

14-000/22

1- 3861/2022

भारतीय न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

28AA 668477

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-parganas

14 MAR 2022

DEED OF CONVEYANCE

THIS INDENTURE made this the 14th day of March, 2022 (Two thousand and Twenty Two) A.D

BETWEEN

Contd.....

02 MAR 2022

No. 5356 Rs. 20/- Date.....

Name:.....

Address:.....

Vendor:.....

Allpur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27



DISTRICT REGISTRAR-III
SOURIN, S. ALIPORE

14 MAR 2022

Ranjit
Son of Late Prafulla
4/91 Nelimagar
P.O. Hantur P.S. Gzafa
Kolkata - 78

SRI DEBOJYOTI MUKHERJEE [PAN - ADPPM1356H] [AADHAR NO. 6003 3854 3271], son of Late Debendra Nath Mukherjee, by faith- Hindu, by occupation- Teacher, residing at 52/2A, Sarat Ghosh Garden Road, P. O. - Dhakuria, P.S.- Kasba, Kolkata- 700031 hereinafter shall be called and referred to as the **"VENDOR"** (which term or expression unless excluded by or repugnant to the subject or context shall deem to mean and include his legal heirs, executors, administrators, legal representatives, nominees, and/or assigns) of the **ONE PART**.

AND

(1) **SRI SUDIPTA ROY CHOWDHURY** [PAN - AFPPR0401L](AADHAR NO. 726136313977), son of Late Ramapati Roy Chowdhury, by faith- Hindu, by occupation- Service, residing at 52/2B/2, Sarat Ghosh Garden Road, P. O. - Dhakuria, P.S.- Kasba, Kolkata- 700031 and (2) **SRI SUBRATA ROY CHOWDHURY** [PAN - AQUPC9540M](AADHAR NO. 3578 2985 0402), son of Late Ramapati Roy Chowdhury, by faith- Hindu, by occupation- Business, residing at 52/2B/2, Sarat Ghosh Garden Road, P. O. - Dhakuria, P.S.- Kasba, Kolkata- 700031 hereinafter shall be called and referred to as the **'PURCHASERS'** (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives, nominees, and/or assigns) as the party of the **OTHER PART**.

WHEREAS one Binoy Krishna Chattopadhyay and Sudin Chandra Chattopadhyay were seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners and possessors of ALL THAT pieces and parcels of land measuring more or less 6.33 Acres lying and situate within the District 24 Parganas (South), Mouza - Dhakuria, Police Station - Kasba (formerly Sadar Tollygunge), District Registration Office - Alipore, J. L. No. 18, R. S. No. 5, Touji No. 230/233 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1.

AND WHEREAS said Binoy Krishna Chattopadhyay died intestate leaving behind him surviving his wife - Smt Nanda Rani Chattopadhyay and three sons, namely - Shri Moni Mohan Chattopadhyay, Shri Santi Kumar Chattopadhyay and Shri Sunil Kumar Chattopadhyay, as his legal heirs.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land as inheritors, said Santi Kumar Chattopadhyay instituted a suit for partition of the aforesaid land against all the co sharers vide Suit No. 49 of 1939 in the learned Court of 2nd Sub Judge at Alipore District Court.

AND WHEREAS upon mutual consents, the plaintiff as well as the defendants of the said suit, appointed Shri Paresh Nath Chattopadhyay and two others as arbitrators to formulate a partition scheme and plan thereof and the said arbitrators duly drew the partition plan as per the consent of the said parties and the same was submitted and made the part of the final decree passed by the learned Court of 2nd Sub Judge at Alipore District Court on 09.02.1940.

AND WHEREAS by the dint of the said final decree passed by the learned Court of 2nd Sub Judge at Alipore District Court, Lot Marked 'N' was legally allotted to said Santi Kumar Chattopadhyay.

AND WHEREAS by way of a registered Deed of Conveyance said Santi Kumar Chattopadhyay sold and assured major portion of his land to one Hari Das Chakraborty on 14.03.1951 and by way of another registered Deed of Conveyance said Santi Kumar Chattopadhyay sold a plot of land measuring more or less 3 Cottahs to one Biswanath Ghosh.

AND WHEREAS by way of a registered Deed of Sale, said Biswanath Ghosh sold the plot of land measuring more or less 3 Cottahs to one Sushil Kumar Mitra.

