

013255/23

I-13/53/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 736330

8-129  
2192270

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

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-Parganas

13 SEP 2023

**THIS INDENTURE OF CONVEYANCE** is made on this the  
13<sup>th</sup> day of Sep Two Thousand Twenty Three, **BETWEEN**



001759

7 AUG 2023

A. No. .... Date .....

Sold to ..... S. CHAKRABORTY (Adv.)  
of ..... Alipore Judges Court, Kolkata-27  
Rupees.....

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

OF CONVEYANCE is made on this the  
Two thousand Twenty Three

Pankaj kr Chowdhry  
S/o - Sravan kr Chowdhry  
219/D P. G. Road  
KOL-700039  
Business



District Sub Registrar-II  
Alipore, South 24 Parganas  
13 SEP 2023.



**SRI SUNIT BANERJEE** son of late Panchanan Banerjee having PAN-BHDPB5414Q, Aadhaar No-757143231585 & Mobile No-9831712947 by faith Hindu, by Nationality - Indian, by occupation Business, residing at 2B, Hind Road, New Santoshpur, Kolkata -700075, P.O.- Santoshpur, P.S -Survey Park hereinafter referred to as the **VENDOR / OWNER** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**

**AND**

**SRI RAJESH KUMAR SAHANI** son of Sri Saudagar Sahani having PAN-BJHPS4919R, AadhaarNo - 858946515046 & Mobile No-6289076553 by faith Hindu, by Nationality - Indian, by occupation Business, residing at Pratima Sunshine, 1810, Nayabad, Kolkata -700099, P.O- Mukundapur, P.S- Panchasayer, hereinafter referred to as the **PURCHASER**(which expression shall unless excluded by or repugnant to the context be deemed to mean and included his heirs, executors, legal representatives, administrators and assigns), of the **OTHER PART**.

**WHEREAS** by an indenture of conveyance dated 17.12.1990 made between (1) Sri Birendra Nath Maitra (2) Smt Anjali Chakraborty therein jointly described as the Vendors and (1) Sri Sarojesh Chandra Mukherjee (2) Sri Sunitesh Chandra Mukherjee therein jointly described as the purchasers and for the Consideration mentioned therein, the said vendors sold transferred and Conveyed unto the said purchasers the land measuring 12 Cottahs 10 Chittakas 10 Sq ft including road (Net area 7 Cottahs 10 Chittaks 10 Sq ft more or less) being Plot Number 242, and comprised in R.S Dag No - 191, under R.S Khatian No -112, 113,115,116,117,118,119,120, 121, 122, 123,126,127,128,131,132,133, of Mouza - Nayabad, J.L. No -25, Touzi No-56, P.S. Panchasayer and the said Kobala was registered and recorded in Book No - 1, Volume No -46, pages- 311 to 335, Being No -1734, for the year 1990 in the office of A.D.S.R.Sealdah.

**AND WHEREAS** by an indenture of conveyance dated 12.10.1999 made between (1) Sri Sarojesh Chandra Mukherjee (2) Sri Sunitesh Chandra Mukherjee therein jointly described as the Vendors and (1) Sri Panchanan Banerjee (2) Smt Mina Banerjee therein jointly described as the purchasers and for the Consideration mentioned therein, the said vendors sold transferred



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and Conveyed unto the said purchasers the land measuring 3 Cottahs 15 Chittakas 27 Sq ft out of land measuring 7 Cottahs 10 Chittaks 10 Sq ft more or less being Plot Number 242, and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121,122,123,126,127,128,131,132,133, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, P.S. Panchasayer and the said Deed was registered and recorded in Book No – 1, Volume No– 91 , pages- 46 to 57, Being No –3450, for the year 1999 in the office of D.S.R.-III, Alipore.

**AND WHEREAS** after such purchase the said (1) Sri Panchanan Banerjee (2) Smt Mina Banerjee duly mutated their names in the records of Kolkata Municipal Corporation in respect of the said property and it was assessed as premises No - 1315, Nayabad , Kolkata-700099 .

