand
eight hundred and twenty nine & 50 paise and on the terms and conditions herein contained ;

NOW THIS INDENTURE WITNESSETH that the lessor does hereby
grant unto the lessee a lease of the said parcel of land together with all rights,
easement and privileges attached thereto on the terms and conditions specified
below :—

1. In consideration of the sum of Rs. 3829-50 (Rupees.....
.....) paid as premium before the
execution of these presents (the receipt of which the lessor hereby
acknowledges) and in consideration of the statement of the lessee
contained in his declaration dated 27-2-67 to the effect
that neither he nor any of his family members as per the said
declaration own or possess any residential site in the Notified Area of
Bhubaneswar of the rent hereinafter reserved and of the covenants on the
part of the lessee hereinafter contained the lessor hereby demises to the lessee
for the purpose of building a house or houses and using the same for Residential
residential purposes only ALL that land described in the schedule hereto and revenue
for greater clearness delineated on the plan annexed hereto and thereon shown
with its boundaries coloured red together with all easements and appurte-
nances whatever belonging or in any way appurtenant thereto, TO HOLD the
said premises from the 27 day of March 1967
for the term of ninety years PAYING therefor during the said term the yearly
rent of Rs. 57-00 by equal half-yearly payments on the 28th day
of April and 8th day of November of and each year at the Office of the Lessor
styled as the office of the Tahsildar, Bhubaneswar or at such other place or
places as the lessor may from time to time appoint in this behalf, the first of
such payments to be made on the 28th day of April
.....next.

2. The lessee hereby covenants with the lessor as follows :—

(i) That he shall during the term hereby granted pay to the lessor the
yearly rent hereby reserved on the days and in the manner hereinbefore
appointed.

5/1/67

(ii) That he shall during said term pay all rates, taxes and charges of every description now payable or hereafter to become payable in respect of the demised premises or the buildings to be erected thereupon whether the same be payable by the landlord or the tenant.

(iii) That he shall, at his own expense and with the previous permission in writing of the lessor, erect upon the land leased in a substantial and workmanlike manner with new and sound materials and to the satisfaction of the lessor or *his authorised representative*, a building for use as a residential house with all requisite and proper walls, sewers, drains and other conveniences as shall be approved by the lessor or *his authorised representative*, and shall complete the same in all respects fit for occupation within thirty-six months from the date hereof or within such further time, if any as the lessor may allow.

(iv) That he shall not build on more than *half* of the leased area and shall leave in front of the building *required* vacant space from the boundary of the building according to the approved plan and there shall be no basement.

(v) That he shall not erect or build or permit to be erected or built on the demised premises any building other than that specified above nor make an addition to any existing buildings at any time except with the approval of the lessor.

(vi) That he shall conform to all rules, regulations and by-laws of the Notified Area Council, Bhubaneswar or such other local authority for the area as may hereafter be constituted (hereinafter called "the local authority") relating to roads and buildings, public health, safety, convenience and sanitation which may for the time being be in force.

(vii) That he shall make all sanitary and conservancy arrangements for the labour employed on the said land and shall pay to the local authority, expenses if any, incurred on this account by the said authority for making such arrangements on his behalf.

(viii) That the building, during construction, shall be open to inspection by the lessor or *his authorised representative*. When any defect is noticed either in the construction or quality of materials used or when there is a change of design without previous approval of the lessor, he shall, upon receipt of notice in writing from the lessor, remove the defects within the period specified therein.

(ix) That no act shall be done or caused to be done on the said land or building which is likely to be or become a nuisance or a disparagement, annoyance or inconvenience to the lessor or to other lessees in the neighbourhood.

(x) That all mines, mineral products, buried treasure, coal, petroleum, oil and quarries whatsoever in, under, or within the said land shall be the property of the lessor.

(xi) That if the lessor, at any time before the expiry of the lease, desires for any public purpose, to resume the holding or any part thereof, the lessee shall vacate it or the part required within three months from the notice in writing thereof in which case and in case of the determination of this lease under clause 4 (i) the lessee shall be entitled to reasonable compensation for any building or other improvements that he may have made with the written consent of the lessor. He shall also be entitled to compensation on account of the loss of the use and occupation of the holding which may be fixed at such an amount as may be considered equitable according to the circumstances of the case :

Provided that particularly in case of re-entry for breach or non-observance of any of the covenants laid down in sub-clauses (v) and (xiv) of clause 2 the lessee shall not be entitled to any compensation for the land or the buildings or other structures erected by him on the land except being at liberty to remove the materials of such buildings or structures as laid down in clause 4 (i) hereafter.

