

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
Dishav Mehta -
Senior Manager 76967
Ashokenagar Branch, UCO Bank



S.N-1543/24.

T-1553/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 490651

51/101/21
by
10/3/2024
1500
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.

Registration U/S 7 (2)
District Sub-Registrar-1
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.

১০

৮৫

সন ৪ তাহিঁ

কেওড়া নাম

সর্বত্ত্ব

০১.০৩.২০২৪

Pakon Datto

স্টাম্প মূল্য - ৩০০/-
দেওতা -

Dhakalym

গারমান পেট, উত্তর ২৪ পরগনা

ভোগার - শ্রী যমুন চৰা সামু

টি.ডি. নং: ২২-FB 2024

তারিখ ৭০০০০

মাটি স্টাম্প মূল্য -

মৈজারী অফিস - বারাসাত



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

01 MAR 2024

Samir Bamh

Sl. No. ১০৬৪ Range ১০১ Bamh

Barasat Juges Cawt

Barasat

No. - ১২৪

law clerch

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,



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P.S. Ashoknagar, Dist. North 24 Parganas, 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



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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



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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.

✓



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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, lispendence 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 interrruption 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.



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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 SCHEDELE 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.



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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) *Samir Baruah*

Barasat - Judges Court
Barasat -
Kol - 124



মুসলিম গুরুত্বপূর্ণ প্রক্রিয়া
২. স্বাক্ষর করা

Signature of the Vendor

2)

Paton Baruah

Signature of the Purchaser

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



মুসলিম গুরুত্বপূর্ণ প্রক্রিয়া

২. স্বাক্ষর করা

Drafted by :

Tanay Krishna Ghosh

Advocate
Barasat Judges' Court
Enrollement No.

Tanay Krishna Ghosh
Adv.

WB/258/1920/2016
Barasat Judges Court

Composed by :

Ans



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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. *Somit Bapna*
Borivali Jyoti Court
Borivali


मानव रुप, विजयी
१. श्री राम

Signature of the VENDOR

2. *दिव्यनगर नगर*
प्रभात शुभ नगर नगर
307/पर्म - विजयनगर
मानव - विजयनगर
कृष्णनगर
पर्म - 986222



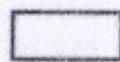
Registrar U/S 7 (2)
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01 MAR 2024

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

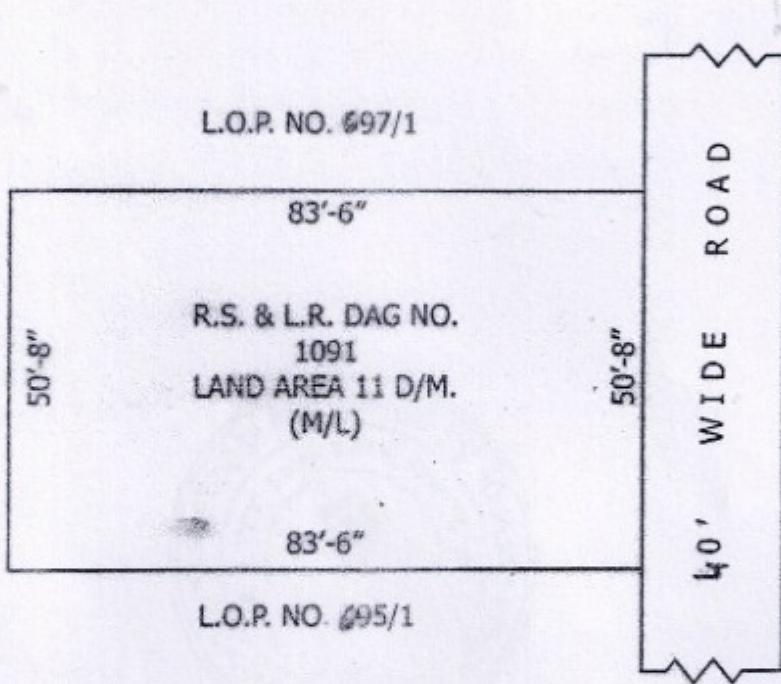
N
S

AREA DEMARKE BY



SCALE - 1 MM. = 1'FT.