**AND WHEREAS** by virtue of the Bengali Kobala dated 12.10.1999 (1) Sri Panchanan Banerjee (2) Smt Mina Banerjee are the joint owners of the ALL THAT piece and parcel of land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less being premises No - 1315, Nayabad , Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121,122,123,126, 127, 128,131,132,133, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, within the limits of Kolkata Municipal Corporation, Ward No-109, P.S.Panchasayer, District South 24 Parganas more fully and particularly described in the Schedule hereunder written .

**AND WHEREAS** the said Panchanan Banerjee being seized and possessed of 50% undivided share of the said property, died intestate on 22.1.2004 leaving behind him surviving his wife Smt Mina Banerjee , one son Sri Sunit Banerjee and one one daughter Sm Sucharita Das as his legal heirs and representatives who jointly inherited his undivided 50% share in the said property and were in joint possession and owners in respect of the 50% undivided share in the said property left by their predecessor-in-interest Panchanan Banerjee , since deceased.

**AND WHEREAS** the said Sucharita Das being seized and possessed of undivided share of the said property, died intestate on 12.6.2012 as issue less leaving behind her mother Smt Mina Banerjee as her legal heirs and representatives who inherited her undivided share of the said property.



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**AND WHEREAS** thereafter the said Mina Banerjee being seized and possessed of undivided share of the said property, died intestate on 17.1.2015 leaving behind her son Sri Sunit Banerjee as her legal heirs and representatives who inherited her undivided share of the said property .

**AND WHEREAS** after such inheritance Sri Sunit Banerjee the Vendor herein became the absolute owner of the said land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less being premises No - 1315, Nayabad , Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131,132,133, of Mouza - Nayabad, J.L. No -25, Touzi No-56, within the limits of Kolkata Municipal Corporation, Ward No -109, P.S.Panchasayer and mutated his name in the recorded of Kolkata Municipal Corporation on payment of regular Taxes in respect of the said property.

**AND WHEREAS** the purchaser approached the vendor to purchase the Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure standing thereon being premises No - 1315, Nayabad , Kolkata-700099 free from all encumbrances, charges, mortgages attachments, liens, lispens and encumbrances whatsoever.

**AND WHEREAS** Sri Sunit Banerjee the Vendor herein has agreed to sell the Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad , Kolkata-700099 to the purchaser free from all encumbrances, charges, mortgages attachments, liens, lispens and encumbrances whatsoever.

**AND WHEREAS** Sri Sunit Banerjee the Vendor herein has agreed to sell and the purchaser has agreed to purchase the said Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad , Kolkata-700099 within the limits of Kolkata Municipal Corporation Ward No-109 , P.S-Panchasayer, together with inheritance thereof more fully described in the SCHEDULE below free from all encumbrances, charges, mortgages attachments, liens, lispens together with all rights, privileges easements appendage and appurtenance into upon and over the said land of the



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schedule property at or for the price of Rs 65,00,000/=( Rupees Sixty Five Lakhs) only.

The Vendor further declare :

- a) That there is no suit and/or proceeding and/or litigation pending in respect of the said property or any part thereof.
- b) That no person other than the vendor has any right title and interest of any nature whatsoever in the said property or any part thereof.
- c) That the right title of the vendor in the said property are free from all encumbrances whatsoever and they have a good and marketable title thereto
- d) There is no Thika Tenant in the said property and the vendor has received no notice of any such claim or proceedings .
- e) That the said property or any part thereof is at present not affected by any requisition or requisitions or any alignment of any authority or authorities under any law and/or otherwise any notice of intimation about any such proceeding has been received or come to the notice of the vendors.
- f) Neither the said property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax Revenue or any other public demand.
- g) That the vendor has not in any way dealt with the said property whereby the right, title and interest of the vendor herein is or may be affected in any manner whatsoever.
- h) There is no debutter, trust, wakfs , tombs, mosques, Burial ground and/or any charge or encumbrances, relating to the said property or any part thereof.