(xii) That all sums of money due to the lessor on any account under these presents, shall be recoverable by the lessor in addition to any other remedy open to him as a public demand under the Bihar and Orissa Public Demands Recovery Act, 1914 (Bihar and Orissa Act IV of 1914). In the event of the lessee not paying any instalment of the rent on or before the date fixed for such payment, he shall in addition to the arrears pay interest at the rate of six per cent per annum on such arrears.

(xiii) That the lessee shall keep in tact and well defined, the boundaries of the holding and shall point them out for inspection when required by the lessor to do so, to any officer or person *duly authorised* by him, in writing in that behalf.

(xiv) That he shall not without the consent in writing of the lessor use or permit the use of the said land for any purpose other than that for which it is leased or transfer the same without such consent.

(xv) That during the continuance of the lease, the lessee shall maintain the premises and all the buildings thereon in sanitary condition and the building shall be kept in good and substantial state of repair to the satisfaction of the lessor or *his authorised representative*.

3. The lessor hereby covenants with the lessee as follows :—

(i) That the lessee paying the rent hereby reserved and performing all the covenants herein contained, shall hold and enjoy the demised premises during the said term without any unlawful interruption by the lessor or any other person whatsoever. Provided that the rent hereby reserved shall be subject to revision at an interval of every twenty-five years subject to the condition that the revised rent shall not be more than fifty per cent of the rent paid prior to each revision.

4. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED by and between the parties hereto as follows :—

(i) That whenever any part of the rent hereby reserved shall be in arrear for six months after the due date or if it is found that the statements made by the lessee in his said declaration dated 27.12.67 in consideration of which the lease is granted to him are false or there shall be a breach of any of the covenants by the lessee herein contained the lessor may re-enter on the demised premises and determine this lease in which case the lessor may, by notice in writing, require the ex-lessee to remove within a reasonable time any building which may have been commenced and not completed or the materials of which may have been collected on the leased land, and if he fails to comply with such notice the lessor after giving a further notice in writing specifying a time not less than three months from the date of the service of the notice within which such buildings or materials shall be removed, may cause such removal to be effected and recover the cost from him.

5. IT IS HEREBY FURTHER AGREED by and between the parties hereto as follows :—

(i) That any demand for payment or notice requiring to be made upon or given to the lessee shall be considered to be sufficiently made or given if sent by the lessor or his agent through the post by registered letter addressed

2/191

to the lessee at the demised premises (or at.....*known address*.....) and that notice requiring to be given to the lessor shall be considered to be sufficiently given if sent by the lessee through the post by registered letter addressed to the Collector, Puri AND that any demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of post.

(ii) That whenever such an interpretation should be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the expression "the lessor" hereinbefore used shall include his Agent and the owner for the timebeing of the lessor's interest in the demised premises as the case may be and the expression "the lessee" hereinbefore used shall include his heirs, executors, administrators and permitted assigns.

IN WITNESS WHEREOF the parties hereto have hereunder signed this deed on the dates mentioned against their respective signatures.

The duplicate is the true and exact copy of the original.

[Signature]
4/3/67
Signature of the lessee

[Signature]
4.3.67
Director of Protocol & Estates,
Cum-Deputy Secretary to Govt.
Political & Services Department
on behalf of the Governor of
Orissa in the presence---

In the presence of

Witnesses { (1) *D. Mohan Prasad*
Law Officer
P.O. 1582 A 3 37
(2) Subash Chandra Jana
steno to L.O.
4/3

Witnesses { (1) *Franklyn*
P.O. 1582 A 3 37
(2) *[Signature]*
4/3/67
Asst. S.S. Dept.

THE SCHEDULE HEREIN REFERRED TO
(Particulars of the plots hereby demised)

Plot No. *8 F* Area *113* Acres, measuring *111* feet
x 158 feet, *behind Kalyana* Unit/Nagar in the New Capital,
Bhubaneswar, district Puri, as per drawing No. *C-26.54* under the
jurisdiction of Sub-Registrar, Bhubaneswar.

