I-72/2023

भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

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Certified that the document is ad... Registration. The signature sheets ... endorsement sheets attached wi... document are the part of this docu...

District Sub-Registrar ... Registrar of ... Registration ... Alipore, South 24 Parganas

2 - JAN 2023

02/01/2023

Q-200366319/2022

DEED OF CONVEYANCE

THIS INDENTURE is made this the 2ND day of *January*, Two Thousand Twenty Three (2023)

BETWEEN

Advocate

SRI SANJEET KUMAR ROY, (PAN – AFPPR0028F), (Aadhaar No. 6944 8719 1024), son of Sri Rabindra Prasad Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas, sole proprietor of **"GHARBARI"**, a Proprietorship firm, having its registered office at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative / representatives and assign / assigns) of the **FIRST PART.**

AND

SMT. SATASONA MONDAL, (PAN-APQPD9476C), (Aadhaar No. 7878 5066 6543), wife of Sri Bhajahari Mondal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Purba Chak Kalar Khal, Chowbagha, P.O. Uchhepota, P.S. Narendrapur, Kolkata – 700 150, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her respective heir /heirs, executor/executors, administrator/administrators, representative /representatives and assign/assigns) of the **SECOND PART.**

WHEREAS the **VENDOR** herein, is the absolute Owner of two separate adjacent Plots of land (one front side plot and another one back side plot) being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Kolkata – 700 099 and also another adjacent Plot of land being Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen)

Chittacks 15 (Fifteen) Sq.ft. more or less known as K.M.C. Premises No.3332, Nayabad i.e. total land area of two plots of land measuring 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less and the entire plot of land is situated in **Mouza – Nayabad, J.L. No.25,** R.S. No.3, Touzi No.56, Pargana – Khaspur, **comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, being **Premises No.1761, Nayabad and Premises No.3332, Nayabad,** under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099 as described in the **SCHEDULE – B** below.

A) **AND WHEREAS** by virtue of a registered Deed of Conveyance dated 15.09.1982, registered in the office of District Registrar, Alipore and recorded in Book No.I, Volume No.325, at Pages 273 to 285, Being No. 12696 for the year 1982, one Sri Surya Kumar Pal, son of Late Sarat Chandra Pal, of Ghola Sodepur, P.S. Khardaha, District-North 24 Parganas, Sri Surendra Chandra Pal, son of Late Harendra Chandra Pal, of 4/91, Neli Nagar Colony, P.S. Kasba, Kolkata - 700078, jointly purchased one plot of land measuring an area of 01 (One) Bigha 03 (Three) Cottahs situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S Dag No.196, 198, 199, 200 and 201, under R.S. Khatian Nos.1, 111 to 126, 129 and 130, from the previous Owner namely Sri Ashok Mondal, son of Late Manindra Nath Mondal, of 55A, Tollygunge Road, P.S. Tollygunge, Kolkata and the name of the said Manindra Nath Mondal was published and recorded in the R.S. Record of Right during Revesional Settlement Operation and the said Deed of Conveyance was confirmed by Confirming Parties namely (i)Sri Ras Behari Mondal, son of Late Manindra Nath Mondal, of 55A, Tollygunge Road, P.S. Tollygunge, Kolkata, (ii) Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, P.S. Jadavpur, District - South 24 Parganas, (iii)Smt. Esha Dey, wife of Sri Manindra Chandra Dey, japur

Road, Kolkata - 700030 and (iv)Smt. Rekha Majumder, wife of Sri Arabinda Majumder, of Panchpota, P.S. Sonarpur, District-South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 01.02.1986, registered in the office of District Registrar, Alipore and recorded in Book No.I, Volume No.28, at Pages 426 to 436, Being No. 1552 for the year 1986, one Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, P.S. Jadavpur, District -South 24 Parganas purchased one plot of land measuring an area of 04 (Four) Bigha 02 (Two) Cottahs 13 (Thirteen) Chittacks 33 (Thirty three) Sq.ft. situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S Dag No.196, 198, 199, 200 and 205, under R.S. Khatian Nos.1, 129 and 130 and also other land and property of Khanda Khatians, from the previous Owner namely Sri Paresh Nath Mondal, son of Late Manindra Nath Mondal, of 55A, Tollygunge Road, P.S. Tollygunge, Kolkata-700026 and name of the said Manindra Nath Mondal was published and recorded in the R.S. Record of Right during Revesional Settlement Operation.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 25.09.1992, registered in the office of District Registrar, Alipore and recorded in Book No.I, Volume No.295, at Pages 96 to 105, Being No. 15650 for the year 1992, said Sri Surya Kumar Pal, Sri Surendra Chandra Pal and Sri Kanti Ranjan Chakraborty, who fragmented their property into several plots of total land jointly sold, conveyed, transferred, assigned and granted their said plot of land measuring about 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less, in favour of one Smt. Shyamali Ghosh, wife of Sri Amar Ghosh of 32A/13, Suren Sarkar Road, P.O. Beleghata, P.S. Fulbagan, Kolkata - 700010, for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 15.03.1999, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.41, at Pages 129 to 138, Being No. 1464 for the year 1999, said Smt. Shyamali Ghosh, sold, conveyed, transferred, assigned and granted her purchased plot of land measuring about 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the limits of The Kolkata Municipal Corporation Ward No. 109, in favour of one Sri Ram Shirest Thakur, son of Sri Ram Kant Thakur of 25/1/1, Darga Road, Kolkata – 700 017 for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 02.07.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.6, at Pages 3098 to 3117, Being No. 1173 for the year 2003 said Sri Ram Shirest Thakur sold, conveyed, transferred, assigned and granted his purchased plot of land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the limits of The Kolkata Municipal Corporation Ward No. 109, in favour of Sri Surendar Shaw, son of Late Mohan Lal Shaw and Sri Rabi Kumar Shaw, son of Sri Surendar Shaw, both of residing at 72/1, Topsia Road (South), Police Station – Topsia, Kolkata – 700 046.

