

017808/24

T-17583/2024



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

L 581283

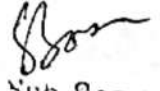
30/12
8-3290343

Deed of Conveyance

This Deed of Conveyance is made this the Day of 30th December, Two Thousand Twenty and Four, (2024) this Christian era.

Between

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-1)
Alinore, South 24-Parganas

30 DEC 2024

33248

27 DEC 2024

No.....Rs.5000/- Date.....

Name : M/s Treinayan Enterprise

Address : 206/1, Raireer Road, Nakala, Metajinagar

Vendor : Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

Kol-46.

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



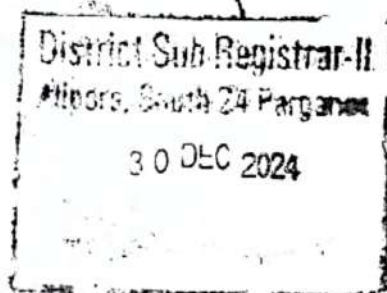
Identified by me,

Praneta Das

(Adv)

Alipore Judges Court

Kol-27



Shri Prabir Banerjee, (Aadhaar No. 629171621035, Pan- AHRPB8221C, Mobile No. 9831655941, Birth Date- 1st January 1963) son of Late Niranjan Banerjee, by faith Hindu, by Nationality – Indian, by Occupation – Business, residing at – C-3 Block 9, Airport Residency, Maharaja Nandakumar Road, Kolkata, Birati, North 24 Parganas, Pin- 700051, West Bengal.

Hereinafter all called and referred as the **“Vendor / Owner”** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include their heir, executors, administrators, legal representatives, successors-in-office and assigns) **of The First Part.**

And

“M/s. Trinayan Enterprise”, PAN- **AAVFT5916D**, Date of Incorporation-1st October 2023, a partnership firm having its registered office at 206/1, Raipur Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas and represented by its partners 1) **Shri Biplab Dutta**, son of Late Kanai Lal Dutta, by faith- Hindu, by Occupation - Business, residing at- I/11, Baghajatin Colony, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, in the District of South 24 Parganas, West Bengal; Pan Card No. AQYPD5208M, Aadhar Card No. 333743686299, Birth Date- 6th February 1965, Mobile No. 9330626404; 2) **Shri Ranajit Sinha**, son of Bhupendra Kumar Sinha, by faith- Hindu, by Occupation - Business, residing at- 206/1, Raipur Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata- 700047, in the District of South 24 Parganas, West Bengal; Pan Card No. AXSPS6299L, Aadhar Card No. 734982913686, Birth Date- 13th January 1978, Mobile No. 9051235423, and 3) **Shri Aditya Samanta**, son of Shashanka Samanta, by faith- Hindu, by Occupation- Business, residing at- A/153, Bagha Jatin, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata-700047, in the District of South 24-parganas, West Bengal; Pan Card No. CUQPS8885R, Aadhar Card No. 291733543283, Birth Date- 05th March 1981, Mobile No. 9804847504.

Hereinafter both called and referred as **“Purchaser”** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives, successors-in-office and assigns) **of The Second Part**

Whereas after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

And Whereas the Government of West Bengal offered all the reasonable facilities to Refugees, such persons for the residence in West Bengal.

And Whereas a considerable number of such people was compelled by the circumstances to use the vacant lands in the urban areas for the homestead purposes.

And Whereas One Shri Prabir Banerjee son of Late Niranjan Banerjee of L.O.P. No.290, Ganguly Bagan, G.S. Scheme; was one of such persons who had come to use and occupy a piece of land more fully described in the First Schedule hereunder.

And Whereas said Shri Prabir Banerjee son of Late Niranjan Banerjee of L.O.P. No.290, Ganguly Bagan, G.S. Scheme, being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a Plot land for their rehabilitation.

And Whereas the Government of West Bengal with the intent to rehabilitate the refugees from the East Pakistan (now Bangladesh) acquired land in **C.S. Dag No. 162(Part)** of Mouza- **Naktala**, Police Station – Netaji Nagar, District – South 24 Parganas, under the provisions of **L.D.P. Act 1948 L.A. Act I of 1894** including the plot, acquired by the said Shri Prabir Banerjee.