Bounded by :-

North—
South—
East— *road*
West— *Plot no 9 F*

duplicate
exact and true copy
of original

[Signature]
4/3/67
(Signature of the Lessee)

OGP (P. & S.) II-1,000-30.4.1965

Registered
158 16168
1618
[Signature]
4.3.67
Director of Protocol & Estates,
Cum-Deputy Secretary to Govt.
Political & Services Department
BHUBANESWAR

The first seven lines of the 1st page
of this form is pertained through

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**GOVERNMENT OF ODISHA
GENERAL ADMINISTRATION AND PUBLIC GRIEVANCE DEPARTMENT**

No. LD-113/70- 409 / CA, Bhubaneswar, Dated 06.01.2022

From:

Smt. Indira Behera, OAS(S),
Joint Secretary to Government.

To:

Sri Saswata Banerjee / Sri Chinmoy Banerjee,
Plot No. F/8, Durga Mandap Lane, Behind Kalpana Cinema,
BJB Nagar, Bhubaneswar-751014.

Sub.:

Permission for conversion of leasehold Plot No. **F-8** measuring **111' × 150'** as per Drawing No. **C-3654** in Mz. **B.J.B. Nagar** into freehold.

Ref.:

Conversion application No. **CNV-226/2021** dated **03.11.2021**.

Sir,

With reference to your application dated **03.11.2021** on the subject cited above, I am directed to say that Government have been pleased to accord you permission for conversion of your leasehold Plot No. **F-8** measuring **111' × 150'** as per Drawing No. **C-3654** corresponding to Revenue Plot No. **419** under Khata No. **325** in Mz. **B.J.B. Nagar** into freehold.

You have to deposit **Rs. 33,86,571/-** towards conversion fee online through treasury deposit and submit a copy of the e-Challan of treasury generated online to this Department along with conveyance deed.

You have to execute a conveyance deed in triplicate out of which two shall be in stamp papers to be purchased in consultation with the District Sub-Registrar Khurda, Bhubaneswar and submit the same to this Department within 30 (thirty) days from the date of 1st intimation failing which the conversion permission as well as your conversion application will stand automatically cancelled.

Further, you have to furnish documents in support of your residence, identity and three specimen signature duly attested by a gazette officer.

The approved conveyance deed will be supplied to the lessees for registration only after surrender of original lease deed.

Yours faithfully,

h
06.01.22
Joint Secretary to Government

Memo No. 410 / CA, Dated 06.01.2022

Copy forwarded to the Secretary, B.D.A., Bhubaneswar / Director Town Planning, Bhubaneswar / Chief Architect Odisha, Bhubaneswar / Commissioner, B.M.C., Bhubaneswar / District Sub-Registrar Khurda, Bhubaneswar / PS to Director of Estates, G.A. and P.G. Department / Sri Amiya Kumar Das, Assistant Director (S&E), G.A. and P.G. Department / Sri Aditya Prasad Pradhan, Revenue Inspector, G.A. and P.G. Department / Chief Receptionist, Lok Seva Bhawan, Bhubaneswar / Guard file for information and necessary action.

h
06.01.22
Joint Secretary to Government

FORM NO - A
DECLARATION
(Land / Property where there is on structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid .

SIGNATURE OF EXECUTANT/S SELLER

Sarwati Bajaj
Chinmay Bajaj

SIGNATURE OF CLAIMANT/S PURCHASER

RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR)

Year : 2022

Application id: 1082203178

Book No : 1

Executant Name

Presenter Name

Claimant Name

DIRECTOR OF ESTATE AND EX OFFICIO
ADDL. SECRETARY TO GOVT. G.A. AND P.G.
DEPT.(GOVT)

SHRI SASWATA BANERJEE

SHRI SASWATA BANERJEE

_____ has been authorised to receive the document.

Total Registration Fees Paid :

`67993

Signature of the Presentant

A(1) :

`67732

Incidental Fee Details

I-3

`2

User Charges :

`250

Expected date of return of document :

03-Mar-2022

Date: 03-Mar-2022

Signature of the Registering Officer

Date:

