

यूको बैंक UCO BANK

सम्मान आपके विश्वास का Honours your trust
(भारत सरकार का उपक्रम A Govt of India Undertaking)

Dated - 03-04-2024

To
Mr Paban Dutta
S/O Late Nagendra Dutta
283/4, Ashokenagar, PS- Ashokenagar
Dist- N-24 Parganas PIN 743222

Sub: Receipt of the title deed of the Property Deed No 150101553 of Mr Paban Dutta

Please acknowledge receipt of the original title deed No 150101553 for the year 2024, D.S.R - I North 24 Parganas, Book NO-I, Vol No 1501-2024, Pages from 35797 to 35821.

For UCO BANK

Ashokenagar Branch

Rishav Mehta
56967

Senior Manager

Ashokenagar Branch, UCO Bank



S.N-1543/24.

I-1553/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 490651

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 1st day of March, 2024 (Two thousand twenty four) of the Christian Era.

নং - 85
 সন ও তারিখ - 01.03.2024
 ডেভার নাম - Rakon Datta
 সত্যতা -
 স্ট্যাম্প মূল্য - 5000
 ডেভার -
 বাকসাত নং, উত্তর ২৪ পরগণা
 ডেভার - শ্রী হরান চন্দ্র সাহু
 টি.ডি. নং - 22-FEB 2024
 তারিখ - 700000
 মোট স্ট্যাম্প মূল্য -
 ট্রজারী অফিস - বারাসাত



Registrar U/S 7 (2)
 District Sub-Registrar-I
 North 24 Parganas, Barasat

01 MAR 2024

Samir Baidh
 Smt Ranga Lal Baidh
 Barasat Jagesh Chandra
 Barasat
 No. 124
 law clerk

BETWEEN


SYAMAL KUMAR NEOGI, PAN-ABQPN8510P, Voter ID No. REO2358109, Aadhaar No.8283 0213 0411, son of Late Abani Kumar Neogi, residing at 696/1, Ashoknagar, P.O. & P.S. Ashoknagar, Dist. North 24 Parganas, Pin-743222, by nationality Indian, by faith Hindu, by occupation Retired person, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI PABAN DUTTA, PAN-AFUPD9564M, Voter ID No. WB/13/088/630093, Aadhaar No. 2241 0043 4507, son of Late Nagendra Dutta, residing at 283/4, Ashoknagar, P.O. & P.S. Ashoknagar, Dist. North 24 Parganas, Pin-743222, by nationality Indian, by faith Hindu, by occupation Business,, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of land measuring an area 06 cottahs 08 chittacks equivalent to 11 decimals in L.O.P. No. 696/1, comprised C.S. Dag No. 1091, R.S. & L.R. Dag No. 1091, under L.R. Khatian No. 1294, situated at **Mouza Sherpur**, J.L. No. 69, under P.S. Habra at present Ashoknagar, within the jurisdiction of ADSR Guma, under the limits of Ashoknagar-Kalyangarh Municipality, in the Dist. of North 24 Parganas, was owned and possessed by one Sabita Neogi, daughter of Late Aswini Neogi, of 696/1, Ashoknagar,




Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

P.S. Ashoknagar, Dist. North 24 Pargnas, by virtue of a deed of gift dated 06-10-1988, recorded in book No.I, volume No.7, pages from 161 to 169, being No. 791 for the year 1988 **from** the West Bengal Relief & Rehabilitation Department and absolutely seized and possessed thereon.

AND WHEREAS by virtue of a deed of gift executed on 18-06-2004, registered on 09-11-2004, in the office of ADSR Guma, recorded in book No.I, being Deed No. 2155 for the year 2004 for the consideration therein mentioned, said Sabita Neogi gifted out and transferred 11 decimals of land alongwith a cemented flooring one storied residential building admeasuring **600 sq.ft.** more or less in R.S. & L.R. Dag No. 1091, unto and in favour of the present vendor Syamal Kumar Neogi and delivered peaceful possession in his favour.


AND WHEREAS while in peaceful possession, the present vendor Syamal Kumar Neogi recorded his name in the record of B.L.&L.R.O. under L.R. Khatian No. 1294 and absolutely seized and possessed thereon.