AND WHEREAS by virtue of a registered Deed of Sale dated 11.01.2010, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.1, at Pages 5393 to 5407, Being No.00198 for the year 2010 said Sri Surendar Shaw and Sri Rabi Kumar

Shaw sold, transferred, conveyed, assigned and granted said plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, in favour of Sri Monoranjan Mondal, son of Sri Anil Krishna Mondal, residing at 15, Purbachal Kalitala Road, Police Station – Kasba, Kolkata – 700 078.

AND WHEREAS after purchase said Sri Monoranjan Mondal, mutated and recorded his name in the record of The Kolkata Municipal Corporation in respect of the said property known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata – 700 099.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.02.2012, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.4, at Pages 2380 to 2397, Being No.01715 for the year 2012 said Sri Monoranjan Mondal sold, transferred, conveyed, assigned and granted said plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, known as K.M.C. Premises No.1761, Nayabad, Ward No.109, Kolkata – 700 099, in favour of the present **OWNER/VENDOR herein.**

AND WHEREAS the **OWNER/VENDOR** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.1548 of 2016 in connection with his entire aforesaid purchased plot of land area measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130 and also mutated and recorded his name in the record of the KMC known as

K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata – 700 099.

AND WHEREAS the OWNER/VENDOR herein is the absolute owner of the entire plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos. 129 and 130, known as K.M.C. Premises No.1761, Nayabad, KMC Ward No.109, Kolkata – 700 099, **as described in the SCHEDULE A below.**

B. **AND WHEREAS** by virtue of an another registered Deed of Conveyance dated 25.09.1992, which was registered in the office of District Registry Office at Alipore, District 24-Parganas (South) and recorded into Book No. I, Volume No. 295, at Pages 106 to 115, Deed No.15651, for the year 1992 said Sri Surya Kumar Pal, son of Late Sarat Chandra Pal, of Ghola Sodepur, P.S. Khardaha, District-North 24 Parganas, Sri Surendra Chandra Pal, son of Late Harendra Chandra Pal, of 4/91, Neli Nagar Colony, P.S. Kasba, Kolkata - 700078 and Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, P.S. Jadavpur, District -South 24 Parganas jointly sold, conveyed, and transferred one plot of land measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less and road area of 6 (six) Chittacks 35 (Thirty five) Sq.ft. situated in Mouza : Nayabad, District Collectorate, Touzi No. 56, R.S. No.3, J.L. No.25, Scheme Plot No.11, comprising in R.S. Dag No.196, under R.S. Khatian Nos. 115, 117, 119, 129 and 130, corresponding to C.S. Dag No.102, under C.S. Khatian Nos. 5 and 6 in fvaour of one Sri Sajal Kumar Roy, son of Sri Sudhir Chandra Roy of 24, Shyama Chran Mukherjee Street, P.S. Chitpur, Kolkata – 700 002 for a valuable consideration.

AND WHEREAS by virtue of a Bengali Deed of Conveyance dated 26.03.1999, registered in the office of the District Sub-Registry Office III at

Alipore, District 24-Parganas (South) and recorded into Book No.I, Volume No. 50, Pages 310 to 319, being Deed No.1882 for the year 1999, said Sri Sajal Kumar Roy sold, conveyed, transferred, assigned and granted the said plot of land measuring net land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated Mouza : Nayabad, District Collectorate, Touzi No. 56, R.S. No.3, J.L. No.25, Scheme Plot No.11, comprising in R.S. Dag No.196, under R.S. Khatian Nos. 115, 117, 119, 129 and 130, in favour of Sri Monohar Das, son of Late Balai Chandra Das of 19, Ajoynagar, Police Station – Kasba, Kolkata – 700 075 for a valuable consideration as mentioned therein and above mentioned road and measuring 6 (Six) Chittacks 35 (Thirty Five) Sq.ft. is being used as road.

AND WHEREAS after purchase said Sri Monohar Das, mutated his name in the record the Ld. B.L. & L.R.O. Kasba vide Reference No.261/2000 and Memo No. 18/286/Mut/Addl. B.L.&L.R.O/T.M./Kasba dated 02.03.2001 and obtained mutation Certificate wherein the net land area has been mentioned as 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130.