**NOW THIS INDENTURE WITNESSETH** as follows :

That in the premises aforesaid and in pursuance of the said agreement and in consideration of the said sum of Rs 65,00,000/=( Rupees Sixty Five Lakhs) only well and truly paid by the purchaser to the Vendor before the execution of these presents (the receipts whereof the Vendor do hereby as well as by the memo hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby release and discharge the purchaser and the said property) the Vendor doth hereby sell, grant, convey, assign and assure unto the Purchaser ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less





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together with tile shade structure standing thereon being premises No - 1315, Nayabad , Kolkata-700099 within the limits of Kolkata Municipal Corporation Ward No-109 , P.S-Panchasayer , as more fully and particularly described in the SCHEDULE hereunder written and referred "the said property" together with all the legal incidents thereof together with all sewers, areas, drains, ditches, paths, passages, water courses and or manner of ancient and other rights liberties privileges easements and appurtenances and profits whatsoever and standing and being in my upon or belonging there to or any part thereof with which the same now are or is or at any time or times, hereof were or was held used occupied enjoyed accepted reputed deemed taken or known as part or parcel thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents , issue and profit and thereof and every part thereof and all the estate right ,title, interest, claim, use, possession, benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the said property and every part thereof together with all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively power or control of the Vendor or his heirs executors administrators or legal representatives or in the custody of power or of any other person or persons from home the Vendor can or may procure the same without any suit or action TO HAVE TO HOLD the same and the inheritance thereof in fee simple in possession unto and to the use of the purchaser or his hairs ,executors administrators or legal representatives and assigns absolutely and forever.

2. THE VENDORDOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a. That notwithstanding any act, deed, matter and thing done by the Vendor or knowingly \*suffered to the contrary the Vendor has rightful power and/or absolute authority to sell grant, transfer and convey the said property hereby sold granted conveyed transferred an assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid will all right title, or interest, and possession, over the said property
- b. That the Purchaser shall and may at all times hereinafter peacefully and quietly possess and enjoy the said property and receive the rents issues and profits thereof without any denial dispute and claim or demand whatsoever by the Vendor or any person or persons lawfully or equitably claiming from under or in trust of the Vendors. The purchaser





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purchase the property on and the Vendor shall be no way liable for payment of existence of Municipal liabilities and/or taxes related to the said property from this day the purchaser will be the absolute owners of the said property will full right to transfer, sale, gift or lease of the said property.

c. The said property freely ,clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate title, charge and encumbrances, mortgages, claims, demands, lis-pendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.

d. That the Vendor and/or all person lawfully or equitably claiming any estate right title and interest whatsoever in the said property or any part thereof or from under or in trust for the Vendor from or under any of the predecessor-in-title shall or will from time to time and all times hereafter at the request and costs of the purchaser doth and execute or caused to be done or executed all such deeds acts and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may reasonable be required.

e. That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the said property as the purchaser may direct all the title deed documents and writing for evidencing of title in respect of the said property, and also furnish to the purchaser copies of or extracts from the said title deeds and documents and writings and shall and will in the meanwhile keep the same safe unobliterated and un-cancelled.

f. That no part of the said property being conveyed under these presents is vested with Government or Semi- Government Authority and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid.





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g. That simultaneously with the execution and registration of the deed of conveyance the Vendor shall deliver khas vacant and peaceful possession of the said property to the purchaser .

h. The Vendor shall co-operate with the purchaser and shall sign all papers and documents required by the purchaser for his smooth enjoyment and for mutation of the said property in his favour in the record of Kolkata Municipal Corporation.

**SCHEDULE**

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad , Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, of Mouza - Nayabad, J.L. No - 25 , Touzi No-56 within the limits of Kolkata Municipal Corporation, Ward No-109, P.S. Panchasayer, District - South 24 Parganas as shown in the map or plan annexed hereto and thereon bordered with **RED COLOUR** and the said property is butted and bounded by :

ON THE NORTH	:	Plot No-264 & 265.
ON THE SOUTH	:	30 ft wide K.M.C. Road.
ON THE EAST	:	20 ft wide K.M.C. Road.
ON THE WEST	:	Plot No-242/A.