AND WHEREAS thus the present vendor herein become the absolute owner of the **land** as mentioned above and has been owned and possessed thereon free from all encumbrances and **he has** every right to sell or any kind of transfer the same.

AND WHEREAS due to necessity, the vendor decided to sell the land admeasuring **11 decimals** more or less alongwith a cemented flooring one storied residential building admeasuring **600 sq.ft.** more or less morefully described in the schedule hereunder written.

AND WHEREAS the **Purchaser** herein knowing the proposal of the vendor through reliable source, examine the title of the vendor and all other related papers and documents and




Registrar U/S 7 (2)
District Sub-Registrar-1
North 24 Parganas, Barasat

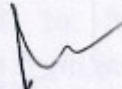
01 MAR 2024

being satisfied **himself** regarding the same and intend to purchase the said **land** admeasuring **11 decimals** more or less as alongwith a cemented flooring one storied residential building admeasuring **600 sq.ft.** more or less mentioned above morefully described in the schedule hereunder written at or for the consideration of **Rs. 74,00,000.00 (Rupees seventy four lakh)** only being the prevailing highest market price and the vendor agreed to sell the said property to the Purchaser at the same consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of the said sum of **Rs. 74,00,000.00 (Rupees seventy four lakh)** only truly paid at or before the execution of these presents by the **Purchaser** to the vendor (the receipt whereof the vendor do and doth hereby admit and acknowledge and of and from the same and every part thereof do and doth hereby acquit release and for ever discharge the **Purchaser** the said land & building hereby sold and conveyed) and the vendor do and doth hereby to the extent of **his** proposed **land** absolutely and indefeasibly grant convey, sell, transfer, assure and assign unto and to the use of the **Purchaser** ALL THAT the piece and parcel of **land** morefully described in the Schedule hereunder written TOGETHER WITH all rights in the common passage and easement rights HOWSOEVER OTHERWISE the said piece and parcel of land & building or any part thereof now are or is heretofore were or was situated butted bounded called known described or distinguished TOGETHER WITH all that piece and parcel of **land** morefully described in the schedule whatsoever belonging or in anywise appertaining to the said piece and parcel of **land** or any part thereof or the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or occupied deemed taken or known as part and parcel thereto AND the rents

2



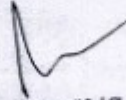

Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

issues and profits thereof and all legal incidents thereof and all the estate right, title, claim interest property inheritance possession use claim and demand whatsoever of the vendor into or upon the said piece and parcel of **land** and every part thereof TOGETHER WITH all deeds, evidence of title exclusively relating to or concerning the said piece and parcel of **land** or any part thereof which are or hereinafter shall or may be in the custody possession power or control of the vendor or any other person or persons from whom the vendor may procure the same without any action or suit TO HAVE AND TO HOLD the said piece and parcel of **land** hereby granted sold transferred and conveyed or expressed intended so to be and every part thereof together with all and every part of **his** rights unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances AND the vendor do and doth hereby for **himself** and **his** heirs, executors, administrators and representatives covenant with the **Purchaser** that notwithstanding any act deed or thing by the vendor done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of **land** hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND that notwithstanding any such act deed or thing whatsoever as aforesaid the vendor has good right, full power, absolute authority and indefeasible title to grant convey and sell the said piece and parcel of **land** hereby granted conveyed and sold or expressed so to be unto and to the use of the **Purchaser** in the manner aforesaid.

71




Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

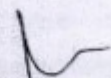
01 MAR 2024

2. The vendor do hereby covenant with the **Purchaser** as follows :—

- i) The vendor has good, rights and full power to sell out the aforesaid property in favour of the **Purchaser** in manner aforesaid.
- ii) The said piece and parcel of **land** is free from all charges, lispence attachments mortgages or any other encumbrances whatsoever.
- iii) The **Purchaser** shall may at all times hereinafter enter upon enjoy and posses the said piece and parcel of **land** and every part thereof and receive the rents issues and profits thereof without any lawful eviction or interruption from the vendor or any person claiming through under or in trust for the vendor.
- iv) The **Purchaser** is entitled to mutate **his** name in the record of rights in recent settlement or **Ashoknagar Kalyangarh Municipality** and paying rents & taxes to the collectorate & appropriate authority by virtue of this deed of conveyance.
- v) The vendor will at all times hereinafter upon every reasonable request and cost of the **Purchaser** do or cause to be done all such acts and things as may be required for further and/or better assuring to the **Purchaser** in respect of the said property.
- vi) If in future any defect or mistake is found in respect of the property morefully described in the schedule of this indenture in that case necessary rectification deed or deeds of declaration will be executed and registered at the cost of the **Purchaser** with the request of the **Purchaser** by the vendor or **his** representatives.