AND WHEREAS by way of a registered Deed of Sale, said Sushil Kumar Mitra sold the plot of land measuring more or less 3 Cottahs to one Smt Pratima Debi.

AND WHEREAS by way of a registered Deed of Sale dated 08.05.1956, said Smt Pratima Debi sold more or less 4 Chittack 36 Sq. Ft of land out of her 3 Cottahs to aforesaid Hari Das Chakraborty.

AND WHEREAS by way of a registered Deed of Conveyance dated 27.01.1959, said Hari Das Chakraborty sold and assured a demarcated piece and parcel of land

measuring more or less 2 Cottahs and 27 Sq. Ft lying and situate within the District 24 Parganas (South), Mouza – Dhakuria, Police Station – Kasba (formerly Sadar Tollygunge), District Registration Office – Alipore, J. L. No. 18, R. S. No. 5, Touji No. 230/233 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1, unto and in favour of one Lal Mohon Bandopadhyay. Said Deed of Conveyance dated 27.01.1959 was duly registered at the office of the Sub Registrar, Alipore Sadar and recorded in Book No. 1, Volume No. 29 from Pages 82 to 90 as Being No. 551 for the year 1959.

AND WHEREAS by way of a registered Deed of Conveyance dated 18.04.1960, said Lal Mohon Bandopadhyay, sold the aforesaid piece and parcel of land measuring more or less 2 Cottahs and 27 Sq. Ft lying and situate within the District 24 Parganas (South), Mouza – Dhakuria, Police Station – Kasba (formerly Sadar Tollygunge), District Registration Office – Alipore, J. L. No. 18, R. S. No. 5, Touji No. 230/233 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1, unto and in favour of one Mahadeb Chattopadhyay.

AND WHEREAS by way of a registered Deed of Conveyance dated 02.02.1962, said Mahadeb Chattopadhyay sold and assured a demarcated piece and parcel of land measuring more or less 2 Cottahs and 27 Sq. Ft together with pucca structure comprising three rooms, one tin shed room used as kitchen, bathroom, privy, well, reservoir, drains, electrical installations etc with rights of easement on the 12'-0" wide common passage on the western side lying and situate at and being Pre. No. 52/2A, Sarat Ghosh Garden Road, Kolkata – 700 031 (formerly 52/3, Sarat Ghosh Garden Road) within the District 24 Parganas (South), Mouza – Dhakuria, Police Station – Kasba (formerly Sadar Tollygunge), District Registration Office – Alipore, J. L. No. 18, R. S. No. 5, Touji No. 230/233 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1, unto and in favour of one Debendra Nath Mukhopadhyay. Said Deed of Conveyance dated 27.01.1959 was duly registered at the office of the Sub Registrar, Alipore Sadar and recorded in Book No. 1, Volume No. 14 from Pages 225 to 235 as Being No. 835 for the year 1962.

AND WHEREAS said Debendra Nath Mukhopadhyay duly mutated his name in the records of the competent authorities and was enjoying the same free from all

encumbrances whatsoever by paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple.

AND WHEREAS said Debendra Nath Mukhopadhyay died intestate on 05th December, 1975 leaving behind his said wife – Smt Pratima Rani Mukherjee, his only son – Shri Debojyoti Mukherjee and his two daughters – Kumari Krishna Mukherjee and Smt Swapna Ghosal, wife of Sri Mrityunjay Ghosal as his only heirs and legal representatives, who inherited the aforesaid property equally each having undivided 1/4th share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners, by way of a registered Deed of Gift dated 18.11.1987, said Smt Pratima Rani Mukherjee and as natural guardian on behalf of her mentally retarded daughter –Kumari Krishna Mukherjee, being both being Donors No. 1 &2 therein against condition of lifelong maintenance and right to live at the house together until their deaths and Smt Swapna Ghosal being Donor No. 3 therein unconditionally mentioned therein gifted and assured ALL THAT undivided undemarcated joint 3/4th share of the demarcated piece and parcel of land measuring more or less 2 Cottahs and 27 Sq. Ft together with pucca structure comprising three rooms, one tin shed room used as kitchen, bathroom, privy, well, reservoir, drains, electrical installations etc with rights of easement on the 12'-0" wide common passage on the western side lying and situate at and being Pre. No. 52/2A, Sarat Ghosh Garden Road, Kolkata – 700 031 (formerly 52/3, Sarat Ghosh Garden Road) within the District 24 Parganas (South), Mouza – Dhakuria, Police Station – Kasba (formerly Sadar Tollygunge), District Registration Office – Alipore, J. L. No. 18, R. S. No. 5, Touji No. 230/233 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1 unto and in favour of Shri Debojyoti Mukherjee, being the Donee therein, who himself is the joint owner of undivided 1/4th share in the aforesaid property. The said Deed of Gift dated 18.11.1987 was registered at the office of the District Sub Registrar, Alipore, District – 24 Parganas (South) and recorded in Book No. 1, Volume No. 323 from Pages 333 to 339 as Being No. 16499 for the year 1987.

