

01733/22

I-1742/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 931014

15/2
12-58p
8-459003

Certified that the document is admitted for
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

District Sub-Register-II
Alipore, South 24 Parganas

15 FEB 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 15th day of February

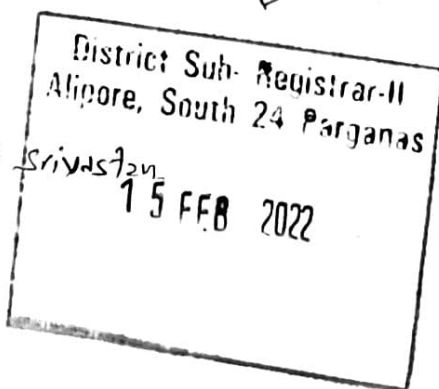
2022, BETWEEN

17539 30-12-2021
Date
Pay to Rajnikant Srivastava 12
..... Ann 1271
Rupees.....
in


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kolkata



Rajnikant Srivastava
Advocate
Son of Late Ishwari Prasad Srivastava
Alipore Judges Court
Kolkata - 700027.
Legal Practitioner.



(1) **ADITI BANDYOPADHYAY @ ADITI BANERJEE** wife of Samarendra Banerjee, by faith- Hindu, by occupation- Housewife, Citizen of India, **PAN- AHYPB4890J**, **AADHAAR No. 2945 2610 8443** and (2) **SAMEEK BANERJEE** son of Samarendra Banerjee, by faith- Hindu, Citizen of India, **PAN- AHYPB4891K**, **AADHAAR No 9838 8106 5300** , both resident of Flat No. 2B, Second floor, "Purabi Apartment", Municipal Premises No. 28 Rash Behari Avenue, PO- Rash Behari, PS- Tollygunge, Kolkata 700026, District- South 24 Parganas. **The Owner No. 2, Sameek Banerjee** being represented by his constituted Attorney **ADITI BANERJEE @ ADITI BANDYOPADHYAY** wife of Samarendra Banerjee, by faith- Hindu, by occupation- Housewife, Citizen of India, **PAN- AHYPB4890J**, **AADHAAR No. 2945 2610 8443** of Flat No. 2B, Second floor, "Purabi Apartment", Municipal Premises No. 28 Rash Behari Avenue, PO- Rash Behari , PS- Tollygunge, Kolkata 700026, District- South 24 Parganas, by virtue of a Registered Power of Attorney executed and registered on 21.06.2011, in the office of the DSR-I, South 24 Parganas, West Bengal, and registered in Book No. IV, C D Volume No. 2, Page from 1493 to 1502, being No. 00533 for the year 2011, hereinafter referred to as the **OWNERS /VENDORS** (which expression shall unless excluded by or repugnant to the context shall mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives) of the **FIRST PART**.

AND



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

SRI AJAY SINGH, PAN- ALXPS9121L , son of Late Ramdarash Singh, by faith- Hindu, by occupation –business , Citizen of India, **AADHAAR 6740 8299 3091** resident of 72/1 Anandapur, Haldiram Complex, Flat no. 2A, PO-Madurdah, PS- Anandapur, Kolkata 700107, District- South 24 Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall mean and include his respective heirs, executors, administrators, successor or successors, legal representatives and/or assigns) of the **SECOND PART**.

AND WHEREAS the property measuring more or less 76 decimals land in C S Dag No. 1509 under C.S. Khatian No. 917 at Mouza Garfa (now in R.S.Dag No. 1810 under R.S.Khatian No.1234) and other properties erstwhile belonged to Ramlal Mondal, Smt. Alokabala Mondal, Smt. Kironbala Mondal and Smt. Ranibala Mondal as being recorded owners and through Sale from one Jogendra Nath Chattopadhyay who acquired the said property i.e. C.S.Dag No. 1509 under C.S.Khatian No. 917 from Sale through Court auction in reference to rent suit as against the recorded tenants by the then recorded owner.

AND WHEREAS the said Ramlal Mondal, Smt. Alokabala Mondal Smt. Kironbala Mondal, Smt. Ranibala Mondal executed and registered a permanent settlement (Patta) Deed relating to the said property in favour of Sri Mukunda Behari Biswas, son of Jogeswar Biswas of 1, Telepara Lane, Dhakuria, Kolkata on 10.3.1953



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

corresponding to 26th Falgoon 1359 B.S. which deed was recorded as Being no. 3047 in the year 1953 in the Sub-Registration office at Alipore.

