

13770/2023

Q-13357/23



11/12

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 183665

8-2003028716/2023

Certified that the document is authentic  
 in registration. The Signatures shall not  
 be subject to any special provisions of the  
 instrument as the part of the document.

**DEED OF CONVEYANCE**

Additional District Sub-Registrar  
 Kolkata Dum Dum, 24-Pol (North)

1 DEC 2023

This Deed of Conveyance is made at Kolkata on this the 11<sup>th</sup> day of

December, 2023 (Two Thousand Twenty-Three)

BETWEEN

[1] SMT. SUSMITA BHATTACHARYA [PAN: CESP3836D]  
 [AADHAAR: 6639 6292 9666], wife of Late Rupak Bhattacharya, by  
 faith Hindu, by Nationality Indian, by occupation Housewife, [2] MISS  
 RUPMITA BHATTACHARYA [PAN: FZAPB9565D] [AADHAAR:  
 2459 3519 3366], by faith Hindu, by Nationality Indian, by occupation  
 Student, both are residing at 175, Dakshin Para Road, P.O. - Dum Dum,  
 P.S. - formerly Dum Dum now Nagerbazar, Kolkata - 700028, District  
 North 24 Parganas, hereinafter called and referred to as the "OWNERS  
 /VENDORS" (which expression shall, unless excluded by or repugnant  
 to the subject or context, mean and include their legal heirs, successors,  
 executors, administrators, legal representatives and/or assigns) of the  
**FIRST PART.**

নম্বর ১৪৬৪  
মন ও তারিখ : ২২/০৭/২৩  
জোড়ার নাম : Susmita Bhattacharya & Anshu,  
ঠিকানা : Dum Dum,  
মূল্য :  
জোড়ার :  
বাবাসাতি কোর্ট

জোড়া : উত্তর ২৪ পরগণা  
খসড়া নং : ৩৬ ১১৭ ৩৩ ২৩  
মোট মূল্য : 15.5 000 00  
ঐক্যবর্তী বাবাসাতি  
'ক' নং : শ্রী মন্ত্রাটী কোর্ট



*[Handwritten signature]*

Addl. District Sub-Registrar  
Coesipore, Dum Dum

1 DEC 2023

AND

M/S. JAI VENKATESH PROPERTIES [PAN: AATFJ6006E], a Partnership Firm, having its' office at 280, Dakshin Para Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, represented by its partners namely [1] SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137], son of Sri Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 280, Dakshinpara Road, P.O. - Dum Dum, P.S. - Dum Dum now Nagerbazar, Kolkata - 700028, District North 24 Parganas, [2] SRI AJIT GHOSH [PAN: BTXPG5230P] [AADHAR: 3596 9434 4887], son of Badal Ghosh, residing at 164/1/3, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055, District North 24 Parganas, [3] SRI ARGHYA CHATTERJEE [PAN: APWPC5099Q] [AADHAR: 2702 2706 9264], son of Jiban Chatterjee, residing at 52, Dum Dum Park, P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, District North 24 Parganas, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless inconsistent with or repugnant to the context mean and include their successors-in-office and/or interest, respective legal heirs, executors, administrators, legal representatives, successors-in-office / interest and assigns) of the SECOND PART.

WHEREAS one Labanya Prova Bhattacharyya (now deceased), wife of Phani Bhushan Bhattacharyya (now deceased) was the absolute Owner of ALL THAT piece and parcel of bastu land measuring an area of 3 Cottahs more or less lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, the then Holding No.53, Dakshin Para Road, within the area of P.S. Dum Dum, within the local limits of South Dum Dum Municipality, within the jurisdiction of Sub - Registry office Cossipore Dum Dum, in the District of 24-Parganas, at present A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas Purchased from it's the then Owner namely Sri Bibhuti Bhushan Biswas, son of Late Ram Charan Biswas of Biswas Bagan, Satgachi, P.S.- Dum Dum, District 24-Parganas, by virtue of Registered Bengali Saf Bickray Kobala executed on 23.06.1956 duly registered in the office of the Sub- Registrar Cossipore Dum Dum, in



4081, District Sub-Registrar  
Coimbatore, Tamil Nadu

1 DEC 2023

the District of 24-Parganas, more fully and particularly described in the First Schedule hereunder written, and recorded in Book No.1, Volume No. 85, Pages 283 to 286, Being No.5735 for the year 1956, as per valuable consideration mentioned there in the said Bickray Kobala.