AND WHEREAS said Kumari Krishna Mukherjee died intestate on 19.09.1994 and their mother, said Pratima Rani Mukherjee died intestate on 03.09.2018 and upon their deaths, said Debojyoti Mukherjee is now seized and possessed of or otherwise well and sufficiently entitled to as absolute lawful owner of ALL THAT piece and parcel of land measuring more or less 2 Cottahs and 27 Sq. Ft together with pucca structure comprising three rooms, one tin shed room used as kitchen, bathroom, privy, well, reservoir, drains, electrical installations etc with rights of easement on the 12'-0" wide common passage on the western side lying and situate at and being Pre. No. 52/2A, Sarat Ghosh Garden Road, Kolkata - 700 031 (formerly 52/3, Sarat Ghosh Garden Road) within the District 24 Parganas (South), Mouza - Dhakuria, Police Station - Kasba (formerly Sadar Tollygunge), District Registration Office - Alipore, J. L. No. 18, R. S. No. 5, Touji No. 230/233 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1 within the municipal limits of Ward No. 91 of the Kolkata Municipal Corporation, as Asseessee No. 210911605235 is now paying the rates, taxes and other outgoings to the competent authorities in fee simple and is enjoying his ownership free from all encumbrances whatsoever.

AND WHEREAS the said Vendor herein have proposed to sell the said ALL THAT undivided undemarcated piece and parcel of land measuring more or less 1 (One) Chittacks out of his land measuring more or less 2 Cottahs and 27 Sq. Ft along with undivided 45 sft out of the existing pucca structure thereon lying and situated at and being KMC Pre. No. 52/2A, Sarat Ghosh Garden Road, Kolkata - 700 031 within the District 24 Parganas (South), Mouza - Dhakuria, Police Station - Kasba, District Registration Office - Alipore, J. L. No. 18 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1 within the municipal limits of Ward No. 91 of the Kolkata Municipal Corporation, as more fully and particularly described in the schedule hereunder written to the Purchasers herein, at and for the lump sum price or consideration of Rs. 50,000/- (Rupees Fifty Thousand) only, which the Purchasers accepted and the Vendor agreed to sell the aforesaid property at and for the said price or consideration, unto and in favour of the Purchasers herein, free from all encumbrances and witnesseth by these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal Agreement and in consideration of the said sum of Rs. 50,000/- (Rupees Fifty

Thousand) only, being the full and final price or consideration of the said property, truly paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby as well as by the receipt of the same hereunder written admit and acknowledge and from the same and every part thereof do hereby acquit, release, discharge and forever exonerate the Purchasers as well as the said property hereby granted, sold, and conveyed) the Vendor do hereby convey, grant, sell, transfer, assign and assure unto and in favour of the Purchasers forever and for good ALL THAT undivided undemarcated piece and parcel of land measuring more or less 1 (One) Chittacks out of their undivided land measuring more or less 2 Cottah 7 Chittacks 32.5 Sq. Ft along with undivided 45 sft out of the existing pucca structure thereon lying and situated at and being KMC Pre. No. 52/2B/2, Sarat Ghosh Garden Road, Kolkata - 700 031 within the District 24 Parganas (South), Mouza - Dhakuria, Police Station - Kasba, District Registration Office - Alipore, J. L. No. 18 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1 within the municipal limits of Ward No. 91 of the Kolkata Municipal Corporation, as more fully and particularly described in the Schedule - B hereunder written and more specifically delineated in the sketch map or plan, depicted in **RED** border lines attached hereto, hereinafter called the "**Sold property**" **OR HOWSOEVER OTHERWISE** said property and every part thereof now are, or is or at any time or times heretofore were or was situated, butted, bounded called known numbered described or distinguished **TOGETHER WITH** the sanctioned building plan, all areas, ditches, water, water courses, ways, paths and passages and all user and easement rights to use all common areas and facilities and all manners of former or privileges, appendages and appurtenances whatsoever, the said property and every part thereof now are or any time or times heretofore were or was held used, occupied, enjoyed were reputed or belong or be appurtenant thereto and the reversion or reversions remainder or remainders and the rents, issues distinguished **TOGETHER WITH** the land as stated hereinabove **AND** all profits, benefits, estate, right title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and every part thereof **OR HOWSOEVER OTHERWISE** said property is or are, was or were situated, butted bounded, called, known, number, described together further with all benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any way appertaining to or with the