AND WHEREAS the said Mukunda Behari Biswas alias Sri Mukunda Biswas executed and registered a Sale Deed on 7.2.1978 in favour of Surendra Nath Bala and Achiyanta Kumar Bala of 15/3B Naskarpara Lane, P.S. Kasba, Kolkata on receipt of consideration money and sold the property in land measuring 76 Decimal in RS Dag No. 1810 and R.S. Khatian No. 1234 at Mouza, Garfa including other Lands in other Dags. The said deed was registered in Book. No.1, Volume No. 39, Pages 145 to 149 Being No. 597 in the year 1978 registered in S.R.Office at Alipore.

AND WHEREAS the property i.e. the land measuring more or less 28 decimal in C.S.Dag No. 1510 under C.S.Khatian No.844 (R.S.Dag No. 1811 under R.S. Khatian No. 887) at Mouza Garfa including other lands in other dags were recorded in favour of Rayati Tenants Eyachin Sardar and others as per C.S. Record of Rights, and since then, their interest devolved upon Ramjan Sardar, Korban Sardar, Noorjan Bibi & Jahura Khatoon Bibi and in course of time as separate allottee 28 decimals land under C. S Dag No. 1510 under C S Khatian No. 844 at Mouza Garfa under the exclusive possession of Ramjan Sardar, Korban Sardar, Noorjan Bibi & Jahura Khatoon Bibi and the said Jahura Khatoon Bibi sold her share in the said Dag &



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

khatian in favour of one Kalidasi Mitra by two registered sale deeds dated 12.6.1951 and 13.6.1951 and thereafter a registered Partition Deed was executed by the Co-sharers on 22nd July 1961 before the Sub-Registration-office at Alipore being recorded in Book No. I Volume No. 117 pages 193 to 215 Being No. 6314 in the year 1961 and by the said partition deed Ramjan Sardar got 11 decimal, Noorjahan Bibli got 06 decimals and Kalidasi Mitra got 11 decimal.

Thereafter Kalidasi Mitra sold her share to Jahura Khatoon Bibi through a registered sale Deed being recorded in No.1, Volume no. 124, Pages 65 to 67 being No. 6315 in the year 1961 registered in S.R. Office at Alipore. Subsequently the said Ramjan Sardar, Noorjan Bibi & Jahura Khatoon Bibi sold the said 28 decimal land in favour of Sri Haripada Roy through a registered Sale Deed being recorded in Book No.1, Volume No. 83 Pages 49 to 52 Being lo. 2229 in the year 1967 in Sub-Registration office at Alipore.

AND WHEREAS the said Sri Haripada Roy, Sri Surendra Nath Bala and Sri Achiyanta Kumar Bala jointly made executed and registered a Sale Deed on the 28th December 1979 corresponding to 12th Paus 1386 B.S. in favour of Santosh Kumar Biswas and sold the property i.e. land measuring more or less 08 kathas with easements and appurtenances thereto out of the land measuring more or less 06 kathas 04 chittacks from C S Dag No. 1510, C S Khatian No. 844 (RS Dag No. 1811 under RS Khatian No.



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

887) at Mouza Garfa and also land measuring more or less 01 katha 12 chittack out of C S Dag No. 1509 under C S Khatian No. 917 (R S Dag No. 1810 under RS Khatian No. 1234) at Mouza Garfa through the sale deed being recorded in Book No.1, Volume 187 Pages 5 to 12 Being No. 7144 in the year 1979 registered in D.S.R. at Alipore.

AND WHEREAS the said Santosh Kumar Biswas , since his purchase as aforesaid was in occupation of the property peacefully and uninterruptedly and mutated his name in the record of the then Calcutta Municipal Corporation as Municipal Premises No. 883 Purbachal Main Road, being Assessee No. 31-106-16-0883.

AND WHEREAS the said Santosh Kumar Biswas as Vendor , being seized and possessed of the said property as owner thereof by a registered Deed of Conveyance executed on 18th day of February 2002 and registered in the Office of the DSR III, Alipore , South 24 Parganas and registered in Book No.1, Volume No. 30, Pages ...to 137 Being No. 1174 in the year 2002 sold transferred and conveyed in favour of the present vendors namely Aditi Banerjee (alias Aditi Bandyopadhyay) and Sameek Banerjee **ALL THAT** piece and parcel of land measuring 03 kathas 09 chittacks 11 square feet (from eastern side running to south out of total land measuring 08 kathas) with easements and appurtenances thereto, lying at Mouza Garfa, PO-



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

Purbachal, PS – Kasba, Kolkata 700078, Touzi No. 155, RS No. 2, JL No. 19, K.M.C. Ward No. 106, (i) land measuring 02 kathas 14 chittacks 13 square feet in C S Dag No. 1510, C S Khatian No. 844 (under RS Dag No. 1811 under RS Khatian No. 887) and (ii) land measuring 10 chittacks 43 square feet, under C S Dag No. 1509, C S Khatian No. 917 (under RS Dag No. 1810 under RS Khatian No. 1234), **Total of which comes to land measuring 03 kathas 09 chittacks 11 square feet**, with easements and appurtenances thereto, morefully described in the schedule of the said deed of conveyance dated 18.02.2002 and plan attached thereto the said deed.