AND WHEREAS by virtue of a registered Deed of Sale dated 13.02.2012 registered in the office of District Sub-Registered – III, Alipore, South 24 Parganas and entered into Book No.1, CD Volume No.3, at Pages 2005 to 2026, Deed No:1197 for the year 2012 said Sri Monohar Das, through his Attorney namely Sri Monoranjan Das, son of Late Thakurdas Das of 3, Netaji Park, Khudirabad, Kolkata-700152 sold his entire purchased plot of land measuring net land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less in favour of Smt. Mita Mondal, wife of Sri Dilip Kumar Mondal, residing at 24, Purbachal M.G. Road, presently Police Station : Garfa, (formerly Police Station – Kasba), Kolkata - 700 078 togetherwith all easement rights thereto.

AND WHEREAS after the Deed of Conveyance dated 13.02.2012 being Deed No.1197 for the year 2012 it was found that all R.S. Khatian Nos. 115, 117, 119, 129 and 130 have been wrongly mentioned instead of only R.S. Khatian Nos. 129 and 130, in Page Nos. 3 to 7, 9 and 13 of the said Deed and in Para 2 of Page No.3 of the said Deed of Conveyance the name of Sri Kanti Ranjan Chakraborty has been wrongly written as Sri Kanti Ranjan Paul instead of Sri Kanti Ranjan Chakraborty and also it was found that in Page No.4 Para 2nd it has been wrongly written as 6 (Six) Cottahs instead of 6 (six) Chittacks and also in the same Second Para of Page No.4 the date was wrongly mentioned as 26.09.1992 instead of correct date 25.09.1992 and the same corrections have been rectified by virtue of a registered Deed of Declaration dated 14.03.2012 Registered in the office of District Sub-Registrar – III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.2194 for the year 2012.

AND WHEREAS thereafter by virtue of a registered Deed of Sale dated 14.03.2012, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.5, at Pages 8380 to 8397, Being No.02196 for the year 2012 said Smt. Mita Mondal sold, transferred, conveyed, assigned and granted said plot of land measuring land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.11, comprising in R.S Dag No.196, under R.S. Khatian Nos. 129 and 130, Ward No.109, Kolkata – 700 099, in favour of the present **OWNER/VENDOR herein.**

AND WHEREAS the **OWNER/VENDOR** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.1547 of 2016 in connection with his entire aforesaid net land area measuring 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated in Mouza – Nayabad,

J.L. No. 25, comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130 and also mutated his name in the record of the KMC known as K.M.C. Premises No.3332, Nayabad, Assessee No.31-109-08-6579-5, Ward No.109, Kolkata – 700 099.

AND WHEREAS the OWNER/VENDOR herein is the absolute owner of the entire plot of land measuring land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.11, comprising in R.S Dag No.196, under R.S. Khatian Nos. 129 and 130, known as K.M.C. Premises No.3332, Nayabad, Assessee No.31-109-08-6579-5, Ward No.109, Kolkata – 700 099, **as described in the SCHEDULE-A-1 below.**

AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right in the name of the VENDOR herein as Rayat and the said L.R. Khatian No. of the OWNER/VENDOR is 1915 comprising in L.R. Dag No. 196 of Mouza- Nayabad, J.L. No.25.

AND WHEREAS thereafter the present OWNER/VENDOR herein converted his entire plot of land from "SHALI TO BASTU" by two conversion Cases vide (i)Conversion Case No.CN/2021/1630/1261 measuring land area 0.0337 Acre vide Memo No.17/1877/BL&LRO/KOL/21 dated 06.12.2021 and (ii)Conversion Case No.CN/2022/1630/384 measuring land area 0.0324 Acre vide Memo No.17/632/concertificate/BLLRO/KOL/22 dated 28.02.2022.

C. **AND WHEREAS** now the **VENDOR** herein, is the absolute Owner of two separate adjacent Plots of land (one front side plot and another one back side plot) **being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less known as K.M.C. Premises No.1761, Nayabad,**

Kolkata – 700 099 and also another adjacent Plot of land having Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less known as K.M.C. Premises No.3332, Nayabad i.e. total land area of two plots of land measuring 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less and the entire plot of land is situated in **Mouza – Nayabad, J.L. No.25,** R.S. No.3, Touzi No.56, Pargana – Khaspur, **comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, being **Premises No.1761, Nayabad and Premises No.3332, Nayabad,** under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099 and he has been enjoying his said respective plots of land and property without any interruption and hindrances by any body else and the adjacent passage area is being used as common passage as described in the **SCHEDULE - B** below.

AND WHEREAS the **VENDOR** herein is seized and possessed of and also sufficiently entitled to the said individual two vacant Bastu plots of land as described in the **SCHEDULE – A and SCHEDULE- A-1** below.