same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenances thereof AND all deeds, documents, pattahs, muniments, writing and evidences of title which in any way relate to the said property or any part or parcel thereof and which now are hereafter shall or may be in the custody, power or possession or enjoyment of the Vendor, his legal heirs, executors, administrators, or representatives or any persons from whom he can or may procure the same without any action or suit at law or in equity **AND TO HAVE AND TO HOLD** own, possess and absolutely enjoy the said land or any part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be **TOGETHER WITH** all other rights manner and appurtenances belonging thereto respectively unto and in favour of and to the use and enjoyment of the Purchasers absolutely forever and for good, free from all encumbrances, liens, mortgage, charges, lispense, liabilities whatsoever subject to the payments of rents, rates and taxes to the appropriate authority or authorities concerned **AND FURTHER** that the Vendor shall from time to time and at all times hereafter save harmless and keep indemnified repaying the Purchasers for the amount of consideration hereunder written, from and against all actions, losses, damages, expenses, claims and demands whatsoever in respect of the said property hereby granted, conveyed, transferred by these presents, unto and in favour of the Purchasers and henceforth the Purchasers shall have every right, power, and authority to take possession of the said property and to enjoy the same peaceably, quietly, free and clear, freely and clearly, without any lawful eviction or interruption, from any corner and also to use and enjoy the said property and every part thereof along with their respective legal heirs, executors, representatives and/or assigns, as per their desire and discretion without any interruption or obstruction from the part of the Vendor or any person or persons related to them or in trust for the Vendor, as the Purchasers reasonably require.

AND the Vendor doth hereby state and declare that Notwithstanding having done by the Vendor or his predecessors-in-title contrary the Vendor has good right, full power, absolute authority and indefeasible title to the said scheduled below property and he has absolute right and authority to sell the said property to the Purchasers and the same is free from all encumbrances, charge, liens, or lispenses whatsoever, and that the said property is neither acquisitioned or proposed to be requisitioned by the Government nor the same is under any scheme of the K.M.D.A, Municipal Authority

or any other civic body and the Vendor has good right, full power, absolute authority and indefeasible title to sell the said property which is hereby sold, transferred and conveyed or expressed or intended so to be unto and in favour of the Purchasers forever and for good. By this deed of conveyance, the Purchasers will have right to transfer and to sell the property to any other persons without any hindrance.

AND FURTHER the Vendor doth hereby further covenant with the Purchasers that the Purchasers hereafter shall have every right, power, authority and liberty to get their names mutated and or recorded with the any appropriate authority concerned and to that effect, if necessary, the Vendor shall cooperate with the-Purchasers in all respect at the cost of the Purchasers herein and the Vendor shall and will from time and at all times hereafter at the costs and request of the Purchasers shall do or cause to be done or executed all such acts, deeds, matters and things whatsoever for further perfectly, effectually or satisfactorily granting, transferring and assuring the said property and every part thereof unto and in favour of the Purchasers, which is hereby granted, sold, conveyed and transferred unto and in favour of the Purchasers herein for his absolute use and enjoyment along with their respective legal heirs, successors, legal representatives and/or assigns forever and for good.

The SCHEDULE -A above referred to
THE PREMISES

ALL THAT piece and parcel of land measuring more or less 2 Cottahs and 27 Sq. Ft along with the existing pucca structure **on the Ground floor measuring 700 sq.ft more or less** thereon lying and situated at and being KMC Pre. No. 52/2A, Sarat Ghosh Garden Road, Kolkata – 700 031 within the District 24 Parganas (South), Mouza – Dhakuria, Police Station – Kasba, District Registration Office – Alipore, J. L. No. 18 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1 within the municipal limits of Ward No. 91 of the Kolkata Municipal Corporation, Assessee No. 210911605235 together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, which is more specifically delineated in the sketch map or plan depicted in RED border lines attached hereto, being the part of these presents and The said property is butted and bounded in the manner as follows:-

ON THE NORTH: By Pre. No. 52/2, Sarat Ghosh Garden Rd.