AND WHEREAS, the said Aditi Banerjee (alias Aditi Bandyopadhyay) and Sameek Banerjee after the purchase of the said plot of land with RT shed structure standing thereon as aforesaid, and being seized and possessed of the said property having unfettered right title interest therein free from all encumbrances, mutated their names in respect of the said property before the **Kolkata Municipal Corporation** vide application for mutation dated 23.05.2005, vide Case No. 78604 dated 23.05.2005 which was duly granted and a Mutation Certificate was issued on 26.05.2005 in the name of the said Aditi Banerjee and Sameek Banerjee, by the Assessment Collection Department, Borough XII, of the Kolkata Municipal Corporation, in respect of the said property. **The said property was recorded as Municipal Premises No. 883/1**



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

Purbachal Main Road, being Assessee No. 311061617211. Be it mentioned here that Aditi Banerjee and Aditi Bandyopadhyay is the same one and identical person.

AND WHEREAS the said Aditi Banerjee (alias Aditi Bandyopadhyay) and Sameek Banerjee being seized and possessed of the said property, morefully described in the schedule below having unfettered right title interest therein free from all encumbrances by an agreement between the parties hereto, the owners/vendors agreed to sell to the purchaser and the purchaser agreed to purchase the said property in its entirety, morefully described in the schedule below, on the terms hereunder contained at and for the price of **Rs 85,000,00/- (Eighty Five Lakhs) only.**

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of **Rs 85,000,00/- (Eighty Five Lakhs)** only paid by the Purchaser to the Vendors simultaneously with the execution of these presents (the receipt whereof the Vendors hereby admits and acknowledges and of and from the same releases and discharges the purchaser and the said property, the said Owners as beneficial owner does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said purchaser free from encumbrances, being **ALL THAT** piece and parcel of bastu land measuring 03 kathas 09 chittacks 11 square feet with easements and appurtenances thereto, together with RT Shed measuring 100 sq ft having cement flooring, lying at Mouza Garfa, PO- Purbachal, PS – Kasba, Touzi No.



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

155, RS No. 2, JL No. 19, K.M.C. Ward No. 106, (i) land measuring 02 kathas 14 chittacks 13 square feet in C S Dag No. 1510, C S Khatian No. 844 (under RS Dag No. 1811 under RS Khatian No. 887) and (ii) land measuring 10 chittacks 43 square feet, under C S Dag No. 1509, C S Khatian No. 917 (under RS Dag No. 1810 under RS Khatian No. 1234), **Total of which comes to land measuring 03 kathas 09 chittacks 11 square feet**, with easements and appurtenances thereto, being **Municipal Premises No. 883/1 Purbachal Main Road**, PO- Purbachal, PS- Kasba, at present Garfa, Kolkata 700078, District South 24 Parganas, being Assessee No. 31-106- 16-1721—1, Ward no. 106, **TOGETHER WITH** all other easement, quasi-easement and amenities attached to and available with the Land and structure all lying and situate at and being the entirety of the said Premises (Land and structure) which is hereby sold, conveyed and transferred by the Owners / Vendors unto and in favour of the Purchaser hereto morefully described in the schedule below and also shown and delineated in the map/plan annexed hereto and marked with colour RED, together with all lights, liberties, privileges, easements and appurtenances whatsoever to the said property and premises belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto. AND ALL the estate, right, title interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD OWN** and possess the same unto and to the use



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

of the Purchaser, absolutely and for ever together with title deeds, writings, muniments, plans, building plan, and other evidences of title, AND THE VENDORS does hereby covenant with the PURCHASER, that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid And the PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under him AND further that the Vendors covenants with the purchaser, to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever And the VENDORS, further covenants that they (and their heirs and successors) shall at the request and costs of the purchaser their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Owners/Vendors further covenants with the purchaser that they shall help assist and co-operate with the purchaser and do the needful in the matter of mutation of the said property in the office of the



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

Kolkata Municipal Corporation and BL & LRO, if required, in favour of the purchaser, if the need so arises, however, the costs shall be borne by the purchaser. The purchaser shall bear the taxes with respect to the schedule property from the date of this presents and any arrear tax, GR Pending fee/tax and/or levy due with respect to the schedule property before the date of this presents shall be borne and paid by the Owners/Vendors. Be it mentioned here that the Owners/Vendors have delivered possession of the schedule property herein below mentioned to the purchaser.