AND WHEREAS the **VENDOR** has supplied true copies of documents of Title of the said two plots of land to the **PURCHASER** and upon search and after due diligence as per available records supplied by the **VENDOR** and also available records in the registration office and also KMC and BLLRO being satisfied with the marketable right title and interest of the property and after satisfied of the title of the property the **PURCHASER** herein offered to the **VENDOR** herein for purchasing the entire **SCHEDULE -B** mentioned property.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale of his said two separate Plots of land **measuring total land area of 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or**

less as per present physical measurement situated in **Mouza – Nayabad, J.L. No.25,** R.S. No.3, Touzi No.56, Pargana – Khaspur, **comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. **Premises No.1761, Nayabad** (being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less) **and Premises No.3332, Nayabad** (being Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less), under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099 and the said two plots are adjacent to each other and situated front and back side hereinafter referred to as the 'Said property' as morefully mentioned in the **SCHEDULE 'B'** below and the present **PURCHASER** herein has also agreed to purchase the same which is free from all encumbrances at or for the total consideration price of **Rs.80,00,000/- (Rupees Eighty Lac) only** as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of total land **measuring total land area of 04 (Four) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft. more or less** as per present physical measurement situated in **Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No.1761, Nayabad** (being Scheme Plot No. P-2), measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less **and Premises No.3332, Nayabad** (being Scheme Plot No.11), measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less), P.S. Panchasayar, Kolkata - 700 099 as morefully mentioned and described in the **SCHEDULE –'B'** hereunder written and the entire land delineated and shown in the annexed Plan /Map by **RED** borderline which is the part and parcel of this deed.

D. **NOW THIS INDENTURE WITNESSETH THAT :**

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of **Rs.80,00,000/- (Rupees Eighty Lac) only in full** and finally paid by the **PURCHASER** to the **VENDOR** herein (the receipt whereof the **VENDOR** doth hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release the **PURCHASER** and the said two plots of land as mentioned in the SCHEDULE 'B' below) and the **VENDOR** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER ALL THAT** the piece and parcel of the said **total land measuring total land area of 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** as per present physical measurement situated in **Mouza – Nayabad, J.L. No.25,** R.S. No.3, Touzi No.56, Pargana – Khaspur, **comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. **Premises No.1761, Nayabad** (being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less) **and Premises No.3332, Nayabad** (being Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less), under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099 more fully described in the **SCHEDULE - B** hereunder written and the entire land more specifically shown and delineated in the annexed Site Plan or Map shown by **RED** border line which is the part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage / road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said land hereditaments and holding and reversion or reversions remainder or remainders and all the rents issues and profits according to the true

nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, paths, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the said two Plots of land being KMC **Premises No.1761, Nayabad and Premises No.3332, Nayabad,** P.S. Panchasayar, Kolkata - 700 099 same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and her heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable. It is noted that the two plot of land as marked as Scheme Plot No.P-2 and P-11, is situated adjacent to each other and the **VENDOR** herein sells the total land as per present physical measurement **04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** known as **K.M.C. Premises No.1761, Nayabad and Premises No.3332, Nayabad,** P.S. Panchasayar, Kolkata - 700 099 and the **VENDOR** herein is receiving the fixed up consideration sum against his property as mentioned in the Memo of Consideration below :-

2. The **VENDOR** doth hereby covenant with the **PURCHASER** and also declares as follows :-

a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or his predecessors-in-title or interest done or executed or

knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the **said total land measuring 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** and the hereditaments and two premises and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land togetherwith the two tile sheds standing hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

b) The **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said **total land measuring an area of 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** hereby granted and conveyed the said entire land situated within K.M.C. Ward No. 109, **Premises No.1761, Nayabad and Premises No.3332, Nayabad,** P.S. Panchasayar, Kolkata - 700 099, District : South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR.**

c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR.**

d) The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land hereditaments and premises and holding hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

e) The **VENDOR** declares that the two piece and parcel of land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** herein sold the said two plots of lands which are not the subject matter of any case, suit or proceedings pending before any Court of Law and it have not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** herein sold the said land while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER.**

f) A Plan or Map of the entire net land showing therein two plots which are being conveyed has been annexed herewith and this map shall be treated as part and parcel of this Deed.

g) The **VENDOR** herein also declares that he shall give full co-operation for necessary mutation under the concerned K.M.C. Authority in future in favour of the **PURCHASER** if required.

h) The **VENDOR** declares herein that the **PURCHASER** shall have every right to transfer the "said entire property" as described in the **SCHEDULE – 'B'** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.

i) The **PURCHASER** shall use the Northern and Southern side adjacent passages of the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

The **VENDOR** has delivered the Original Title Deeds, all Link Deeds, and all necessary Original papers Mutation Certificates of K.M.C. and B.L. & L.R.O., Xerox copies of paid up land-tax bill, Record of Right etc. relating to the said land and Property to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE – 'A' ABOVE REFERRED TO :
(DESCRIPTION OF THE PROPERTY OF K.M.C. PREMISES NO.1761, NAYABAD)

ALL THAT piece and parcel of a **vacant Bastu plot of land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situate at Mouza – Nayabad, J.L. No. 25,** R.S. No. 3, Touzi No. 56, Pargana – Khaspur, **comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915, being Scheme Plot No.P-2,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No.1761, Nayabad,**

Assessee No.31-109-08-1761-2, Kolkata – 700 099 and is butted and bounded by :

ON THE NORTH	:	40'-0" Wide Road ;
ON THE SOUTH	:	Land of Scheme Plot No.11;
ON THE EAST	:	Land of Scheme Plot No.3 ;
ON THE WEST	:	Land of Scheme Plot No.1.