Signature of the Receiver

Saswata Banerjee



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2022

Application id: 1082203178

Book No : 1

Executant Name

Presenter Name

Claimant Name

DIRECTOR OF ESTATE AND EX OFFICIO
ADDL. SECRETARY TO GOVT. G.A. AND P.G.
DEPT.(GOVT)

SHRI SASWATA BANERJEE

SHRI SASWATA BANERJEE

Total Registration Fees Paid :

`67993

A(1) :

`67732

Incidental Fee Details

I-3

`2

User Charges :

`250

Expected date of return of document :

03-Mar-2022

Date: 03-Mar-2022

Signature of the Registering Officer

Date:

Signature of the Receiver

Saswata Banerjee

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD03231617412109U
Certificate Issued Date : 04-Feb-2022 12:22 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0104367855215973U
Purchased by : SASWATA BANERJEE AND CHINMOY BANERJEE
Description of Document : Article IA-23(3) Conveyance Deed
Property Description : MOUZA-BJB NAGAR,UNIT-29,GA PLOT-F-8
Consideration Price (Rs.) : 33,86,571
(Thirty Three Lakh Eighty Six Thousand Five Hundred And Seventy One only)
First Party : THE GOVERNOR OF ODISHA
Second Party : SASWATA BANERJEE AND CHINMOY BANERJEE
Stamp Duty Paid By : SASWATA BANERJEE AND CHINMOY BANERJEE
Stamp Duty Amount(Rs.) : 1,69,330
(One Lakh Sixty Nine Thousand Three Hundred And Thirty only)



-----Please write or type below this line-----

Saswata Banerjee
Chinmay Banerjee

Gobind Chandra R

QT 0006516829

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHIL



Sarwata Bawasa
Chinmay Bawasa



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000622853

169330

3/3/2022



Saswata Banerjee
Chinmay Banerjee

179
of Shakti Banerjee
is affected by
2/3/2022

Chinmay Banerjee
is affected by
2/3/2022

DD 67741
250
2
67998

100
TUC



CONVEYANCE DEED

(For conversion of G.A. & P.G. Department leasehold lands to freehold in Bhubaneswar Municipal Corporation)

3386571
460
3387031

THIS CONVEYANCE made on this 22nd day of February, 2022 (Two thousand twenty two).

BETWEEN

THE GOVERNOR OF ODISHA, herein after called "THE VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the ONE PART.

20
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Govind Chandra
Anupama



g

- 2 -

AND

(1) SHRI SASWATA BANERJEE, aged about 63 years, S/o. Late Sisir Chandra Banerjee, by profession – Retd. Govt. Employee, Aadhaar No.6320 6734 6937, (2) SHRI CHINMOY BANERJEE, aged about 55 years, S/o. Late Sisir Chandra Banerjee, by profession - Business, Aadhaar No.2072 2811 7480, both are resident of Plot No.F/8, Durga Mandap Lane, B.J.B. Nagar, Bhubaneswar, P.S. – Badagada, District – Khurda (Odisha), PIN - 751014, Mobile No.9861059013, hereinafter called “THE PURCHASERS” (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, administrators, representatives and permitted assignees) of the OTHER PART.

WHEREAS, by a lease deed dated 4th day of March, 1967 made between the Governor or his assignee of the one part and Late Sisir Chandra Banerjee, the father of purchasers on the other part and registered on the 4th day of March, 1967 in the office of the Sub-Registrar, Bhubaneswar, bearing Serial No.1730 and Deed No.1618, in Book No.1, Volume No.22, pages 158 to 168 (hereinafter referred to as the said Lease Deed), Plot No.F-8, as per Drawing No.C-3654 corresponding to

Contd.....3

Saswata Banerjee
Chinmoy Banerjee

Gobind Chandra B.
Ajay Mohan K.S. Srisastri



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 23 Fees Paid : A(1)-67741 ,I-3-2, User Charges-250 ,Total 67993

Date: 03/03/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 03/03/2022 by SHRI SASWATA BANERJEE , son/daughter/wife of LATE SISIR CHANDRA BANERJEE , of AT. PLOT NO. F/8, DURGA MANDAP LANE, B.J.B. NAGAR, PS. BADAGADA, BHUBANESWAR, DIST. KHURDA, PIN - 751014 , by caste General , profession Others and finger prints affixed.