THE OWNERS/VENDORS AND THE PURCHASER DO HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:

1. The interest which the owners do hereby profess to transfer subsists and that the owners have full right, power and absolute authority to grant sell transfer convey assign and assure the said property, more fully described in the schedule below, to the purchaser. That there is no legal or equitable bar or impediment on the part of the vendors to enter into this presents and that the said property is free from all encumbrances and litigation.
2. The Purchaser shall have full and absolute proprietary rights such as the owners/vendors derive from their title and further the purchaser shall be entitled to sell mortgage, lease or otherwise alienate the property hereby conveyed without the consent of the vendors.



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

3. That the vendors have not encumbered the scheduled property in any manner whatsoever and further have not entered into any other agreement for sale, development, to let out, lease out in respect of the aforesaid property with any third party prior to entering into this presents.

4. That there is no outstanding dues in respect of the property hereby sold to the K.M.C. or any other authority whatsoever.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of **bastu land measuring 03 kathas 09 chittacks 11 square feet, i.e. (i) land measuring 02 kathas 14 chittacks 13 square feet in C S Dag No. 1510, C S Khatian No. 844 (under RS Dag No. 1811 under RS Khatian No. 887) and (ii) land measuring 10 chittacks 43 square feet, under C S Dag No. 1509, C S Khatian No. 917 (under RS Dag No. 1810 under RS Khatian No. 1234), Total of which comes to land measuring 03 kathas 09 chittacks 11 square feet with easements and appurtenances thereto, together with RT Shed measuring 100 sq ft having cement flooring, lying at Mouza Garfa, Pargana- Khaspur, Touzi No. 155, RS No. 2, JL No. 19, being Municipal Premises No. 883/1 Purbachal Main Road, PO- Purbachal, PS- Kasba, at present Garfa, Kolkata 700078, District South 24 Parganas, Ward no. 106 of the Kolkata Municipal Corporation , being Assessee No. 311061617211, which is**



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

morefully shown and delineated in the map/plan annexed hereto and is marked with the colour " RED", butted and bounded as follows:

ON THE NORTH : By 12 Feet wide Road.

ON THE EAST : By 10 Feet wide Road.

ON THE WEST : By Premises No. 882.

ON THE SOUTH : Land of Bishnupada Chakraborty, Harashit Chakraborty and
Suparna Chakraborty.

ROAD ZONE- (Other than on Kalikapur Road(P.A.S. Connector) - Other than on
Kalikapur Road(P.A.S. Connector)-



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs 85,000,00/- (Eighty Five Lakhs) only as the full and final consideration money fixed, for the sale of the schedule mentioned property for within mentioned deed of conveyance in the manner following:

Pay Order dated 09.02.2022, being No. 006619, AXIS BANK LTD. , Survey Park,
Kolkata , West Bengal, in the name of Sameek Banerjee Rs. 43,00,000/-

Pay Order dated 09.02.2022, being No. 006620, AXIS BANK LTD. , Survey Park,
Kolkata , West Bengal, in the name of Aditi Bandyopadhyay Rs. 20,00,000/-

Pay Order dated 09.02.2022, being No. 006621, AXIS BANK LTD. , Survey Park,
Kolkata , West Bengal, in the name of Aditi Bandyopadhyay Rs. 22,00,000/-

Total- Rs 85,00,000/-
=====

Total Rs 85,00,000/- (Eighty Five Lakhs) only

WITNESSES:

1. Avinash Singh
72/1 Anandapur
Kolkata 700107

Aditi Bandyopadhyay

SIGNATURE OF THE OWNERS/VENDORS

ADITI BANDYOPADHYAY @ ADITI BANERJEE FOR SELF AND AS THE
CONSTITUTED ATTORNEY OF SAMEEK BANERJEE.

2. Samarendra
Bandyopadhyay
Flat-2B
28 Rash Behari Avenue
Kolkata - 700026



✓
District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal the day month and year first above written.