L.O.P. NO. 683/1, 684/1



SIG. OF OWNER

মুস্তাফাঁ কুলুকী সেন

১: মুস্তাফাঁ কুলুকী

পবন সুন্দু
SIG. OF VENDEE

PREPARED BY
AKIJI BOSE
701/3 KANKPUL, P.O. - KANKPUL
(Civil Engineer)
Planner & Estimator
U/C No. 100103
Mob 97329369



Registrar (S 7 (2))
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North 24 Parganas, Barasat

01 MAR 2024

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

(1) Name :

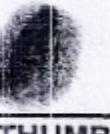
LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	
					
					

মালদা জেলা পুলিশ

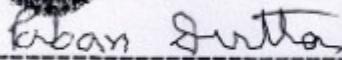
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	
					
					

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	

PHOTO
PEST

ডান হাত

Signature of the Presentant

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



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01 MAR 2024

জেল— উত্তর ২৪-পরগনা

খতিয়ান নং— ১২১৪

[১২০৬০৬৯]

জেল— শেরপুর

জে. এল. নং— ৬৯

দানা— হাবড়া

দানাদ— ২২.০০

(২) জমির মোট পরিমাণ— ০.১১

একর (৩) মোট দাগের সংখ্যা— ১

(৪) অত্যন্তের দখলকারের বিবরণ

(৫) দাগ

(৬) মন্তব্য

নাম	শ্যামল কুমার নিয়োগী	
পঞ্জুল/হামী	মৃত অবনী কুমার	
ঠিকানা	৬১৬/১ অশোকনগর	

(৭) অত্যন্তের নিজ দখলীয় জমি:

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্যন্তের	দাগের মধ্যে অত্য- ন্তের জমির অংশের পরিমাণ
			একর	অংশ	একর
১০৬১	বাস্তু	দখলন-১ Dated - ৬.১০.৬৮ F.H.T.D. No.-৭১১	০.১১	১.০০০০	০.১১

দাগের মোট সংখ্যা

এক মাত্র

০.১১



Amount of Eighty Pice per Acre
of Land, Prevalent under the
Section (2) of Section 5 of the
Land Acquisition and
Compensation Act of 1965

Appl. Fee-Rs.10, Authentiaktion Fee:1 x Rs.10=Rs.10, Total-Rs.20

Exempted

I- 791

THIS INDENTURE made this Sixty-Eight 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. Smti. Sabita Negi

Son/Wife/Daughter of 11 - Haji ASWANI Negi residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

Hindu residing at

69611 at Ashoknagar

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 Sherpur in Police Station Habra in the District N-24 - Parbat 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 Commissioner
Revenue Deptt
Office

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 messuage 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. 6961 in C.S. Plot No. 1091 in Khatian No. of Mouza *Surfer* J. L. No. 69 P. S. *Hatho* in the district of *Dharmapuri* Sub Registration Office *Hatho* butted and bounded in the manner following.

On the North..... $6\frac{8}{2} + 6\frac{7}{2}$
695 R.O.A.D
On the East..... $6\frac{9}{5}$
On the South..... $6\frac{9}{5}$
On the West..... $6\frac{8}{3} + 6\frac{8}{4}$

Surfer
Surfer

Surfer

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

Amrit
Sub-Divisional Officer,
HARASAT.

In the presence of:

1st witness

Y. M. A.
Rehabilitation Officer,
R. T. Habra.
Ashokenagar
North 24 Parganas

Occupation

2nd witness

Address

R. T. Habra
Additional Rehabilitation Officer,
R. T. Habra.
P.O. Ashokenagar
Dist: 24 Parganas

Occupation

পরিচয় নথুনি

Signed by the DONOR

1st witness

Sakti Kumar Sen Gupta Occupation Business

Address

263/1, Ashokenagar

2nd witness

Prayash Ch. Chintu Occupation *Retd.*

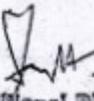
Address

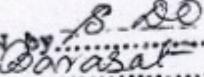
186/3, Ashokenagar

Admissible under Rule 8
(Exempt from Stamp Duty)
under the Indian Stamp Act
1899 or Schedule 1A, No. 3980
Fees paid : Exempt