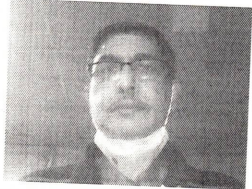

Saswata Banerjee

Signature of Presenter / Date: 03/03/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT.(GOVT)	Execution By DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT. (GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT. (GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT. (GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by Signature of the Registering officer	---
SHRI SASWATA BANERJEE		 243100122	Saswata Banerjee	03-Mar-2022

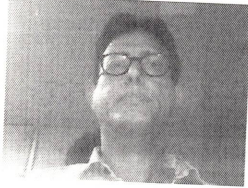

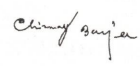
Revenue Plot No.419 under Revenue Khata No.325, situated in Village – Bhubaneswar Sahar, Unit No.29, Buxi Jagabandhu Nagar, Tahasil - Bhubaneswar, District- Khordha, was demised and assured unto the father of purchaser, herein subject to the limitation terms and conditions mentioned therein.

AND WHEREAS, consequent upon the death of the said Sisir Chandra Banerjee, the said lease plot stands mutated in the name of the purchasers vide G.A. & P.G. Department Order No.LD-113/70-27792/CA, Bhubaneswar, dated 22.10.2021 basing on the Legal Heir Certificate issued by the Tahasildar, Bhubaneswar vide Miscellaneous Certificate Case No.E-LHC/2020/88394, dated 01.02.2021 and accordingly the terms and conditions of the said lease deed are binding on the purchasers.

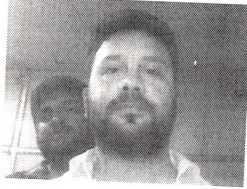

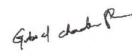
AND WHEREAS representing that the said lease is still valid and subsisting the said purchasers have applied to the vendor to purchase reversionary interest of the Vendor in the said demised property leased out to them under the said lease deed to the extent of its permanent, transferable and heritable rights and the Vendor has agreed to sell such interest/right of the said demised property subject to the terms and conditions appearing hereinafter.

Saswata Banerjee
Chinmay Banerjee

Sisir Chandra
Anupama K. S. Swain

SHRI CHINMOY BANERJEE		 243100125		03-Mar-2022
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Identified by **GOBIND CHANDRA SINGH** Son/Wife of **CHANDRASEKHAR SINGH** of **AT. 564, VIVEKANANDA MARG, BHUBANESWAR, DIST. KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
GOBIND CHANDRA SINGH		 42211744		03-Mar-2022

Date: 03/03/2022

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 59

Document Number : 11082203056

For the year : 2022

Seal :

Date: 04/03/2022



Signature of Registering officer

Signature of Registering officer

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs.33,86,571/- (Rupees thirty three lakhs eighty six thousand five hundred seventy one only) paid as conversion fees before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges) the aforesaid representation and subject to the limitation mentioned hereinafter the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchasers the permanent, transferable and heritable rights in respect of the demised land situated in Plot No.F-8, Drawing No.C-3654, in village/Unit – Bhubaneswar Sahar, Unit No.29, Buxi Jagabandhu Nagar, of Tahasil-Bhubaneswar, District- Khordha (hereinafter referred to as the said property) more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the purchasers with permanent heritable and transferable rights, SUBJECT to the exceptions, reservations, covenants and conditions hereafter contained, that is to say, as follows :-

1. The purchasers will have only the exclusive surface rights over the said property.

Contd.....5

Saswata Banskjee
Chinmay Banskjee

Gopin Chandra R
Anupama K. Srin



[Handwritten signature]

2. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchasers for damage down unto them thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

3. That not withstanding execution of this deed, use of the property in contravention of the provisions of Master plan/zonal development plan/lay out Plan shall not be deemed to have been condoned in any manner and the Town Planning/Local Urban authorities shall be entitled to take appropriate action for contravention of relevant provisions in

Saravats Daryee
Chinmay Daryee

Govind Chudh
Anurupa
K. S. Swain



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this regard or any other law for the time being in force.