WITNESSES:

1. Avinash Singh
72/1 Anandapur
Kolkata 700107

Aditi Bandyopadhyay

SIGNATURE OF THE OWNERS/ VENDORS

ADITI BANDYOPADHYAY @ ADITI BANERJEE FOR SELF AND AS THE
CONSTITUTED ATTORNEY OF SAMEEK BANERJEE.

2. *Samarenda Bandyopadhyay*
Banerjee

Ajay Singh

SIGNATURE OF THE PURCHASER

Drafted by me from the available record,
and as per instructions of the parties.

Rajnikant Srivastava

RAJNIKANT SRIVASTAVA

Advocate

Enrolment No. WB/1372-A/2002

(ALIPORE JUDGES COURT

KOLKATA-700027)

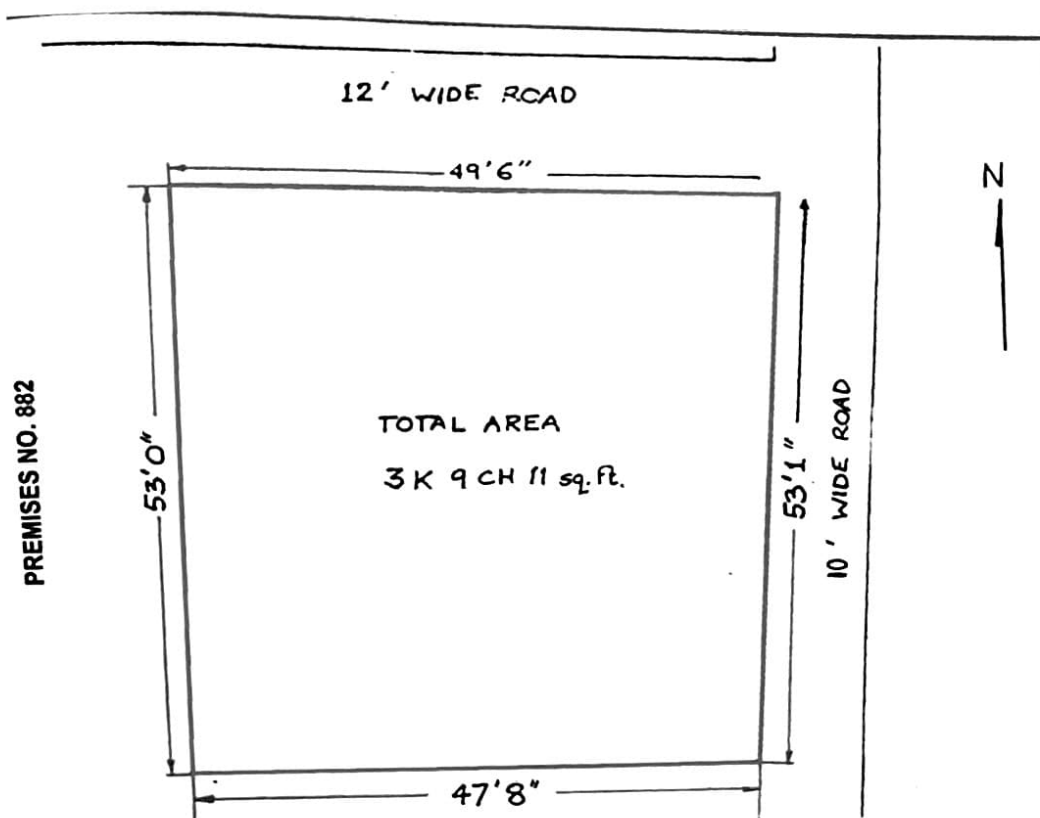
Mobile No. 9836154011/ 8240907858.



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

SITE PLAN



LAND OF BISHNUPADA
CHAKRABORTY,
HARASHIT CHAKRABORTY,
SUPARNA CHAKRABORTY

MOUZA - GARFA
P.S. - GARFA
P.O. - PURBACHAL

J.L. NO. - 19
TOUJI NO. - 155
DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL

R.S. NO. 2

R.S. DAG NO.
1810
1811

R.S. KHATAN NO.
1234
887

AREA
0K 10CH 43 SQ.FT.
2K 14CH 13 SQ.FT.
03K 09CH 11 SQ.FT.

VENDOR

1. ADITI BANERJEE ALIAS ADITI BANDYOPADHYAY
2. SAMEEK BANERJEE

PURCHASER

AJAY SINGH

Aditi Bandyopadhyay

SIGNATURE OF THE VENDOR

*for self and as the constituted
attorney of Sameek Banerjee.*

Ajay Singh

SIGNATURE OF THE PURCHASER



District Sub- Registrar-II
Alipore, South 24 Parganas

15 FEB 2022

Aditi B



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....Aditi Bandyopadhyay.....