And Whereas thereafter the **Refugee Relief and Rehabilitation Department** of Government of West Bengal through the Governor gifted **All That** piece and parcel of land measuring more or less **3 (Three) Cottah 08 (Eight) Chittak**, lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Police Station- Netaji Nagar, Kolkata- 700047, Borough No. 10, in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; unto and in favour of Shri Prabir Banerjee / First Part herein; by virtue of a registered **Deed of Gift executed on 22nd September 2022**; which was duly registered at the Office of **Additional District Registrar at Alipore, South 24 Parganas**, and recorded in **Book No. I, Volume No. I, Pages from 241 to 244, Being No. 00061 for the year 2022.**

And Whereas said **Shri Prabir Banerjee** mutated his name in the office of the Corporation of Calcutta now Kolkata Municipal Corporation in respect of the said landed property. Which was now Known and number as Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 100, Borough No. 10, bearing Assessee No. **231000400304**; upon payment of rates and taxes thereto. And constructed a Residential house structure thereon and started living thereon.

And Whereas due to some financial crises said **Shri Prabir Banerjee**, the Owner herein decided to obtained "permission to sell" in respect of the "said landed" which is more fully described in the First Schedule hereunder written prior to the stipulated period of 10 (Ten) years from the date of execution and registration of the **Deed of Gift executed on 22nd September 2022**; which was duly registered at the Office of **Additional District Registrar at Alipore, South 24 Parganas**, and recorded in **Book No. I, Volume No. I, Pages from 241 to 244, Being No. 00061 for the year 2022**, from the Office of **Refugee & Rehabilitation Department of Government of West Bengal, NABANNA**, 6th Floor 325, Sharat Chatterjee Road, Howrah- 711102. And likewise the said Owner able to get sale permission on 4th December 2024 form **Refugee & Rehabilitation Department of Government of West Bengal, NABANNA**, Bearing sale permission letter No. Case No. 809 [647/(DCR) dated- 30/09/2024]/III/2P-692/2024 where it has been promptly mention herein below:-

"In the terms of the clause 2 of said free hold title deed, the undersigned is directed to say that Government in the R.R. & R. Department have **"No Objection"** to the sale of the said plot measuring 03 Cottah 08 Chittak 00 sft. To any Indian Citizen by a register deed to avoid undue hardship to the done, subject to other terms and conditions as laid down in the free-hold title deed, without prejudice to the right of the donor".

And Whereas said **Shri Prabir Banerjee** after receiving Sell right from **Refugee & Rehabilitation Department of Government** again mutated his name in the office of the Corporation of Calcutta now Kolkata Municipal Corporation in respect of the said landed property. Which was now Known and number as Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, under Ward No. 100, Borough No. 10, viding new non

colony Assessee No. **211000421125**; upon payment of rates and taxes thereto. And constructed a Residential house structure thereon and started living thereon.

And Whereas the said **Shri Prabir Banerjee** become the absolute owner of the total above mention landed property measuring **3 (Three) Cottah 08 (Eight) Chittak** together with structure standing thereon; lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof. And the Owner hereto thus became entitled to the absolute sixteen annas owner at their own costs, expenses and efforts and has been enjoying all the rights, title and interest free from all sorts of encumbrances.

And Whereas the **Shri Prabir Banerjee** / First Part herein declared to sell the above mention landed property measuring more or less **3 (Three) Cottah 08 (Eight) Chittak** together with structure standing thereon; lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; hereinafter called the "**Said Property**" at the Total cost of **Rs.83,00,000/-** (Rupees Eighty Three Lakh only) to the Purchaser / the **Second Part** herein.

And Whereas the Purchaser, being interested in acquiring and owning said landed property measuring more or less **3 (Three) Cottah 08 (Eight) Chittak** together with

structure standing thereon; lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof, from the **First Part** herein at a total consideration of **Rs.83,00,000/-** (Rupees Eighty Three Lakh only) and the First Part herein, have agreed to sell the aforesaid property along with all easmentery right attached to said property in favor of the Purchasers / Second Part.