SCHEDULE – 'A-1' REFERRED TO ABOVE

(DESCRIPTION OF THE PROPERTY OF K.M.C. PREMISES NO.3332, NAYABAD)

ALL THAT the piece and parcel of a **vacant Bastu plot of land measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situate and lying at Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana – Khaspur, comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915, being Scheme Plot No.11, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.3332, Nayabad, Assessee No.31-109-08-6579-5, Kolkata – 700 099** and is butted and bounded by :

ON THE NORTH BY	:	Land of Scheme Plot No.2;
ON THE SOUTH BY	:	20'-0" wide Road;
ON THE EAST BY	:	Land of Scheme Plot No.10;
ON THE WEST BY	:	Land of Scheme Plot No.12.

SCHEDULE – 'B' OF THE PROPERTY REFERRED TO ABOVE (DESCRIPTION OF ENTIRE LAND WHICH IS BEING SOLD)

ALL THAT the piece and parcel of the vacant Bastu plot of land total measuring an area of **04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less** as per present physical measurement situated in **Mouza – Nayabad, J.L. No.25,** R.S. No.3, Touzi No.56, Pargana – Khaspur, **comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915,** within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. **Premises No.1761, Nayabad** (being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less) **and Premises No.3332, Nayabad** (being Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less), under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099 and the said two plots of land are also situated adjacent to each other and the annexed plan of this Deed of Conveyance shall be always treated as the part of this indenture and the entire sold land area is demarcated by **RED** border line and is butted and bounded by :

ON THE NORTH : 40'-0" wide KMC Road;

ON THE SOUTH : 20'-0" wide Common Passage ;

ON THE WEST : Scheme Plot No.P-1 and Scheme Plot No.P-12;

ON THE EAST : Scheme Plot No.P-3 and Scheme Plot No.P-10.

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. [illegible]
২৮/২, [illegible]
কলিকাতা- ৭০০০২৯

For GHARBARI
Sanjeet Kumar Roy
Proprietor

SIGNATURE OF THE VENDOR

2. Bhaja hri Mondal
Purba Chack Kalar Khal
PS Naranda Pur
Kol - 700150

Satasono Mondal.

SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED AND ALSO PREPARED & DRAFTED BY :

Debes Kumar Misra

(DEBES KUMAR MISRA)
ADVOCATE [Enrolment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin Place, Kolkata-86
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** for the within mentioned sum of **Rs.80,00,000/- (Rupees Eighty Lac) only** as full and final settlement of entire consideration sum in respect of the within mentioned property being **K.M.C. Premises No.1761, Nayabad and 3332, Nayabad** as described in the within mentioned schedule in the manner followings :-

Sl. No.	Online Transfer No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	RTGS vide UTR No. UTIB R52023 0102 00350198	02.01.2023	Axis Bank LTD. Sahid Nagar Branch.	Rs.80,00,000.00

TOTAL : Rs.80,00,000.00

(Rupees Eighty lac) only

WITNESSES :

1. [illegible]
26/2, [illegible]
[illegible] - 900022

For GHARBARI
Sanjeet Kumar Roy
Proprietor

2. [illegible]
Purba Chak Kalu Khal P.O. Uchala
Sahar PS & Narendra Pur
Kol - 700150