Signature.....

A



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....Ajay Singh.....

Signature.....Ajay Singh.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Name.....

Signature.....



District Sub-Registrar-II
Alipore, South 24 Parganas

15 FEB 2022



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

GRN Details

GRN:	192021220181805331	Payment Mode:	Online Payment
GRN Date:	11/02/2022 12:32:15	Bank/Gateway:	AXIS Bank
BRN :	322071786	BRN Date:	11/02/2022 12:02:28
Payment Status:	Successful	Payment Ref. No:	2000459003/4/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	AJAY SINGH
Address:	72/1 Anandapur Haldiram Complex Flat No 2A
Mobile:	9163829887
Email:	avinash06112000@gmail.com
Contact No:	9163829887
Depositor Status:	Buyer/Claimants
Query No:	2000459003
Applicant's Name:	Mr Rajnikant Srivastava
Identification No:	2000459003/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000459003/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	613120
2	2000459003/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	122644
Total				735764

IN WORDS: SEVEN LAKH THIRTY FIVE THOUSAND SEVEN HUNDRED SIXTY FOUR ONLY.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITI BANDYOPADHYAY
PRAFULLA BHATTACHARYA

22/02/1957
Permanent Account Number
AHYPB4890J

Aditi Bandyopadhyay
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटार :
आयकर पैन सेवा यूनिट, UTIISI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Aditi Bang

Aditi Bandyopadhyay



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. 2730/00507/09400

To
Aditi Bandyopadhyay

28/09/2012
FLAT-2B,2E
RASHBEHARI AVENUE
SITALATA, A TEMPLE
KOLKATA
Kalighat
Kalighat, Circus Avenue, Kolkata,
West Bengal - 700026
9903475432

68690158



KA6F 901589FH



आपका आधार क्रमांक / Your Aadhaar No. :

2945 2610 8443

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Aditi Bandyopadhyay
DOB: 22/02/1957
Female



2945 2610 8443

मेरा आधार, मेरी पहचान

Aditi Bandyopadhyay

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ALXPS9121L

नाम /NAME
AJAY SINGH

पिता का नाम /FATHER'S NAME
RAM DARASH SINGH

जन्म तिथि /DATE OF BIRTH
13-03-1971

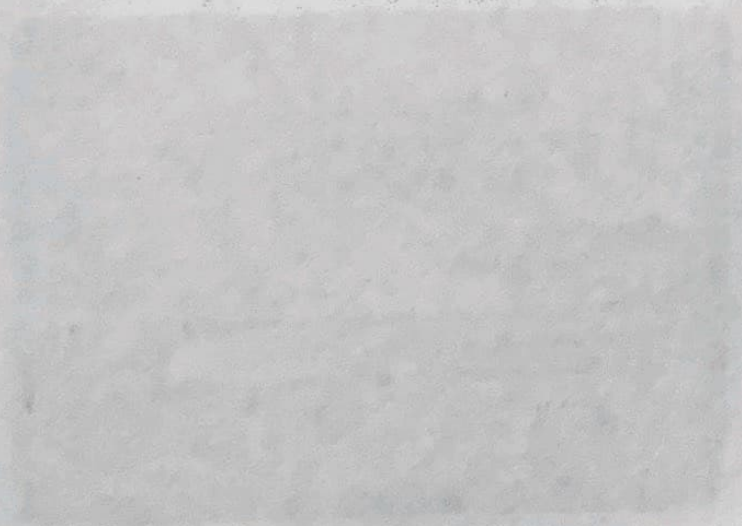
हस्ताक्षर /SIGNATURE
[Signature]

आयकर आयुक्त, प. नं. XI
COMMISSIONER OF INCOME-TAX, W.B.

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरांगी स्क्वायर,
कलकत्ता - 700 069

In case this card is lost/found, kindly inform/return to the Issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Ajay Singh



Handwritten signature or initials, possibly "J. H. H.", located below the lower right rectangular area.