4. The purchasers shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.
5. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the Vendor, who shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the Vendor in this regard shall be final and binding upon the purchasers and shall not be called in question in any proceedings.
6. The purchasers shall not commit any act of waste on the said property so as to render it unfit for the purpose of being used as a house site.
7. Besides the conversion fees of Rs.33,86,571/- (Rupees thirty three lakhs eighty six thousand five hundred seventy one only) as mentioned above the purchaser will be required to pay a sum of Rs.115.00 paisa as annual rent for the said property, (besides payment of cess as per Rules).

Contd.....7

Savitri Banerjee
Chinmay Banerjee

Gobind Chandra R
Anupama K.G. Srinivasan



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8. The rent is liable for revision during survey and settlement operations or at the end of each of 15th year, as the case may be subject to a maximum limit of 50 (Fifty) percent over the rate of rent in force in the previous year or the rates applicable at the time to similar lands in the vicinity.
9. It is further declared that as a result of this Conveyance Deed, present purchasers from the date mentioned hereafter will become owners of the said property with permanent, transferable and heritable rights and the conveyance deed for lease of the land earlier executed with the purchasers on behalf of the Vendor doth hereby releases the purchasers from all liability in respect of the covenants and conditions contained in the said lease deed required to be observed by the purchasers of the said demised property.
10. The stamp duty and registration charges, upon this instrument shall be borne by the purchasers.
11. This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

Sriswata Banjaree
Chinmy Banjaree

Srinidhi Chandra R
Anandappa Venk. Srinivasan



Handwritten signature or initials in green ink.

IN WITNESS WHEREOF Shri Sushanta Kumar Mohanty, I.A.S. Director of Estates & Ex- Officio, Addl. Secretary to Govt., G.A. & P.G. Department and on behalf of and by the order and direction of the Vendor has hereunto set his hand and (1) Shri Saswata Banerjee and (2) Shri Chinmoy Banerjee, the purchasers, have hereunto set their hands on the day, month and year first above written.

Saswata Banerjee
Chinmoy Banerjee

THE SCHEDULE ABOVE REFERRED TO

1. District – Khordha
2. Tahasil - Bhubaneswar
3. Village/Unit– BHUBANESWAR SAHAR, UNIT NO.29,
BUXI JAGABANDHU NAGAR
4. G.A. Plot No.F-8, Drawing No.C-3654.
5. Extent (Dimension and area) – 111' X 150' i.e. 16650 Sqft.

The above land corresponding to Revenue Khata No.325, Revenue Plot No.419, area Ac.0.380 decimals, full plot, under the jurisdiction of District Sub-Registrar, Khordha at Bhubaneswar.

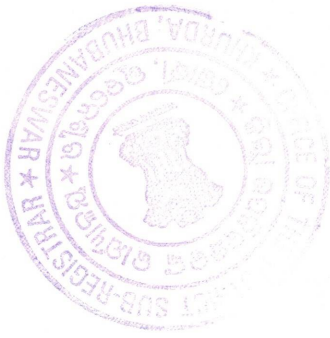
BOUNDED BY :-

- | | |
|---------|------------------|
| North – | Road |
| South – | Conservancy Lane |
| East - | Road |
| West - | Plot No.9-F |

Contd.....9

Gobind Choudhary R
Gangadhar Das Swain

Verifying the copy schedule
and forward correct
R.R. 7/10/88/10/9/8



g

Signed by Shri Sushanta Kumar Mohanty, Director of Estates & Ex- Officio, Addl. Secretary to Govt., G.A. & P.G. Department for and on behalf of and by the order and direction of the Governor of Odisha (Vendor).

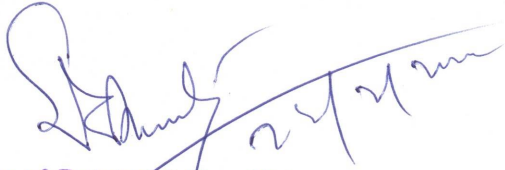
In the presence of witnesses
(Name and address in full)

1. Shri/ Smt. Baidyamath Tudu
SO, GA & PG Deptt.

Signature of witnesses

2. Shri/Smt. Subrata Swadaway
DO, GA & PG Deptt.

Signature of witnesses


Director of Estates & Ex-officio
Addl. Secretary to Government
G.A. & P.G. Department
(Vendor)

In the presence of witnesses
(Name and address in full)

1. Shri Gabind Chandra R.
No. Chandan Shukla Singh
Plot No-164, Vinayakada Slag, Bhub.


Signature of witnesses

Saswata Banerjee
Chinmay Dasgupta

2. Shri Auphaya K. Swain (Purchasers)
S/o-Appante Ch. Swain

Plot No-18, 1st Colony, Lingipal,
Bhubaneswar-2
Auphaya K. Swain
Signature of witnesses

Prepared by me.