For GHARBARI
Sanjeet Kumar Roy
Proprietor

SIGNATURE OF THE VENDOR

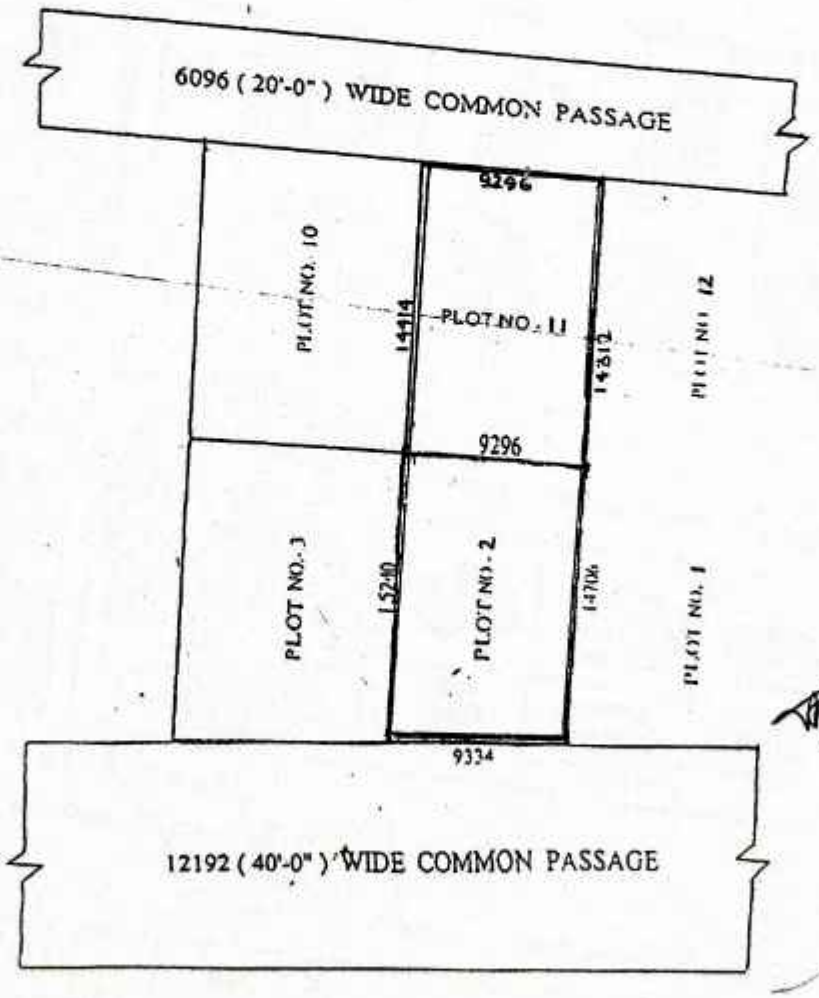
Advocate

SITE PLAN OF TWO PLOTS OF LAND SITUATED IN MOUZA – NAYABAD, J.L. NO.25, COMPRISING IN R.S. DAG NO.196, UNDER R.S. KHATIAN NO.129 AND 130, CORRESPONDING TO L.R. DAG NO.196, UNDER L.R. KHATIAN NO.1915, WITHIN THE K.M.C. WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700 099.

SOLD K.M.C. PREMISES NO.1761, NAYABAD, MEASURING NET LAND AREA OF 2 (TWO) COTTAHS 30 (THIRTY) SQ.FT. MORE OR LESS) AND K.M.C. PREMISES NO.3332, NAYABAD MEASURING NET LAND AREA OF 1 (ONE) COTTAH 15 (FIFTEEN) CHITTACKS 15 (FIFTEEN) SQ.FT. MORE OR LESS)

SOLD TOTAL LAND AREA : 04 KH. SHOWN BY RED BORDER LINE.

N



Advocate

For GHARBARI
Sanjit Kumar Roy
Proprietor

SIGNATURE OF VENDOR

Sotasona Mondal.

SIGNATURE OF PURCHASER

PHOTO

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SATASONA MONDAL

Signature Satasona Mondal.

PHOTO

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

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

192022230235966708

GRN:	192022230235966708	**Payment Mode:**	SBI Epay
GRN Date:	29/12/2022 21:14:08	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	7496134996229	**BRN Date:**	29/12/2022 21:14:41
Gateway Ref ID:	223636331160	**Method:**	HDFC Retail Bank NB
GRIPS Payment ID:	291220222023596669	**Payment Init. Date:**	29/12/2022 21:14:08
Payment Status:	Successful	**Payment Ref. No:**	2003666319/4/2022 [Query No/*/Query Year]

Depositor's Name:	Mr SOMESH MISHRA
Address:	HIGH COURT CALCUTTA
Mobile:	9051446430
Period From (dd/mm/yyyy):	29/12/2022
Period To (dd/mm/yyyy):	29/12/2022
Payment Ref ID:	2003666319/4/2022
Dept Ref ID/DRN:	2003666319/4/2022

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003666319/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	319920
2	2003666319/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	80014
			Total	**399934**

IN WORDS: **THREE LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

PAID

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

[illegible]	2003666319/2022	Office where deed will be registered
[illegible]	28/12/2022 1:22:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate	
[illegible]		Additional Transaction
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
[illegible]		Market Value
Rs. 80,00,000/-		Rs. 80,00,000/-
[illegible]		Total Registration Fee Payable
Rs. 3,20,020/- (Article:23)		Rs. 80,014/- (Article:A(1), E)
[illegible]	[illegible]	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1761, , Ward No: 109 Pin Code : 700099

[illegible]	[illegible]	[illegible]	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 30 Sq Ft	41,00,000/-	41,00,000/-	Width of Approach Road: 40 Ft.,

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3332, , Ward No: 109 Pin Code : 700099

[illegible]	[illegible]	[illegible]	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu		1 Katha 15 Chatak 15 Sq Ft	39,00,000/-	39,00,000/-	Width of Approach Road: 40 Ft.,
	Grand Total :				**6.6Dec**	**80,00,000 /-**	**80,00,000 /-**	

Query No: 2003666319 of 2022, Printed On : Jan 2 2023 11:56AM, Generated from Registration office

Details :

	Name & address	Status	Execution Admission Details
1	Gharbari SHAGUN 7 RUPANJALI PARK KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: afxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

	Name & address	Status	Execution Admission Details
1	Smt Satasona Mondal Wife of Bhajahari MondalChak Kolarkhal, Chowbagha, City:- , P.O:- Dhapa, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: apxxxxxx6c, Aadhaar No: 78xxxxxxxx6543, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Representative Details :