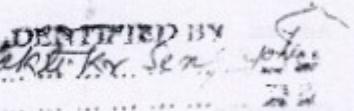
EXECUTION IS ADMITTED
Son of ... Smt. S. S. Ray
Wife of ...
By ... Sambita Neogi
of 65-T, Mahakendrapur
Thana ... Haldia
District ... N. 24 P. S.
By Caste ... Hindu
By Profession ... Housewife

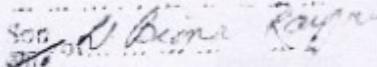

Additional District Registrar
Haldia, North 24-Parganas

EXECUTION by 
Sambita Neogi

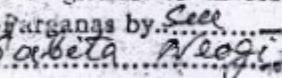
who is exempt from personal
appearance in this office under
Section 88 of Act. XVI of 1905
& (or on reference to him) pro-
ved by his seal and signature.

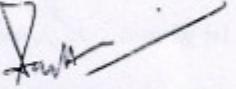

Additional District Registrar
Haldia, North 24-Parganas

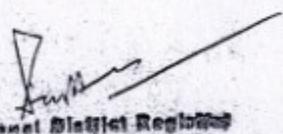
IDENTIFIED BY

Sambita Neogi


S. S. Ray

S. S. Ray
Haldia
N. 24 P. S.
Haldia
West Bengal, India

Presented for registration
at 11-30 A.M. P.M. on
the 10th day of Oct 1988
at the office of the 4th Assistant A.O.R.
Sub Registrar of Haldia Bazar
N-24 Parganas by 
Sambita Neogi

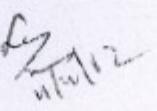

Additional District Registrar
Haldia, North 24-Parganas


Additional District Registrar
Haldia, North 24-Parganas

REGISTRED IN
H. S. Ray
N. 24 P. S.
Book No. 1
Volume No. 7
Page 161-164
Being No. 791
For the year 1988.


Additional District Registrar
Haldia, North 24-Parganas

210-814


Sambita Neogi



No. 202592

Form-10 (vide Rule-53)
Ashoknagar-Kalyangarh Municipality

Receipt No. : AKM/14
Estd. : 1968

Recd. Book No.

Name of Assessee:

Address:

No. of the holding in the Assessment Register-

Received the sum of Rs.

368.00

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

Tax/Surcharge Paid from	ARREAR	2023			CURRENT YEAR			2024			TOTAL
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter						
01-04-2023 to 31-03-2024 Amount											
31-03-2024 Amount	92.00	92.00	92.00	92.00	92.00						Rs. 368.00
Rate on Holding											
Surcharge											
Less rebate if any											
Warrant fee											
Interest if any											
Total Rupees.....	Three	hundred	forty	Eight	One						
Collecting Seal											
Date - 26-4-83											
Chairman/Vice Chairman/Executive Officer											
Chairman											
Ashoknagar-Kalyangarh Municipality											

Chairman/Vice Chairman/Executive Officer

Chairman

Ashoknagar-Kalyangarh 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

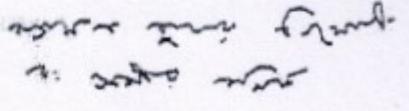
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1091	RS-1294	Bastu	Bastu	11 Dec	69,95,000/-	69,95,000/-
	Grand Total :			11Dec	69,95,000 /-	69,95,000 /-	

Structure Details :

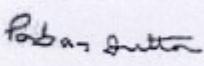
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	4,05,000/-	4,05,000/-	Structure Type: Structure
	Total :	600 sq ft	4,05,000 /-	4,05,000 /-	

Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

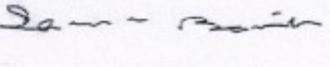
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	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	 01/03/2024	 Captured	 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: 82xxxxxxxxx0411, 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	Photo	Finger Print	Signature
	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	 01/03/2024	 Captured	 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: 22xxxxxxxxx4507, 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	 01/03/2024	 Captured	 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/-

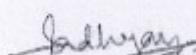
Description of Stamp

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

1/2
3-101

4-3

5-3

6-3

7-3

8-3

9-3

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.



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.