ON THE SOUTH: By Pre. No. 52/2B/2, Sarat Ghosh Garden Rd.

ON THE EAST: By K.M.C Covered drain.

ON THE WEST: By 12'-0" wide Sarat Ghosh Garden Road.

The SCHEDULE- 'B' above referred to
SOLD PORTION

ALL THAT undivided undemarcated piece and parcel of land measuring more or less 1 (One) Chittacks out of their undivided land measuring more or less 2 Cottahs and 27 Sq. Ft along with undivided 45 sft out of the existing pucca structure on the Ground floor measuring 700 sq.ft more or less thereon lying and situated at and being KMC Pre. No. 52/2A, Sarat Ghosh Garden Road, Kolkata - 700 031 within the District 24 Parganas (South), Mouza - Dhakuria, Police Station - Kasba, District Registration Office - Alipore, J. L. No. 18 appertaining to R. S. Dag No. 600 to 603 and 633 to 638 recorded in R. S. Khatian No. 196/1 within the municipal limits of Ward No. 91 of the Kolkata Municipal Corporation, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, which is more specifically delineated in the sketch map or plan depicted in RED border lines attached hereto, being the part of these presents and The said property is butted and bounded in the manner as follows:-

ON THE NORTH: By Pre. No. 52/2, Sarat Ghosh Garden Rd.

ON THE SOUTH: By Pre. No. 52/2B/2, Sarat Ghosh Garden Rd.

ON THE EAST: By K.M.C Covered drain.

ON THE WEST: By 12'-0" wide Sarat Ghosh Garden Road.

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

SIGNED, SEALED AND DELIVERED

At Kolkata, in presence of **WITNESSES:**

1. Ramjitpal
6, Old Post office
Street Kal - 1

Debasish Mukherjee

SIGNATURE OF THE VENDOR

2. Ratna Pal
Advocate

Susmita Roy Chowdhury
Subrata Roy Chowdhury

SIGNATURE OF THE PURCHASERS

Drafted by me

Ratna Pal

RATAN PAL, Advocate

High Court, Calcutta.

Enrol No. WB/675/1992.

MEMO OF CONSIDERATION

RECEIVED Rs. 50,000/- (Rupees Fifty Thousand) only from the within named Purchasers for sale of the above-mentioned property as full and final consideration money as per Memo below:

MEMO

1. By Cash in different date

..... Rs. 50,000/-

Total Rs. 50,000/-
=====

(Rupees Fifty Thousand only)

WITNESSES:-

1. *Ranjit*





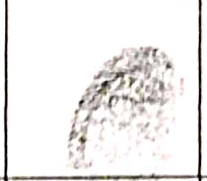





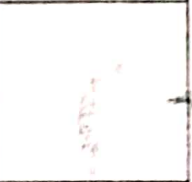






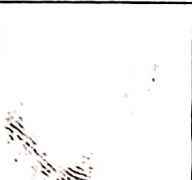
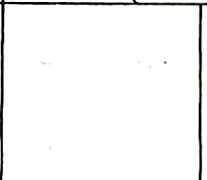
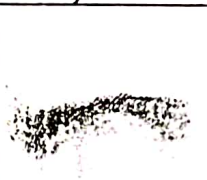








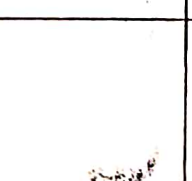

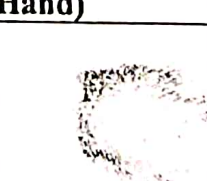

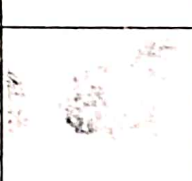
2. *Rajendra*

Debasish Kumar

SIGNATURE OF THE VENDOR

[Handwritten mark]