	Name & address	Representative of
1	Shri Sanjeet Kumar Roy Son of Shri Rabindra Prasad RoyShagun, 7, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 69xxxxxxxx1024	Gharbari (as sole proprietor)

Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Sanjeet Kumar Roy, Smt Satasona Mondal

Land Details as per deed (Par B)		
Sl.No	**From**	**To. with area (Name-Area)**
1	Gharbari	Smt Satasona Mondal-3.36875 Dec

Land Details as per deed (Par C)		
Sl.No	**From**	**To. with area (Name-Area)**
1	Gharbari	Smt Satasona Mondal-3.23125 Dec

Query No: 2003666319 of 2022, Printed On : Jan 2 2023 11:56AM, Generated from Registration office

No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090817612 Premises No. : 1761 Ward No. : 109 Street Name : NAYABAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SRI SANJEET KUMAR ROY , PROPRIETOR- GHARBARI Owner Address : 70 (23/1) PURBACHAL MAIN ROAD , P.O. HALTU , P.S. KASBA , KOLKATA -78 Pin No. : 700078	Character of Premises: Total Area of Land: 02 Cottah, 30 SqFeet,
L2	Assessment No. : 311090865795 Premises No. : 3332 Ward No. : 109 Street Name : NAYABAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : GHARBARI , REPRESNTATIVES: SRI SANJEET KUMAR ROY Owner Address : 703 (23A/2), PURBACHAL MAIN ROAD , P.O- HALTU , KOL-700078 Pin No. : 700078	Character of Premises: Total Area of Land: 01 Cottah, 15 Chatak, 15 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-01-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 27-01-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS,D.S.R. -I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

Query No: 2003666319 of 2022, Printed On : Jan 2 2023 11:56AM, Generated from Registration office

Sanjeet Kumar Roy

[redacted]

সঞ্জিত কুমার রায়
Sanjeet Kumar Roy
পিতা : রবিন্দ্র প্রসাদ রায়
Father : RABINDRA PRASAD ROY
জন্মতারিখ / DOB : 10/01/1977
পুরুষ / Male

6944 8719 1024

আমার আধার, আমার পরিচয়

[redacted]

আধার

ঠিকানা:
7, , রূপঞ্জলি পার্ক, কালিকাপুর, আনন্দা সাংঘা ক্লবের নিকটে, মুকুন্দপুর, মুকুন্দপুর, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700099

Address:
C/O, , 7, , Rupanjali Park, Kalikapur, Near Ananda Sangha Club, Mukundapur, Mukundapur, South 24 Parganas, West Bengal, 700099

6944 8719 1024

1947 | help@uidai.gov.in | www.uidai.gov.in

Sanjeet Kumar Roy

[redacted]

[redacted]

সঞ্জিত কুমার রায়
Sanjeet Kumar Roy
পিতা : রবিন্দ্র প্রসাদ রায়
Father : RABINDRA PRASAD ROY
জন্মতারিখ / DOB : 10/01/1977
পুরুষ / Male

6944 8719 1024

আমার আধার, আমার পরিচয়

[redacted] প্রাধিকরণ

[redacted]

আধার

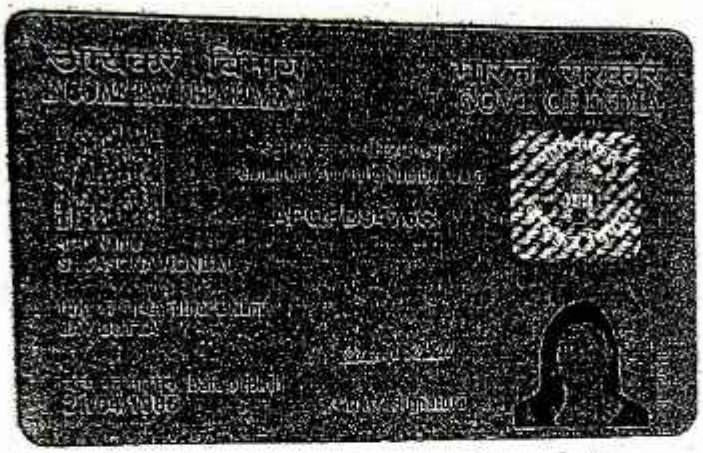
ঠিকানা:
7, , রূপঞ্জলি পার্ক, কালিকাপুর, আনন্দা সাংঘা ক্লবের নিকটে, মুকুন্দপুর, মুকুন্দপুর, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700099

Address:
C/O, . 7. , Rupanjali Park, Kalikapur, Near Ananda Sangha Club, Mukundapur, Mukundapur, South 24 Parganas, West Bengal 700099

6944 8719 1024

1947 | help@uidai.gov.in | www.uidai.gov.in

Sanjeet Kumar Roy



Satasono Mondal.