2




Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

vii) If due to any defect of the right, title and interest of the vendor in respect of the property described in the schedule, the **Purchaser** is dispossessed from the property, the vendor or **his** heirs, will be liable to return the entire sell price together with compensation.

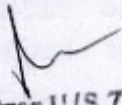
3. PROVIDE ALWAYS that the expression VENDOR hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators, legal representatives and assigns and the expression PURCHASER also hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators, legal representatives and assigns.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area **11 decimals** more or less alongwith a cemented flooring one storied residential building admeasuring **600 sq.ft.** more or less standing in L.O.P No. 696/1, comprised in comprised C.S. Dag No. 1091, R.S. & L.R. Dag No. 1091, under R.S. & L.R. Khatian No. 1294 (in the name of Syamal Kumar Neogi) situated at Mouza Sherpur, J.L. No. 69, under P.S. Habra at present Ashoknagar, within the jurisdiction of ADSR Guma, under the limits of Ashoknagar-Kalyangarh Municipality, ward No.12, holding No. 12/255/7, in the Dist. of North 24 Parganas, which is shown in the sketch map annexed hereto bordered with RED and the said land is butted and bounded by:

ON THE NORTH : LOP 697/1.
ON THE SOUTH : Plot No. 695/1.
ON THE EAST : 40 feet wide Road
ON THE WEST : Plot No. 683/1 & 684/1.




Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat
01 MAR 2024

The annexed sketch map, photographs and finger prints of the parties in separate sheets annexed herewith will do form as the part of this deed of conveyance.


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

SIGNED, SEALED AND DELIVERED

in presence of :—

WITNESSES

- 1) *Samiir Boina*
Barasat Judges' Court
Barasat
Kol-124


সমীর বৈনা
বরাসত জাজস কোর্ট
বরাসত
কল-১২৪


Signature of the Vendor

2)

Pabon Dutta

Signature of the Purchaser

Read over & explain
in Bengali and take his
thum impression for the
cause of older age.


পাবন দত্ত
বরাসত জাজস কোর্ট
বরাসত
কল-১২৪

Drafted by :

Tanay Krishna Ghosh

Advocate
Barasat Judges' Court
Enrolement No.

Tanay Krishna Ghosh
Adv.

WB/258/1920/2016
Barasat Judges Court

Composed by :

Ans



Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

MEMO OF CONSIDERATION

RECEIVED Rs. 74,00,000.00 (Rupees seventy four lakh) only from the within named Purchaser being the consideration money of this indenture in the following manner.

<u>Date</u>	<u>Name of Bank</u>	<u>Chq. No.</u>	<u>Amount(Rs.)</u>
23-11-23	UCO Bank Ashoknagar	NEFT	8,00,000.00
20-12-23	Do	NEFT	18,00,000.00
28-02-24	Do	NEFT	48,00,000.00

Total	Rs.	74,00,000.00
-------	-----	--------------

(Rupees seventy four lakh) only

witnesses :


1. Son's Birth
Baran - Jyoti Cant
Baran -

मने, ओपरे, व
गुणवत्ता, ओपरे, व

Signature of the VENDOR

2. বিক্রমপুর ডায়া
 পি: ১২৩ ন্যায়দায় ডায়া
 ডায়া, +/পা: - ডায়া
 ডায়া - ডায়া
 ডায়া
 পি: ৭৪৬২২২