অজয় সিং

AJAY SINGH

পিতা : রাম দারশ সিং

Father : Ram Darash Singh

জন্মতারিখ/DOB: 13/03/1971

পুরুষ / Male



6740 8299 3091

আধার - সাধারণ মানুষের অধিকার



আধার

Unique Identification Authority of India

ঠিকানা: / হালদিরাম কমপ্লেক্স
অনন্দপুর, ই.কে.টি, ই.কে.টি, কোলকাতা
পশ্চিম বঙ্গ,

Address: 72/1 HALDIRAM
COMPLEX, ANANDAPUR,
E.K.T, Kolkata, E.k.t, West
Bengal, 700107

6740 8299 3091



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Ajay Singh



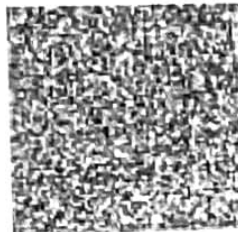
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15015/16422

To
 Rajkumar Srivastava
 G.O. Ishwari Prasad Srivastava
 D-51
 Kalya Nagar
 Jodhpur
 Jodhpur University
 Jodhpur University
 Kalyani West Bengal - 700032
 9806154011

ISSUED DATE: 07/02/2011



આપનાર આધાર સંખ્યા / Your Aadhaar No. :

7039 8300 9882
VID : 0145 5753 1697 2925

આમાત્ર આમાત્ર, આમાત્ર પ્રતિષ્ઠા



General Information



Registration DOB 20/01/1977
SEX MALE

Post date: 10/11/2007 09:00:00

7039 8300 9882

VID: 0145 5753 1007 2022

আমার আশ্বাস, আমার বান্ধব



Government of India



351

- **अवकाश** पत्रिकाएत प्रदान, मन्त्रिकाला प्रदाय कर
- **निर्वाण** पत्रिकाएत (अप) / अन्वयान (अप) / अन्वयान प्रदाय कर / अन्वयान प्रदाय कर
- **एत** एक अन्वयान अन्वयान प्रदाय कर

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

- **আপনার মতামত** (Feedback) জানায়।
- **আপনার জ্ঞানভান্ডার** বিস্তারিত জানারমতী ও বোঝারক্ষমতী
মজিববিকাশ প্রকল্পের মাধ্যমে জড়ায়।
- **আপনার জ্ঞানভান্ডার** (Knowledge Bank) আপনার ও আপনার জ্ঞানভান্ডার
জ্ঞানভান্ডার (Knowledge Bank)।
- **জ্ঞানভান্ডার** (Knowledge Bank) (Knowledge Bank) (Knowledge Bank)।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ॐ श्रीगणेशाय नमः
ॐ नमो भगवते वासुदेवाय

पता:
 नि.स. के.टी. लक्ष्मी, पी.एच.डी., एम.एड.
 प्रा.पू.स. विद्यापीठ, (पू.स. विद्यापीठ)
 अहमदनगर - ४३१००२

Address:
GAD, Ishwan Prasad Srivastava, D-1, Kalyan
Nagar, Jadavpur, Jadavpur University
Kolkata,
West Bengal - 720032



7039 8300 9882

VID: 0145 5753 1097 2925

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Identifier $\rightarrow$

Rajnikant Srivastava



Major Information of the Deed

Deed No :	I-1602-01742/2022	Date of Registration	15/02/2022
Query No / Year	1602-2000459003/2022	Office where deed is registered	
Query Date	10/02/2022 10:34:12 AM	1602-2000459003/2022	
Applicant Name, Address & Other Details	Rajnikant Srivastava D/51 KATJUNAGAR Ground Floor,Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 8240907858, 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. 85,00,000/-	Rs. 1,22,62,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,13,170/- (Article:23)	Rs. 1,22,676/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) – Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 883/1, , Ward No: 106 Pin Code : 700078

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 :-)		Bastu	3 Katha 9 Chatak 11 Sq Ft	84,73,000/-	1,22,35,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1603-I -01174-2002
Grand Total :				5.9033Dec	84,73,000 /-	122,35,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

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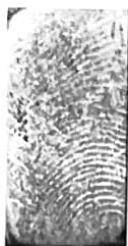
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Seller Details :