Sanchette Leuko
2/2/2002
Chhice, BSN



IMPOUND CASE NO. 297 DT. 03-3-22
Certified that the deficit stamp duty of
Rs. 22 & Fee of 5
Rupees Twenty Seven only
deposited via B.D. No. 1082203178
in respect of document No. 1082203178

lc
Registering Officer
Bhubaneswar



REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages 10
Serial No.
for the year 2022
1082203178 *lc*

D/03-3-22

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFXPB3356A

MUM-REGD-107188
149339204
15 - 4

नाम / Name
CHINMOY BANERJEE

पिता का नाम / Father's Name
SISIR CHANDRA BANERJEE

जन्म की तारीख / Date of Birth
25/09/1966

Chinmoy Banerjee
हस्ताक्षर / Signature



Chinmoy Banerjee



ଭାରତ ସରକାର

Government of India



ଚିନ୍ମୟ ବାନାର୍ଜୀ

Chinmoy Banerjee

ପିତା : ଶିଶିର ଚନ୍ଦ୍ର ବାନାର୍ଜୀ

Father : SISIR CHANDRA BANERJEE

ଜନ୍ମ ବର୍ଷ / Year of Birth : 1966

ପୁରୁଷ / Male



2072 2811 7480

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



ଆଧାର

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ

Unique Identification Authority of India

ଠିକଣା:

ଏଫ/୮, ଦୁର୍ଗାମନ୍ଦପ ଲେନ୍, ବି.ଜେ.ବି ନଗର,
ଭୁବନେଶ୍ୱର, ବି.ଜେ.ବି ନଗର ଏସ.ଓ, ଖୋର୍ଦ୍ଧା,
ଓଡିଶା, 751014

Address:

F/8, DURGA MANDAP LANE,
B.J.B NAGAR, BHUBANESWAR,
B J B Nagar S.O, B J B Nagar,
Khordha, Odisha, 751014

2072 2811 7480

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Chinmoy Banerjee



भारत सरकार
Government of India



Issue Date: 13/11/2015



शश्वत बानार्जी
Saswata Banerjee
जन्म तारीख / DOB : 23/04/1958
पुरुष / MALE



6320 6734 6937

मेरा आधार, मेरी पहचान

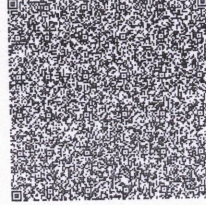


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 13/10/2020

ଠିକଣା: C/O ସିସିର ଚନ୍ଦ୍ର ବାନାର୍ଜୀ, ପ୍ଲ ନ-୫୮,
ବିଜେବି ନଗର, କଲ୍ପନା ଏରିଆ ଭୁବନେଶ୍ୱର, ବି ଜେ
ଏ ନଗର, ଖୋର୍ଦ୍ଧା, ଓଡ଼ିଶା, 751014
Address: C/O Sisir Chandra Banerjee, PL
NO-8F, BJB NAGAR, KALPANA AREA
BHUBANESWAR, B J B Nagar, Khorda,
Odisha, 751014



6320 6734 6937



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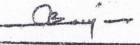
Saswata Banerjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAOPB8051C



नाम /NAME
SASWATA BANERJEE

पिता का नाम /FATHER'S NAME
SISIR CHANDRA BANERJEE

जन्म तिथि /DATE OF BIRTH
23-04-1958

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, भुवनेश्वर
COMMISSIONER OF INCOME-TAX, BHUBANESWAR



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
15, उद्यान मार्ग,
भुवनेश्वर - 751 009.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax,
15, Udyan Marg,
Bhubaneswar - 751 009.

Saswata Banerjee

Valuation ReportApplication No- **1082203178**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **CONVEYANCE GOVERNMENT**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082203178	22-FEB-22	03-MAR-22	1	10		

FEE DETAILS (In `.)