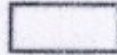

Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

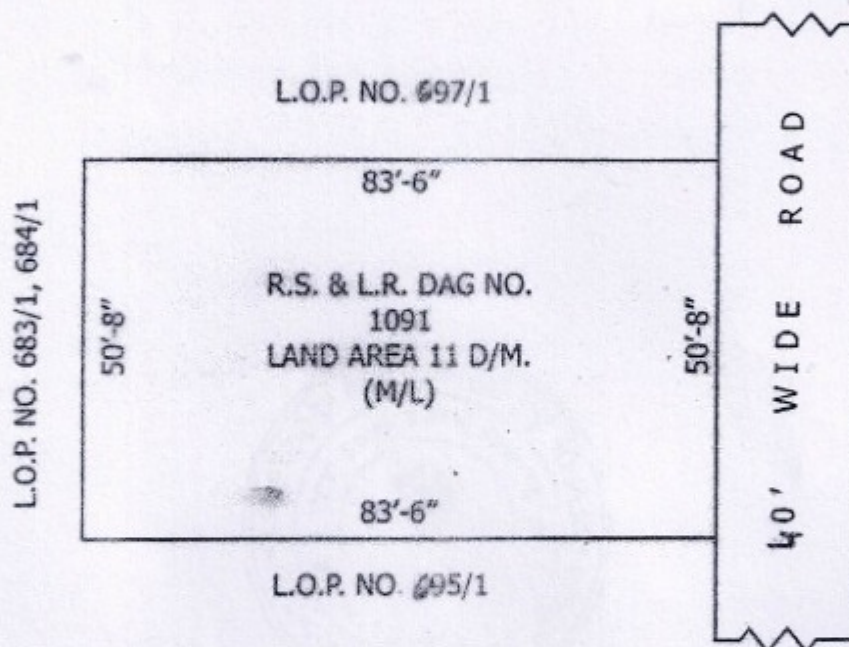
SITE PLAN OF L.O.P. NO. 696/1 ASHOKNAGAR AT MOUZA SHERPUR, J. L. NO. 69, R.S. & L.R.
DAG NO. 1091, L.R. KH. NO. 1294, LAND AREA 11 D/M. (M/L), UNDER ASHOKNAGAR-
KALYANGARH MUNICIPALITY, WARD NO. 12, P.O. & P.S. ASHOKNAGAR,
IN DIST. NORTH 24 PARGANAS



AREA DEMARKED BY



SCALE - 1 MM. = 1'FT.



Laban Dutta
SIG. OF VENDEE



SIG. OF OWNER

Signature of owner

PREPARED BY

Arijit Bose
ARIJIT BOSE
101/3 KANKPUL P.O. - KANKPUL
(Civil Engineer)
Planner & Estimator
C No. 110103
Mob 97329369

THE PLAN OF LOT 5, NO. 6841, ADJOINING AT MOUNTAINEER, NO. 68, R.S. & L.R.
AND NO. 100, L.R. NO. 125, LAND AREA 11 GHA. (MUL) BHOJACHANDAR
KOLKATAH HIGHEST PRIORITY WARD NO. 15, P.O. & R.S. BHOJACHANDAR
IN DIST. NORTH 24 PARGANAS

SCALE - 1 MM = 1 FT

AREA DEMARCATED BY



Registrar 0/87(2)
District Sub-Registrar-I
North 24 Parganas, Barasat

01 MAR 2024

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

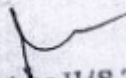
PHOTO
PEST


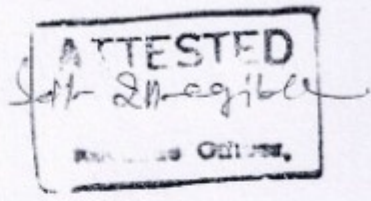
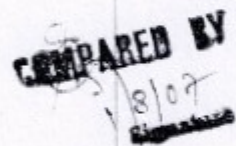

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.




Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat
01 MAR 2024

জেলা— উত্তর ২৪-পরগনা		খতিয়ান নং— ১২৯৪		[১৫০৬০৬৯]		
স্টেশন— তারপুর		জে.এল.নং— ৬৯		থানা— হাবড়া		
বাজার— ২২.০০ টাকা						
(২) জমির মোট পরিমাণ— ০.১১		একর (৩) মোট দাগের সংখ্যা— ১				
(৪) অত্রস্থানের দখলকারের বিবরণ		(৫) স্বাক্ষর		(৬) মন্তব্য		
নাম পিতা/স্বামী ঠিকানা	শ্যামল কুমার নিম্রোগী মৃত অবনী কুমার ৬৯৬/১ অশোকনগর					
(৭) অত্রস্থানের নিজ দখলীয় জমি :						
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্থানের	দাগের মধ্যে অত্র- স্থানের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১০৯১	বাস্তু	দালান-১ Dated - ৬.১০.৮৮ F.H.T.D. No.-৭৯১	০.১১	১.০০০০	০.১১	✓
						
দাগের মোট সংখ্যা			এক মাত্র		০.১১	
Appl. Fee-Rs.10, Authentication Fee: 1 x Rs.10=Rs.10, Total-Rs.20						

Exempted

I- 791

THIS INDENTURE made this sixth day of October one thousand nine hundred and eighty eight BETWEEN the GOVERNOR OF THE STATE OF WEST BENGAL hereinafter referred to as the "DONOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office) of ONE PART; AND SHRI/SMT./KM. Smt. Sabila Neogi

Son/Wife/Daughter of 11- Ajay ASWANI Neogi

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

Hindu residing at 69611 at Ashokenaga.

hereinafter called the "DONEE" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, executors, administrators, representatives and assigns) of OTHER PART.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND whereas the Government of West Bengal (hereinafter referred to as the "Government") offered all reasonable facilities to such persons (hereinafter referred to as "Refugees") for residence in West Bengal.

AND whereas a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND whereas the DONEE was one of such persons who had come to use and occupy a piece of land particularly described in the schedule hereunder.

AND whereas the DONEE being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND whereas the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Dag No. 1091 Mouza Shorpur in Police Station Habra in the District N-24-Pargana in the Urban area under the provisions of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot now in occupation of the DONEE.

(Urban-acquired-gift)

Additional Secretary
Bengal, East

AND whereas it has been decided by the Government to make a gift of the said plot of land in favour of the DONEE so as to confer absolute right title and interest in the said land where he has been residing peacefully for a long time more fully described in the schedule hereunder written.

NOW THIS DEED WITNESSETH that in consideration of the premises hereinbefore mentioned and to provide relief to the DONEE in consideration of his/her destitute condition the DONOR doth hereby absolutely give grant and transfer unto the DONEE ALL THAT PIECE AND PARCEL OF LAND more fully described in the schedule hereunder written as homestead land OR HOWSOEVER otherwise the said land hereditaments and premises are or is at any time or times heretofore were situated butted bounded as hereinafter described TOGETHER WITH all ways, paths, passages, easements, privileges, appendages and appurtenances whatsoever with all easements thereto and therein TO HAVE AND TO HOLD THE SAID land hereditaments and premises hereby given granted and transferred unto and to the use of the DONEE forever AND the DONEE shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereby given granted and transferred subject to the condition that the DONEE shall have no right save as hereinafter provided to alienate or transfer in any way the land comprised in the schedule hereunder written in any manner whatsoever within a period of 10 (ten) years from the date of these presents without obtaining prior written permission of the DONOR which shall not be obligatory on the part of the DONOR to give and which will be granted only in exceptional circumstances of hardship PROVIDED THAT THE DONEE shall be at liberty to mortgage charge or encumber the said land with the Life Insurance Corporation of India or any Nationalised or Scheduled Bank, Co-operative Bank or Government or any Statutory Body or Government Sponsored Financial Institution within this period of ten years for the purpose of construction of a residential building therein and for the purpose of better economic and physical improvement. AND THE DONOR and all persons lawfully and equitably claiming as aforesaid shall and will from time to time and at all times hereinafter at the request and costs of the DONEE do or execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said message land hereditaments and premises and every part thereof unto the DONEE in the manner aforesaid as shall or may be reasonably required.

SCHEDULE

ALL THAT PIECE OR PARCEL OF LAND measuring $6\frac{1}{2}$ katta (six and half katta) more or less of homestead land in E/P No. 696/1 in C.S. Plot No. 1091 in Khatian No. of Mouza Sharber J. L. No. 69 P. S. Hakra in the district of 29 Pangs (N) Sub Registration Office Hakra butted and bounded in the manner following.