**IN WITNESS WHEREOF** the parties hereto have signed this Agreement on the day, month and year first above written.

**WITNESSES :**

1) Pankaj kr chowdhury  
219/D P.G. Road Kol-39

2) Sx. Raharwal

Ahpon Jindal  
KOL-27

*[Handwritten Signature]*

**SIGNATURE OF THE VENDOR**

*[Handwritten Signature]*

**RAJESH KUMAR SAHAI**

**SIGNATURE OF THE PURCHASER**





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**MEMO OF CONSIDERATION**

Received the above mentioned sum of Rs. 65,00,000/=( Rupees Sixty Five Lakhs) only from the above mentioned purchaser as full consideration as per memo below:-

By NEFT

Rs 64,35,000/-

TDS 1%

Rs 65,000/-

Total Rs. 65,00,000/=

( Rupees Sixty Five Lakhs) only

**WITNESSES :**

1) Pankaj K. Chowdhury

2) Sh. Rahman ah.

*Sunit Banerjee*

Drafted by me :-

Subhendu Bikas Ghosh  
Advocate  
WB/689/83

Alipore Judges Court  
Kolkata - 700027



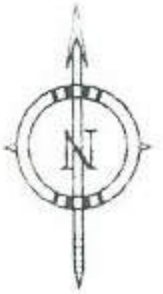


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SITE PLAN OF PREMISES NO.-1315, NAYABAD, ASSESSEE NO.-311090313151  
K.M.C. WARD NO.-109, BOROUGH NO.- XII, P.S.-PANCHASAYAR,  
KOLKATA-700 099,

LAND AREA= 3 KATHA 15 CHATAK 27 SFT. = 265.886 SQM.(MORE OR LESS) SHOWN IN BORDER RED.

NAME OF PURCHASER: - RAJESH KUMAR SAHANI



**NOTE:**

1. ALL DIMENSIONS ARE IN MM.UNLESS OTHERWISE METIONED.

BUILDING(II)  
PRE. NO.-1313, NAYABAD.

16459 (54'-0")

BUILDING(G+III)  
PRE. NO.-1315/1, NAYABAD

16154 (53'-0")

SITE PLAN OF PREMISES NO.-1315, NAYABAD

LAND AREA= 3 KATHA 15 CHATAK 27 SFT.  
= 265.886 SQM. (MORE OR LESS)

16154 (53'-0")

6.096 M. ( 20'-0" ) BLACK TOP ROAD

16459 (54'-0")

9.144 M. ( 30'-0" ) BLACK TOP ROAD

BUILDING(G+III)  
PRE. NO.-2756, NAYABAD

BUILDING(III)

BUILDING(III)  
PRE. NO.-3224, NAYABAD

  
RAJESH KUMAR SAHANI  
SIGNATURE OF PURCHASER

  
SIGNATURE OF VENDOR





District Sub Registrar-II  
Alipore, South 24 Parganas  
13 SEP 2023

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SUNIL BANERJEE

Signature Sunil Banerjee



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ..... RAJESH KUMAR SAHU

Signature Rajesh

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





District Sub Registrar-II  
Alipore, South 24 Parganas  
13 SEP 2023



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120920232021634430

## GRIPS Payment Detail

<b>GRIPS Payment ID:</b>	120920232021634430	<b>Payment Init. Date:</b>	12/09/2023 13:38:06
<b>Total Amount:</b>	377021	<b>No of GRN:</b>	1
<b>Bank/Gateway:</b>	Bank of Boroda	<b>Payment Mode:</b>	Online Payment
<b>BRN:</b>	1352093114	<b>BRN Date:</b>	12/09/2023 13:39:57
<b>Payment Status:</b>	Successful	<b>Payment Init. From:</b>	GRIPS Portal

## Depositor Details

**Depositor's Name:** RAJESH KUMAR SAHANI  
**Mobile:** 9831712947

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240216344311	Directorate of Registration & Stamp Revenue	377021
<b>Total</b>			<b>377021</b>

**IN WORDS:** THREE LAKH SEVENTY SEVEN THOUSAND TWENTY ONE ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192023240216344311

GRN Details

GRN: 192023240216344311 Payment Mode: Online Payment  
GRN Date: 12/09/2023 13:38:06 Bank/Gateway: Bank of Boroda  
BRN : 1352093114 BRN Date: 12/09/2023 13:39:57  
GRIPS Payment ID: 120920232021634430 Payment Init. Date: 12/09/2023 13:38:06  
Payment Status: Successful Payment Ref. No: 2002192270/3/2023  
[Query No \* Query Year]