Stamp Duty : 169329
 Consideration Amount : 3386571
 Benchmark Value : 33668000

Registration Fee : 0
 A(1): 67732
 Incidental Fee Details
 I-3 : 2
 User Charges : 250

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS

NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN

POS

NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT.(GOVT)				0			FIRST PARTY/INSTITUTION			AT. DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT., BHUBANESWAR, DIST. KHURDA
Representative Name			Institution Name			Representative Address			Representative Designation	
DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT.			DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT.			AT. DIRECTOR OF ESTATE AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPT., BHUBANESWAR, DIST. KHURDA			ADDL. SECRETARY	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHRI SASWATA BANERJEE	FATHER	LATE SISIR CHANDRA BANERJEE	MALE	63		General	SECONDPARTY/SELF	YES	YES	AT. PLOT NO. F/8, DURGA MANDAP LANE, B.J.B. NAGAR, PS. BADAGADA, BHUBANESWAR, DIST. KHURDA, PIN - 751014
SHRI CHINMOY BANERJEE	FATHER	LATE SISIR CHANDRA BANERJEE	MALE	55		General	SECONDPARTY/SELF	NO	YES	AT. PLOT NO. F/8, DURGA MANDAP LANE, B.J.B. NAGAR, PS. BADAGADA, BHUBANESWAR, DIST. KHURDA, PIN - 751014

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
GOBIND CHANDRA SINGH	CHANDRASEKHAR SINGH	AT. 564, VIVEKANANDA MARG, BHUBANESWAR, DIST. KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	B.J.B. NAGAR-75	325	419	0.38 Acre (380Decimal)	GHARABARI VACANT SITE	33668000	C-3654 (Govt.)	F-8 (Govt.)
East ROAD	West PLOT NO. 9-F	North ROAD	South CONSERVANCY LANE	Property Transaction Details CONVEYANCE AREA A 0.380 DEC FULL PLOT.				

The total transacted area is:0.38 acre(s).

APPLICATION ID CREATED BY : SUSHANTA KUMAR MAJHI

DOCUMENT ENTERED BY : RASMI RANJAN MALLIK



ROR Fee Receipt

Original Receipt

Date : 03-Mar-2022
Name : SHRI SASWATA BANERJEE
Application Id. : 1082203178
Head of item : ROR Fee Receipt
ROR User Fee : 80
Plot Demarcation Fee : 20
ROR Delivery Fee : 40
Amount(Rs.) : 140 (One hundred forty rupees only)
ROR Postal Address : SHRI SASWATA BANERJEE, AT. PLOT NO. F/8, DURGA
MANDAP LANE, B.J.B. NAGAR, PS. BADAGADA,
BHUBANESWAR, DIST. KHURDA, PIN - 751014 ODISHA
751014

Date :03-03-2022

Signature and Stamp of Registering Officer



ROR Fee Receipt

Duplicate Receipt

Date : 03-Mar-2022
Name : SHRI SASWATA BANERJEE
Application Id. : 1082203178
Head of item : ROR Fee Receipt
ROR User Fee : 80
Plot Demarcation Fee : 20
ROR Delivery Fee : 40
Amount(Rs.) : 140 (One hundred forty rupees only)
ROR Postal Address : SHRI SASWATA BANERJEE, AT. PLOT NO. F/8, DURGA
MANDAP LANE, B.J.B. NAGAR, PS. BADAGADA,
BHUBANESWAR, DIST. KHURDA, PIN - 751014 ODISHA
751014

Date :03-03-2022

Signature and Stamp of Registering Officer

**Miscellaneous Receipt**

Serial No. : 840/2022
Date : 03/03/2022
Name : SASWATA BANERJEE
Registration No. : 1082203178
Head of item : Deficit Stamp Duty
Amount(Rs.) : 27

Date :03-03-2022

Signature and Stamp of Registering Officer

**Miscellaneous Receipt**

Serial No. : 840/2022
Date : 03/03/2022
Name : SASWATA BANERJEE
Registration No. : 1082203178
Head of item : Deficit Stamp Duty
Amount(Rs.) : 27

Date :03-03-2022

Signature and Stamp of Registering Officer