On the North... 682 + 697

On the East... ~~697~~ ROAD

On the South... 695

On the West... 683 + 684



IN WITNESS WHEREOF THE DONOR and THE DONEE have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered for and on behalf of the Governor

Refugee, Relief and Rehabilitation Department
Government of West Bengal

By the Collector
District

[Signature]
Sub-Divisional Officer,
BARASAT.

In the presence of:

1st witness

Address

Occupation

[Signature]
Rehabilitation Officer,
R. T. Habra
Ashokenagar
North 24 Parganas

2nd witness

Address

Occupation

[Signature]
Additional Rehabilitation Officer,
R. T. Habra,
P.O. Ashokenagar,
Dist. 24 Parganas.

[Signature]

Signed by the DONEE

1st witness *Sakti Kumar Sen Gupta*..... Occupation *Business*.....

Address *96/1 Ashokenagar*.....

2nd witness *Jyoti Ch. Chatterjee*..... Occupation *Retd.*.....

Address *185/3 Ashokenagar*.....

[Signature]
Additional District Registrar
Refugee, Relief and Rehabilitation
Department, North 24 Parganas

Admissible under Rule 6
(Exempt from Stamp Duty)
under the Indian Stamp Act,
1899 or Schedule 1A, No. 3880
Fees paid : Exempt



EXECUTION IS ADMITTED
By S. Sabita Neogi
of S.S.I. Mahoxenagar
Thana... Habra
District... N. 24 P.S.
By Caste... Hindu
By Profession... Housewife

Additional District Registrar
Rajnagar, North 24-Parganas

EXECUTION BY S. S. Borasat
who is exempt from personal
appearance in this office under
Section 88 of Act. XVI of 1908
(or on reference to him) pro-
ved by his seal and signature.

Additional District Registrar
Rajnagar, North 24-Parganas

IDENTIFIED BY
Sakti K. Sen
S. N. Bora
S. S. I. Mahoxenagar
Habra
N. 24 P.S.
Hindu
Housewife

Additional District Registrar
Rajnagar, North 24-Parganas

Presented for registration
at 11-30 A.M. on
the 6th day of Octo 1988-8
at the office of the 4th Joint
Sub-Registrar of Habra
N-24 Parganas by S. Sabita Neogi

অসিদ্ধ নিমোদী

Additional District Registrar
Rajnagar, North 24-Parganas

REGISTERED IN
S.S.I. Borasat
N. 24 P.S.
Book No...
Volume No...
Page... 161-164
Being the 791
For the year 1988

অসিদ্ধ নিমোদী

Additional District Registrar
Rajnagar, North 24-Parganas

200-814
Sakti K. Sen Gupta

12/12



Form- 10 Vide Rule- 53)
Ashoknagar-Kalyangar Municipality

No. **202592**

Receipt No. : AKM/14

Recd. Book No.

Name of Assessee :

Address

No. of the holding in the Assessment Register-

Received the sum of Rs.

(in word) on account of Municipal Rate as per details below :

Tax/Surcharge Paid from	ARREAR	CURRENT YEAR 2024				TOTAL
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	
01-04-2023 to 31-03-2024 Amount		Amount	Amount	Amount	Amount	Net Amount of each rate warrant fee and interest
Rate on Holding	✓	92.00	92.00	92.00	92.00	Rs = 368.00
Surcharge						
Less rebate if any						
Warrant fee						
Interest if any						
Total Rupees						Rs = 368.00

Collecting Officer

Date 26-4-23

Chairman/Vice Chairman/Executive Officer

Prabodh Sankar
Chairman
Ashoknagar-Kalyangar Municipality



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



192023240406646251

GRN Details

GRN:	192023240406646251	Payment Mode:	Online Payment
GRN Date:	01/03/2024 13:29:38	Bank/Gateway:	State Bank of India
BRN :	CK000VFSZ1	BRN Date:	01/03/2024 13:30:31
GRIPS Payment ID:	010320242040664624	Payment Init. Date:	01/03/2024 13:29:38
Payment Status:	Successful	Payment Ref. No:	2000541201/6/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PABAN DUTTA
Address:	283/4 ASHOKNAGAR
Mobile:	9775524856
Contact No:	7980789943
Depositor Status:	Buyer/Claimants
Query No:	2000541201
Applicant's Name:	Mr BISWANATH SAHA
Identification No:	2000541201/6/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	01/03/2024
Period To (dd/mm/yyyy):	01/03/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000541201/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	291020
2	2000541201/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	74014
Total				365034