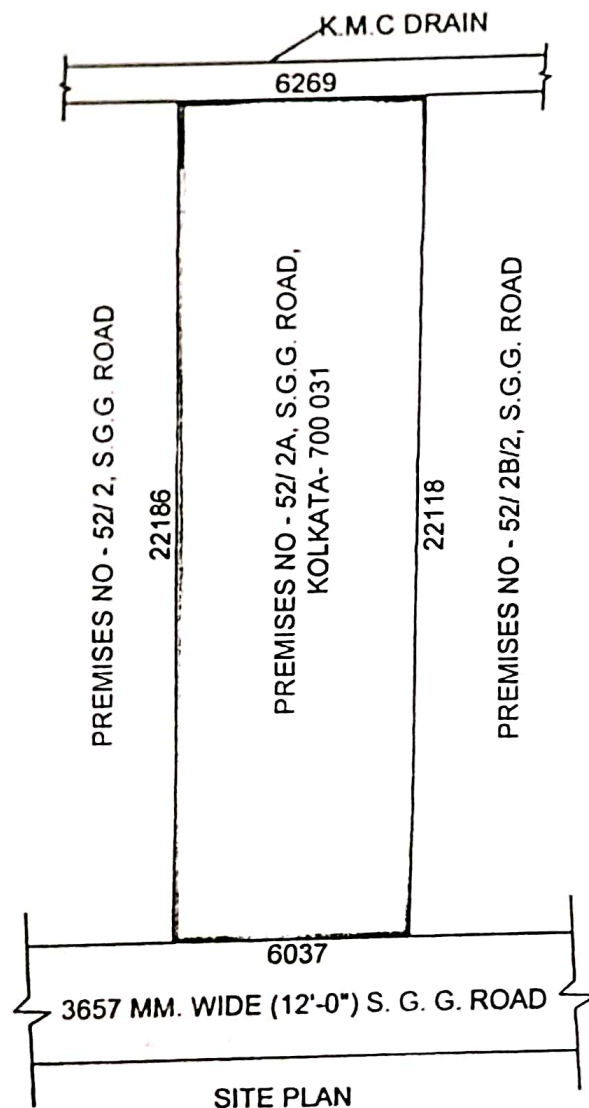
SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Suspek Roy Choudhury</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Subrata Ray Chowdhury</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Debajyoti Mukherjee</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

✓

SITE PLAN OF PREMISES NO. - 52/ 2A, SARAT GHOSH GARDEN ROAD,
P.S - KASBA, K.M.C. WARD NO.- 91, BOROUGH - X, KOLKATA-700031.

- # ALL DIMENSIONS ARE IN MM
- # AREA OF LAND = 136 288 SQM. / 2 KH. - 0 CH. - 27 SQ.FT.
- # LAND AREA SHOWN IN RED BORDER.
- # SCALE = 1 : 200



Debojyoti Mukherjee

SIGNATURE OF APPLICANT :

DRAWN BY - I.D.GHOSH

Major Information of the Deed

Deed No :	I-1603-03861/2022	Date of Registration	14/03/2022
Query No / Year	1603-2000710233/2022	Office where deed is registered	
Query Date	05/03/2022 8:36:39 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, 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. 50,000/-	Rs. 2,97,562/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 11,942/- (Article:23)	Rs. 3,022/- (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: Sarat Ghosh Garden Road, Road Zone : (Dhakuria Rail Station – Kamala park) , , Premises No: 52/2A, , Ward No: 091 Pin Code : 700031

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	1 Chatak	40,000/-	2,67,187/-	Width of Approach Road: 12 Ft.,
Grand Total :				.1031Dec	40,000 /-	2,67,187 /-	





Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	45 Sq Ft.	10,000/-	30,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 45 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		45 sq ft	10,000 /-	30,375 /-	

Buyer Details :



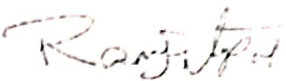
Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr DEBOJYOTI MUKHERJEE Son of Late DEBENDRA NATH MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022
52/2A, SARAT GHOSH GARDEN ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx6H, Aadhaar No: 60xxxxxxxx3271, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office			

Buyer Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mr SUDIPTA ROY CHOWDHURY Son of Late RAMAPATI ROY CHOWDHURY Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022
Son of Late RAMAPATI ROY CHOWDHURY 52/2B/2, SARAT GHOSH GARDEN ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx1L, Aadhaar No: 72xxxxxxxx3977, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office			
2	Mr SUBRATA ROY CHOWDHURY (Presentant) Son of Late RAMAPATI ROY CHOWDHURY Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022