Now This Indenture Witnesses as Follows:

And Whereas the Vendor does hereby and hereunder grant, convey, sale, transfer, assign and assure all his estate and interest in the scheduled property with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges easements whatever to the Bastu landed property measuring more or less **3 (Three) Cottah 08 (Eight) Chittak** together with structure standing thereon; lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas; to the purchaser herein described in the **Schedule** below. **And The Purchaser** herein being fully satisfied after inspecting the Landed Property and the building as also the relevant documents have agrees to purchase the said Landed property the **Consideration of which is fixed at- Rs.83,00,000/-** (Rupees Eighty Three Lakh only).

And Whereas in consideration of the sum of **Rs.83,00,000/-** (Rupees Eighty Three Lakh only), to be paid by the purchaser to the Vendor / Owner in the manner

hereunder written, the receipt of which / whereof the Vendor / Owner hereby admit and acknowledge and from the payment of the same and every part thereof forever acquit, release, exonerate and discharge the purchaser the said Property along with the easementary right over the said land property.

Hereby **Vendor** doth acknowledged and admits to present himself, put his signature and to provide all change **Deeds** or any other document required for the purpose of mutation of the said Landed Property in the name of the **Purchasers** and to present himself in any Office / Offices and authority / authorities.

Vendors / Owners do hereby grant, sell, transfer, convey assign and assure unto the purchaser **All That** Bastu landed property measuring more or less **3 (Three) Cottah 08 (Eight) Chittak** together with structure standing thereon; lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof; describe in the **Schedule** herein after referred to as the '**Said Landed Property**'. And all the estates, right, title, interest, claim and demand whatsoever of the **Vendor** / Owner into or upon the same and every part thereof **To Have and Hold** the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, monuments and other evidences of title. And the **Vendor** / Owner does hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the **Vendor** / Owner is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the **Vendor** / Owner has full power and absolute authority to sell the said property in manner aforesaid And the **Purchasers** shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the **Vendor** / Owner or any person claiming through or under him. And further that the **Vendor** /

Owner, their heirs, executors, administrators or assigns, covenant with the **Purchasers** their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the **Purchasers**, their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **And the Vendor** / Owner, his heirs, Administrators or Assigns Further Covenant that she or they shall at the request and cost 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.

Schedule

(Description of the Sale Property together with Structure Standing thereon)

All That piece and parcel of **Bastu** landed Property measuring more or less **3 (Three) Cottah 08 (Eight) Chittak** together with 500 (Five Hundred) Square feet tin shaded structure standing thereon; lying and situated at Mouza- **Naktala**, being marked in **L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No. 375, on East- 16' Feet Wide Road and on West- Colony Boundary)** presently within the limits of the Kolkata Municipal Corporation at Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansha Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, vide Assesse No. **211000421125**, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047 in the District of South 24 Parganas having its sub registrar office at Alipore, South 24 Parganas, together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Red** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On the North: by **L.O.P. No. 289;**

On the South: by **L.O.P. No. 375;**

On the East: by **16'feet Wide Road;**

On the West: by **Colony Boundary;**

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

In Witness Whereof the parties have hereunto set and subscribe their respective hands on the day, month and year first above written.

Signed, Sealed and Delivered by The in presence of:-

1.

Pamela Das
(Adv)
Alipore Judges' Court,
Cal. 24;

Prokash Kumar

(Signature of Vendor / First Part)

2.

Pushpal Nandi
9/0 Prasanta Kumar Nandi
A-201, Soranya Colony
Munimukala, Bangalore,
Karnataka - 560037

Trinayan Enterprise
Ajit Kumar
Partner

Trinayan Enterprise
Ajit Kumar
Partner

Trinayan Enterprise
Rana M. Sinha
Partner

Drafted and Identified by me,

Pamela Das
Pamela Das

(Advocate)

Alipore Judges' Court.

Enrollment No.- F/1097/2014.

Kolkata- 700027.

(Signature of Purchaser / Second Part)

Memo of Consideration

Received a sum of Rs.83,00,000/- (Rupees Eighty Three Lakh only) as total consideration amount of above mention "Schedule" property; from the above name purchaser.