IN WORDS: THREE LAKH SIXTY FIVE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1501-01553/2024	Date of Registration	01/03/2024
Query No / Year	1501-2000541201/2024	Office where deed is registered	
Query Date	27/02/2024 3:23:45 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	BISWANATH SAHA Thana : Ashoknagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980789943, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 74,00,000/-	Rs. 74,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,96,020/- (Article:23)	Rs. 74,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



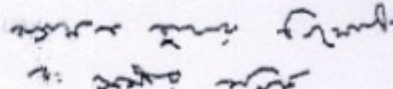
District: North 24-Parganas, P.S:- Ashoknagar, Municipality: ASOKNAGAR-KALYANGARH, Road: Municipal road for word no-12, Mouza: Serpur, , Ward No: 12 JI No: 69, Pin Code : 743222

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1091	RS-1294	Bastu	Bastu	11 Dec	69,95,000/-	69,95,000/-	Width of Approach Road: 40 Ft., Adjacent to Meta Road,
Grand Total :					11Dec	69,95,000 /-	69,95,000 /-	



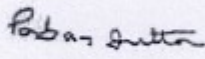
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	4,05,000/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	4,05,000 /-	4,05,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SYAMAL KUMAR NEOGI (Presentant) Son of Late ABANI KUMAR NEOGI Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	01/03/2024	LT1 01/03/2024	01/03/2024	
696/1 ASHOKNAGAR, City:- , P.O:- ASHOKNAGAR, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABxxxxxx0p, Aadhaar No: 82xxxxxxxx0411, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PABAN DUTTA Son of Late NAGENDRA DUTTA Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	01/03/2024	LT1 01/03/2024	01/03/2024	
Son of Late NAGENDRA DUTTA 283/4ASHOKNAGAR, City:- , P.O:- ASHOKNAGAR, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx4M, Aadhaar No: 22xxxxxxxx4507, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMIR BANIK Son of Late RANGALAL BANIK BARASAT JUGEES COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	01/03/2024	01/03/2024	01/03/2024

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SYAMAL KUMAR NEOGI	Shri PABAN DUTTA-11 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SYAMAL KUMAR NEOGI	Shri PABAN DUTTA-600.00000000 Sq Ft

Endorsement For Deed Number : I - 150101553 / 2024

On 01-03-2024

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 13:50 hrs on 01-03-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri SYAMAL KUMAR NEOGI ,Executant.

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 74,00,000/-

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

Execution is admitted on 01/03/2024 by 1. Shri SYAMAL KUMAR NEOGI, Son of Late ABANI KUMAR NEOGI, 696/1 ASHOKNAGAR, P.O: ASHOKNAGAR, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by Profession Retired Person, 2. Shri PABAN DUTTA, Son of Late NAGENDRA DUTTA, 283/4ASHOKNAGAR, P.O: ASHOKNAGAR, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by Profession Business

Indetified by Mr SAMIR BANIK, , , Son of Late RANGALAL BANIK, BARASAT JUGEES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,046.00/- (A(1) = Rs 74,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 74,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2024 1:30PM with Govt. Ref. No: 192023240406646251 on 01-03-2024, Amount Rs: 74,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000VFSZ1 on 01-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,96,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,91,020/-

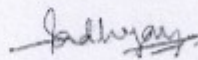
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 85, Amount: Rs.5,000.00/-, Date of Purchase: 01/03/2024, Vendor name: H C Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2024 1:30PM with Govt. Ref. No: 192023240406646251 on 01-03-2024, Amount Rs: 2,91,020/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CK000VFSZ1 on 01-03-2024, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2024, Page from 35797 to 35821
being No 150101553 for the year 2024.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.03.06 15:11:21 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 06/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.