Son of Late RAMAPATI ROY CHOWDHURY 52/2B/2, SARAT GHOSH GARDEN ROAD, City - , P.O. - DHAKURIA, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx0M, Aadhaar No: 35xxxxxxxx0402, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT PAL Son of Late PRAFULLA PAL 4/91, NELI NAGAR, City:- , P.O:- HALTU, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078			
	14/03/2022	14/03/2022	14/03/2022
Identifier Of Mr DEBOJYOTI MUKHERJEE, Mr SUDIPTA ROY CHOWDHURY, Mr SUBRATA ROY CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBOJYOTI MUKHERJEE	Mr SUDIPTA ROY CHOWDHURY-0.0515625 Dec, Mr SUBRATA ROY CHOWDHURY-0.0515625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBOJYOTI MUKHERJEE	Mr SUDIPTA ROY CHOWDHURY-22.50000000 Sq Ft, Mr SUBRATA ROY CHOWDHURY-22.50000000 Sq Ft

(14-03-2022)

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 21 of Indian Stamp Act 1899.

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

Presented for registration at 15:01 hrs on 14-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBRATA ROY CHOWDHURY, one of the Claimants.

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 2,97,562/-

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

Execution is admitted on 14/03/2022 by 1. Mr DEBOJYOTI MUKHERJEE, Son of Late DEBENDRA NATH MUKHERJEE, 52/2A, SARAT GHOSH GARDEN ROAD, P.O: DHAKURIA, Thana Kasba, South 24 Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2 Mr SUDIPTA ROY CHOWDHURY, Son of Late RAMAPATI ROY CHOWDHURY, 52/2B/2, SARAT GHOSH GARDEN ROAD, P.O DHAKURIA Thana Kasba South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 3 Mr SUBRATA ROY CHOWDHURY, Son of Late RAMAPATI ROY CHOWDHURY, 52/2B/2, SARAT GHOSH GARDEN ROAD, P.O DHAKURIA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by Mr RANJIT PAL, , Son of Late PRAFULLA PAL, 4/91, NELI NAGAR, P.O: HALTU, Thana Kasba South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,022/- (A(1) = Rs 2,976/- E = Rs 14/- Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,990/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of West Bengal Online on 13/03/2022 12:36PM with Govt. Ref. No: 192021220204401781 on 13-03-2022, Amount Rs 2,990/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0BORWIL9 on 13-03-2022, Head of Account 0030 03 104 001 02

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,922/- and Stamp Duty paid by Stamp Rs 11,922/- online = Rs 11,922/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 668477, Amount: Rs.20/-, Date of Purchase: 02/03/2022, Vendor name: State Bank of India

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of West Bengal Online on 13/03/2022 12:36PM with Govt. Ref. No: 192021220204401781 on 13-03-2022, Amount Rs 11,922/-

Bank: State Bank of India (SBIN0000001), Ref. No. IK0BORWIL9 on 13-03-2022, Head of Account 0030-02 103 001 02

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

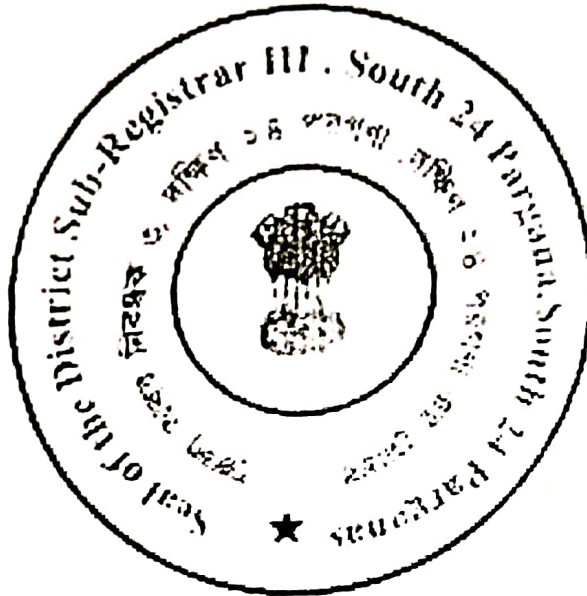
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 139329 to 139355

being No 160303861 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.03.16 17:27:55 +05:30
Reason: Digital Signing of Deed

(Debasish Dhar) 2022/03/16 05:27:55 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)