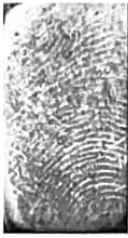
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Aditi Bandyopadhyay, (Alias: Aditi Banerjee) Wife of Samarendra Banerjee Executed by: Self, Date of Execution: 15/02/2022 , Admitted by: Self, Date of Admission: 15/02/2022 ,Place : Office			
	15/02/2022	LTI 15/02/2022	15/02/2022	
	Flat NO. 2B, Second Floor, Purabi Apartment, 28, RAsh Behari Avenue, City:- Not Specified, P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx0J, Aadhaar No: 29xxxxxxxx8443, Status :Individual, Executed by: Self, Date of Execution: 15/02/2022 , Admitted by: Self, Date of Admission: 15/02/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Sameek Banerjee Son of Samarendra Banerjee Flat NO. 2B, Second Floor, Purabi Apartment, 28, Rash Behari Avenue, City:- Not Specified, P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHxxxxxx1K, Aadhaar No: 98xxxxxxxx5300, Status :Individual, Executed by: Attorney, Executed by: Attorney			
	15/02/2022	LTI 15/02/2022	15/02/2022	
	Son of Late Ramdarash Singh 72/1, Anandapur, Haldiram Complex, Flat No. 2A,, City:- Not Specified, P.O:- Madurdah, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx1L, Aadhaar No: 67xxxxxxxx3091, Status :Individual, Executed by: Self, Date of Execution: 15/02/2022 , Admitted by: Self, Date of Admission: 15/02/2022 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ajay Singh (Presentant) Son of Late Ramdarash Singh Executed by: Self, Date of Execution: 15/02/2022 , Admitted by: Self, Date of Admission: 15/02/2022 ,Place : Office			
	15/02/2022	LTI 15/02/2022	15/02/2022	
	Son of Late Ramdarash Singh 72/1, Anandapur, Haldiram Complex, Flat No. 2A,, City:- Not Specified, P.O:- Madurdah, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx1L, Aadhaar No: 67xxxxxxxx3091, Status :Individual, Executed by: Self, Date of Execution: 15/02/2022 , Admitted by: Self, Date of Admission: 15/02/2022 ,Place : Office			



Attorney Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mrs Aditi Bandyopadhyay, (Alias Name: Aditi Banerjee) Wife of Samarendra Banerjee Date of Execution - 15/02/2022, , Admitted by: Self, Date of Admission: 15/02/2022, Place of Admission of Execution: Office	 Feb 15 2022 2:31PM	 LTI 15/02/2022	 15/02/2022
Flat NO. 2B, Second Floor, Purabi Apartment, 28, Rash Behari Avenue, City:- Not Specified, P.O:- Tollygunge, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AHxxxxxx0J, Aadhaar No: 29xxxxxxxx8443 Status : Attorney, Attorney of : Mr Sameek Banerjee				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajnikant Srivastava Son of Late Ishwari Prasad Srivastava Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 15/02/2022	 15/02/2022	 15/02/2022
Identifier Of Mrs Aditi Bandyopadhyay, Mrs Aditi Bandyopadhyay, Mr Ajay Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Aditi Bandyopadhyay	Mr Ajay Singh-2.95167 Dec
2	Mr Sameek Banerjee	Mr Ajay Singh-2.95167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Aditi Bandyopadhyay	Mr Ajay Singh-50.00000000 Sq Ft
2	Mr Sameek Banerjee	Mr Ajay Singh-50.00000000 Sq Ft



15-02-2022

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 13:54 hrs on 15-02-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Ajay Singh , Claimant.

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 1,22,62,999/-

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

Execution is admitted on 15/02/2022 by 1. Mrs Aditi Bandyopadhyay, Alias Aditi Banerjee, Wife of Samarendra Banerjee, Flat NO. 2B, Second Floor, Purabi Apartment, 28, RASH Behari Avenue, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mr Ajay Singh, Son of Late Ramdarash Singh, 72/1, Anandapur, Haldiram Complex, Flat No. 2A,, P.O: Madurdah, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business Indetified by Mr Rajnikant Srivastava, , Son of Late Ishwari Prasad Srivastava, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mrs Aditi Bandyopadhyay, , Aditi Banerjee , Wife of Samarendra Banerjee, Flat NO. 2B, Second Floor, Purabi Apartment, 28, Rash Behari Avenue, P.O: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession House wife as the constituted attorney of Mr Sameek Banerjee Flat NO. 2B, Second Floor, Purabi Apartment, 28, Rash Behari Avenue, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Indetified by Mr Rajnikant Srivastava, , Son of Late Ishwari Prasad Srivastava, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,22,676/- (A(1) = Rs 1,22,630/- .E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,22,644/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2022 12:33PM with Govt. Ref. No: 192021220181805331 on 11-02-2022, Amount Rs: 1,22,644/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 322071786 on 11-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,13,170/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,13,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 931014, Amount: Rs.50/-, Date of Purchase: 30/12/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2022 12:33PM with Govt. Ref. No: 192021220181805331 on 11-02-2022, Amount Rs: 6,13,120/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 322071786 on 11-02-2022, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 58675 to 58703

being No 160201742 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.02.17 16:27:39 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/02/17 04:27:39 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)