Depositor Details

Depositor's Name: RAJESH KUMAR SAHANI  
Address: 1810 NAYABAD MAIN ROAD  
Mobile: 9831712947  
Depositor Status: Buyer/Claimants  
Query No: 2002192270  
Applicant's Name: Mr S DAS  
Identification No: 2002192270/3/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 12/09/2023  
Period To (dd/mm/yyyy): 12/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002192270/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	301610
2	2002192270/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	75411
<b>Total</b>				<b>377021</b>

IN WORDS: THREE LAKH SEVENTY SEVEN THOUSAND TWENTY ONE ONLY.





### Major Information of the Deed

Deed No :	I-1602-13153/2023	Date of Registration	13/09/2023
Query No / Year	1602-2002192270/2023	Office where deed is registered	
Query Date	28/08/2023 7:41:25 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, 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. 65,00,000/-	Rs. 75,39,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,01,660/- (Article:23)	Rs. 75,443/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1315, , Ward No: 109 Pin Code : 700099



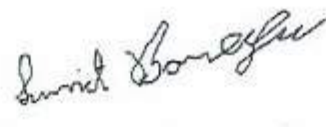
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 15 Chatak 27 Sq Ft	64,73,000/-	75,12,748/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>6.5588Dec</b>	<b>64,73,000 /-</b>	<b>75,12,748 /-</b>	

#### 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					
<b>Total :</b>		<b>100 sq ft</b>	<b>27,000 /-</b>	<b>27,000 /-</b>	




**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUNIT BANERJEE</b> Son of Late PANCHANAN BANERJEE Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office			
	13/09/2023	13/09/2023	LTI 13/09/2023	13/09/2023
2B, HIND ROAD, NEW SANTOSHPUR, City:- , P.O:- SANTOSHPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx4Q, Aadhaar No: 75xxxxxxxx1585, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RAJESH KUMAR SAHANI (Presentant )</b> Son of Mr SAUDAGAR SAHANI Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office			
	13/09/2023	13/09/2023	LTI 13/09/2023	13/09/2023
Son of Mr SAUDAGAR SAHANI 1810, NAYABAD, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx9R, Aadhaar No: 85xxxxxxxx5046, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PANKAJ KUMAR CHOWDHURY</b> Son of Mr SRAVAN KUMAR CHOWDHURY 219D, PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039			
	13/09/2023	13/09/2023	13/09/2023
Identifier Of Mr SUNIT BANERJEE, Mr RAJESH KUMAR SAHANI			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUNIT BANERJEE	Mr RAJESH KUMAR SAHANI-6.55875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUNIT BANERJEE	Mr RAJESH KUMAR SAHANI-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160213153 / 2023**

**On 13-09-2023**

**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 14:07 hrs on 13-09-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr RAJESH KUMAR SAHANI ,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 75,39,748/-

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

Execution is admitted on 13/09/2023 by 1. Mr SUNIT BANERJEE, Son of Late PANCHANAN BANERJEE, 2B, HIND ROAD, NEW SANTOSHPUR, P.O: SANTOSHPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Mr RAJESH KUMAR SAHANI, Son of Mr SAUDAGAR SAHANI, 1810, NAYABAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by Mr PANKAJ KUMAR CHOWDHURY, , Son of Mr SRAVAN KUMAR CHOWDHURY, 219D, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Professionals

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 75,443.00/- ( A(1) = Rs 75,397.00/- ,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 75,411/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2023 1:39PM with Govt. Ref. No: 192023240216344311 on 12-09-2023, Amount Rs: 75,411/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1352093114 on 12-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,01,610/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 3,01,610/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 736330, Amount: Rs.50.00/-, Date of Purchase: 07/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2023 1:39PM with Govt. Ref. No: 192023240216344311 on 12-09-2023, Amount Rs: 3,01,610/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1352093114 on 12-09-2023, 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 1602-2023, Page from 436688 to 436707

being No 160213153 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.09.13 15:59:40 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 13/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.