Date	Mode	Bank	Favor	Branch	Amount
21 st August 2024	Cheque No. 036854	Union Bank	Prabir Banerjee	Garia	1,00,000/-
30 th December 2024	RTGS	Union Bank	Prabir Banerjee	Garia	81,17,000/-
27 th December 2024	Online Challan No. 43955	State Bank of India	Income Tax	Park Circus	83,000/-
Total					83,00,000/-

Total - Rupees Eighty Three Lakhs only.

Witnesses:

1. *Pamela Dan*
(Adm)
Bipasa Indus Con,
16/12/24)

Prabir Banerjee

(Signature of Vendor / First Part)

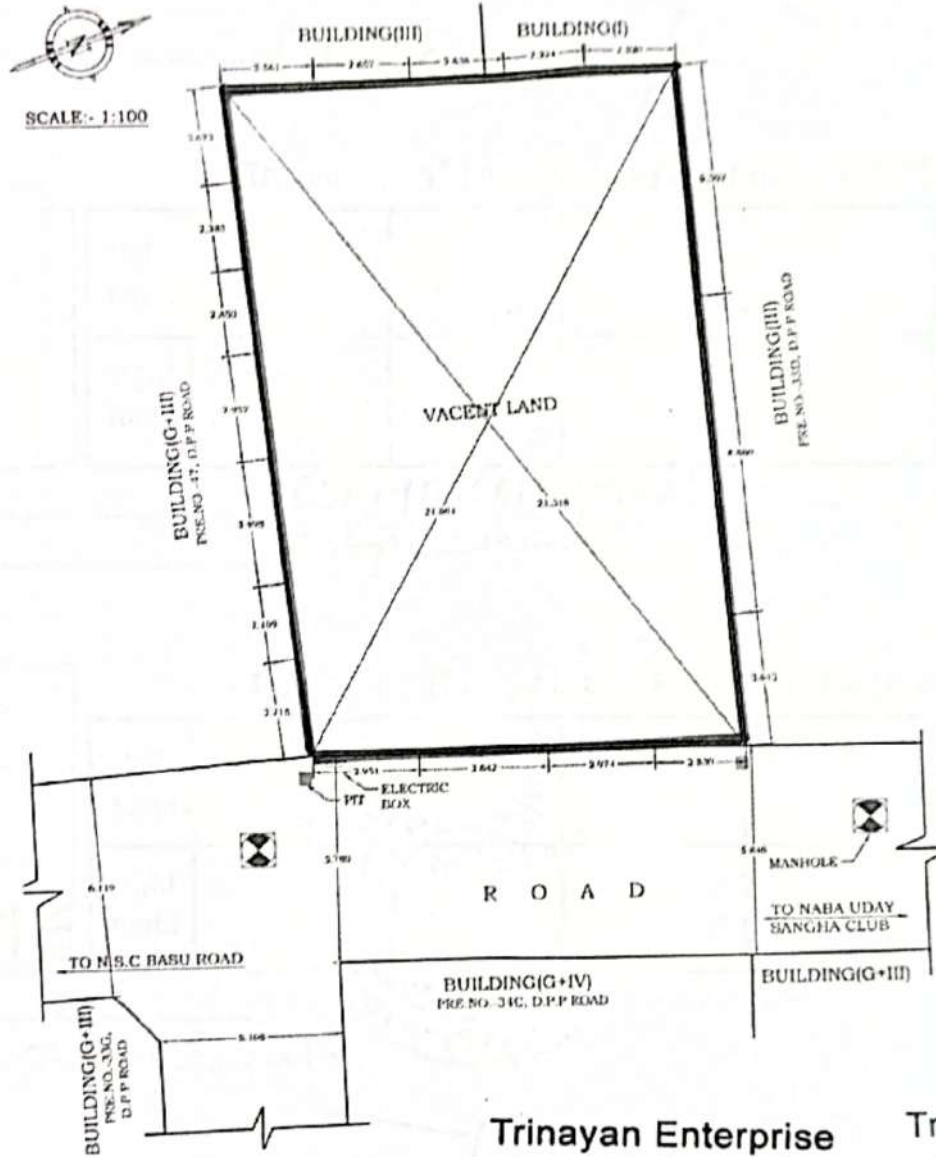
2. *Pushpal Nandi*
S/o Prasanta Kumar Nandi
A4-201, Saranya Soham,
Munnekolala, Bangalore
Karnataka - 560037