আধার

[redacted]

ভারত সরকার

Unique Identification Authority of India

[redacted]

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22760/07727

To
শতসোনা মন্ডল
Satasona Mondal
W/O Bhajahari Mondal
Chak Kolarkhal
Chowbaga
South Twenty Four Parganas
West Bengal 700105
9830414900

27/08/2014

164651333

ML646513334FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7878 5066 6543

আধার – সাধারণ মানুষের অধিকার

[redacted]

শতসোনা মন্ডল
Satasona Mondal
পিতা : জয় দত্ত
Father : JOY DUTTA
জন্মতারিখ / DOB : 21/04/1985
মহিলা / Female

7878 5066 6543

আধার – সাধারণ মানুষের অধিকার

Satasona Mondal.

Major Information of the Deed

Deed No :/ Year	I-1604-00072/2023	Date of Registration	04/01/2023
Query No / Year	1604-2003666319/2022	Office where deed is registered	
Query Date	28/12/2022 1:22:35 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth Value		Market Value	
Rs. 80,00,000/-		Rs. 80,00,000/-	
Stamp Duty Paid		Registration Fee Paid	
Rs. 3,20,020/- (Article:23)		Rs. 80,046/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1761, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 30 Sq Ft	41,00,000/-	41,00,000/-	Width of Approach Road: 40 Ft.,

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3332, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu		1 Katha 15 Chatak 15 Sq Ft	39,00,000/-	39,00,000/-	Width of Approach Road: 40 Ft.,
	Grand Total :				**6.6Dec**	**80,00,000 /-**	**80,00,000 /-**	

Seller Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	**Gharbari** SHAGUN 7 RUPANJALI PARK KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: afxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	**Smt Satasona Mondal (Presentant)** Wife of Bhajahari Mondal Executed by: Self, Date of Execution: 02/01/2023 , Admitted by: Self, Date of Admission: 02/01/2023 ,Place : Office	 02/01/2023	 LTI 02/01/2023	Satasona Mondal 02/01/2023

Wife of Bhajahari Mondal Chak Kolarkhal, Chowbagha, City:- , P.O:- Dhapa, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: apxxxxxx6c, Aadhaar No: 78xxxxxxxx6543, Status :Individual, Executed by: Self, Date of Execution: 02/01/2023
, Admitted by: Self,.Date of Admission: 02/01/2023 ,Place : Office

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	**Shri Sanjeet Kumar Roy** Son of Shri Rabindra Prasad Roy Date of Execution - 02/01/2023, , Admitted by: Self, Date of Admission: 02/01/2023, Place of Admission of Execution: Office	 Jan 2 2023 1:01PM	 LTI 02/01/2023	02/01/2023

Shagun, 7, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 69xxxxxxxx1024 Status : Representative, Representative of : Gharbari (as sole proprietor)

Identifier Details :

Name, Address, Photo, Finger Print and Signature			
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086			Abhijit Kumar Mishra
	02/01/2023	02/01/2023	02/01/2023

Identifier Of Shri Sanjeet Kumar Roy, Smt Satasona Mondal

Sl.No	From	To. with area (Name-Area)
1	Gharbari	Smt Satasona Mondal-3.36875 Dec

Sl.No	From	To. with area (Name-Area)
1	Gharbari	Smt Satasona Mondal-3.23125 Dec

Endorsement For Deed Number : I - 160400072 / 2023

[redacted]

Presented for registration at 11:57 hrs on 02-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Satasona Mondal ,Claimant.

[redacted]

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,00,000/-

[redacted]

Execution is admitted on 02/01/2023 by Smt Satasona Mondal, Wife of Bhajahari Mondal, Chak Kolarkhal, Chowbagha, P.O: Dhapa, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others

Indetified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

[redacted]

Execution is admitted on 02-01-2023 by Shri Sanjeet Kumar Roy, sole proprietor, Gharbari (Sole Proprietoship), SHAGUN 7 RUPANJALI PARK KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

[redacted]

Certified that required Registration Fees payable for this document is Rs 80,046.00/- (A(1) = Rs 80,000.00/- ,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 80,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2022 9:14PM with Govt. Ref. No: 192022230235966708 on 29-12-2022, Amount Rs: 80,014/-, Bank: SBI EPay (SBIePay), Ref. No. 7496134996229 on 29-12-2022, Head of Account 0030-03-104-001-16

[redacted]

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,19,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 95416, Amount: Rs.100.00/-, Date of Purchase: 30/12/2022, Vendor name: SMRITI BIKASH DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2022 9:14PM with Govt. Ref. No: 192022230235966708 on 29-12-2022, Amount Rs: 3,19,920/-, Bank: SBI EPay (SBIePay), Ref. No. 7496134996229 on 29-12-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

[redacted]

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2: of Indian Stamp Act 1899.

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

rtificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 6336 to 6368

being No 160400072 for the year 2023.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2023.01.05 11:05:03 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/01/05 11:05:03 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

DATED THIS 2ND DAY OF JANUARY 2023

BETWEEN

SRI SANJEET KUMAR ROY
PROPRIETOR OF "GHARBARI"

VENDOR

AND

SMT. SATASONA MONDAL

PURCHASER

DEED OF CONVEYANCE

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086
PH. 2425-0490
MOBILE : 9830236148
9051446430, 9836115120.