Aditya Kumar

Showing of the homestead land at Mouza- Naktala, being marked in L.O.P. No. 290, Jurisdiction List No. 32, in C.S. Plot No. 162 (P), (bounded on North- L.O.P. No. 289, on south- L.O.P. No.375, on East- 16' Feet Wide Road and on West- Colony Boundary) in the District of South 24 Parganas; now within the limits of Kolkata Municipal Corporation, Ward No. 100, being Kolkata Municipal Corporation Premises No. 33E, Duraprasanna Paramhansa Road, having its mailing Address Plot 290, Ganguly Bagan Scheme, vide Assesse No. 211000421125, Borough No. 10, Police Station- Netaji Nagar, Kolkata- 700047, under the District of South 24 Parganas, having its Sub Registrar Office at Alipore South 4 Parganas.

Scale- 1"= 20'-0".

Area of the Land (Shown in Red Border) - 3 Cottah & Chittak together with 500 (Five Hundred) Square Feet Tin Shaded Structure standing thereon along with cemented Flooring.



Trinayan Enterprise
Aditya Kumar
Partner

Trinayan Enterprise
Biplob Datta
Partner

Trinayan Enterprise
Signature of Vendor

Trinayan Enterprise
Ranvir Sinha
Partner
Signature of Purchaser



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Pranab Banerjee*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *ADITYA SAMANTA*
Aditya Samanta



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Deepak Dutta*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Ranvir Sinha*



GOVERNMENT OF WEST BENGAL
REFUGEE RELIEF & REHABILITATION DEPARTMENT
NABANNA, 6TH FLOOR
325 SHARAT CHATTERJEE ROAD, HOWRAH - 711 102

Case No. 809[647]/(DCR)dated-30/09/2024/III/2P-692/2024

Dated:- 04th December 2024

From : The Joint Secretary,

To : Sri Prabir Banerjee, 290 Ganguly Bagan, Naktala, P.S. Netaji Nagar, Kolkata – 700047.

Sub : Grant of permission to Sri Prabir Banerjee for sale of landed property.

The undersigned is directed to say That Sri Prabir Banerjee, son of Late Niranjana Banerjee, donee of plot of land measuring 03 Cottah 08 Chittak 00 Sft. more or less at Ganguly Bagan Govt. sponsored scheme in mouza – Naktala, J.L. no 32, L.O.P. No. 290, C.S. plot no. 162(P), P.S. Netaji Nagar in the District of South 24 Parganas, those were given by this Department free-hold right and title over the aforesaid plot of land by virtue of a deed executed and registered on 13/09/2022 have applied to the Government in the R.R. & R. Department for according permission for sale of the said plot measuring 03 Cottah 08 Chittak 00 Sft.. The said permission for sale has been sought to enable the proposed donee to obtain money for the purpose of construction of a residential building.

In terms of the clause 2 of said free hold title deed, the undersigned is directed to say that Government in the R.R. & R. Department have "No objection" to the sale of the said plot measuring 03 Cottah 08 Chittak 00 Sft. to any Indian Citizen by a register deed to avoid undue hardship to the donee, subject to other terms and conditions as laid down in the free-hold title deed, without prejudice to the right of the donor.


Joint Secretary to the
Government of West Bengal

Case No. 809[647]/(DCR)dated-30/09/2024/III/2P-692/2024

Dated:- 04th December 2024

forwarded for information to :-

1. The R.R. Commissioner, R.R. Directorate, Karigori Bhawan, Rajarhat-Newtown, Kol-160.



Sd/- D. Bhattacharya
Joint Secretary to the
Government of West Bengal

Major Information of the Deed

Deed No :	I-1602-17583/2024	Date of Registration	30/12/2024
Query No / Year	1602-2003290343/2024	Office where deed is registered	
Query Date	27/12/2024 1:41:02 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 83,00,000/-	Rs. 84,62,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,07,770/- (Article:23)	Rs. 84,671/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 33E, , Ward No: 100 JI No: 32, Pin Code : 700047

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 8 Chatak	82,00,000/-	83,12,500/-	Width of Approach Road: 16 Ft., ,Last Reference Deed No :1605-I -00061-2022
Grand Total :				5.775Dec	82,00,000 /-	83,12,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	1,50,000 /-	

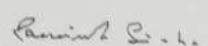
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Prabir Banerjee Son of Niranjan Banerjee Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  LTI 30/12/2024	Signature  30/12/2024
C-3 Block 9 Airport Residency Maharaja Nandakumar Road Kolkata Birati, City:- , P.O:- Birati, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AHxxxxxx1C, Aadhaar No: 62xxxxxxxx1035, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TRINAYAN ENTERPRISE 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX3 , PAN No.: aaxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BIPLAB DUTTA Son of Late KANAI LAL DUTTA Date of Execution - 30/12/2024, , Admitted by: Self, Date of Admission: 30/12/2024, Place of Admission of Execution: Office	Photo  Dec 30 2024 12:45PM	Finger Print  LTI 30/12/2024	Signature  30/12/2024
I/11 Baghajatin Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AQxxxxxx8M, Aadhaar No: 33xxxxxxxx6299 Status : Representative, Representative of : TRINAYAN ENTERPRISE (as Partner)				
2	Name Shri Ranajit Sinha Son of Bhupendra Kumar Sinha Date of Execution - 30/12/2024, , Admitted by: Self, Date of Admission: 30/12/2024, Place of Admission of Execution: Office	Photo  Dec 30 2024 12:45PM	Finger Print  LTI 30/12/2024	Signature  30/12/2024

206/1 Raipur Raod, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AXxxxxxx9L, Aadhaar No: 73xxxxxxxxx3686 Status : Representative, Representative of : TRINAYAN ENTERPRISE (as Partner)

Name	Photo	Finger Print	Signature
3 Shri Aditya Samanta (Presentant) Son of Shri Sahahanka Samanta Date of Execution - 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024, Place of Admission of Execution: Office		 Captured Dec 30 2024 12:44PM LTI 30/12/2024	
A/153 Baghajatin, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: CUxxxxxx5R, Aadhaar No: 29xxxxxxxxx3283 Status : Representative, Representative of : TRINAYAN ENTERPRISE (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured 30/12/2024	
Identifier Of Shri BIPLAB DUTTA, Shri Ranajit Sinha, Shri Aditya Samanta, Shri Prabir Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Banerjee	TRINAYAN ENTERPRISE-5.775 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Banerjee	TRINAYAN ENTERPRISE-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160217583 / 2024

On 30-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:32 hrs on 30-12-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Shri Aditya Samanta ..

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 84,62,500/-

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

Execution is admitted on 30/12/2024 by Shri Prabir Banerjee, Son of Niranjan Banerjee, C-3 Block 9 Airport Residency Maharaja Nandakumar Road Kolkata Birati, P.O: Birati, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Business

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-12-2024 by Shri BIPLAB DUTTA, Partner, TRINAYAN ENTERPRISE (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-12-2024 by Shri Ranajit Sinha, Partner, TRINAYAN ENTERPRISE (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-12-2024 by Shri Aditya Samanta, Partner, TRINAYAN ENTERPRISE (Partnership Firm), 206/1 RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore, 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 84,671.00/- (A(1) = Rs 84,625.00/- ,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 84,639/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2024 3:16PM with Govt. Ref. No: 192024250333802738 on 27-12-2024, Amount Rs: 84,639/-, Bank: SBI EPay (SBIEPay), Ref. No. 0658305907419 on 27-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,07,770/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 5,02,770/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 581283, Amount: Rs.5,000.00/-, Date of Purchase: 27/12/2024, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2024 3:16PM with Govt. Ref. No: 192024250333802738 on 27-12-2024, Amount Rs: 5,02,770/-,
Bank: SBI EPay (SBIEPay), Ref. No. 0658305907419 on 27-12-2024, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 574604 to 574625

being No 160217583 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.12.30 15:08:36 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 30/12/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.