AND WHEREAS thereafter said Labanya Prova Bhattacharyya died intestate on 04.04.1984 leaving behind her husband Phani Bhusan Bhattacharyya, now deceased two married daughters namely SMT. SHAMPA SANYAL and SIPRA BHATTACHARYA (now deceased) and two sons BIBHUTI BHUSAN BHATTACHARYA (now deceased) and ARDHENDU BHATTACHARYA (now deceased) as her only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit her aforesaid property.

AND WHEREAS thereafter said Phani Bhusan Bhattacharjee died intestate on 21.07.1989 leaving behind two married daughters Smt. Shampa Sanyal and Smt. Sipra Bhattacharya (now deceased) and two sons namely Bibhuti Bhusan Bhattacharya (now deceased) and Ardhendu Bhattacharya (now deceased) as his only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit the aforesaid property each having undivided 1/4th share.

AND WHEREAS thereafter said Bibhuti Bhusan Bhattacharya died intestate on 10.09.1990 leaving behind his two sons namely Sri Hiral Bhattacharya and Sri Rupak Bhattacharya as his only legal heirs, heiresses and successors as per Hindu Succession Act. 1956 to inherit jointly his undivided 1/4<sup>th</sup> share of the aforesaid property, as his wife of predeceased of him.

AND WHEREAS said Ardhendu Bhattacharya died intestate on 01.01.2012 leaving behind his only wife Smt. Manjula Bhattacharya as his only legal heiress and successor as per Hindu Succession Act.1956 to inherit his undivided 1/4th share of the aforesaid property.

AND WHEREAS said Sipra Bhattacharya died intestate on 03.06.2013 leaving behind her two married daughters namely Smt Patralekha Chakraborty and Smt. Nandita Ganguly and one son namely Sri Sanjib Bhattacharya as her only legal heir, heiress and successors as per Hindu Succession Act., 1956 to inherit jointly the undivided 1/4th share of their mother of the aforesaid property.

AND WHEREAS said Hirak Bhattacharya died intestate on 18/09/2020 leaving behind him surviving his wife namely Smt. Tanuja Bhattacharya and one daughter namely Miss Rashmi Bhattacharya, as his legal heiresses and successors to inherit his undivided 1/8<sup>th</sup> share within the aforesaid property.

AND WHEREAS said Rupak Bhattacharya died intestate on 25/01/2021 leaving behind him surviving his wife namely Smt. Susmita Bhattacharya and one daughter namely Miss Rupmita Bhattacharya, as his legal heiresses and successors to inherit his undivided 1/8<sup>th</sup> share within the aforesaid property.

AND WHEREAS thus this way said Smt. Shampa Sanyal inherited undivided 1/4<sup>th</sup> (One-Fourth) share, Smt. Manjula Bhattacharyya inherited undivided 1/4<sup>th</sup> (One-Fourth) share, Smt. Patralekha Chakraborty, Smt. Nandita Ganguly and Sri Sanjib Bhattacharya jointly inherited undivided 1/4<sup>th</sup> (One-Fourth) share, Smt. Tanuja Bhattacharya and Miss Rashmi Bhattacharya jointly inherited undivided 1/8<sup>th</sup> (One-Eighth) share and Smt. Susmita Bhattacharya and Miss Rupmita Bhattacharya jointly inherited undivided 1/8<sup>th</sup> (One-Eighth) share of the aforesaid and below mentioned First Schedule entire property i.e. Two storied building measuring 800 Square feet more or less covered area in each of the Ground and First floor constructed on the said land measuring 3 Cottahs, more or less, leaving certain vacant space in the surroundings.

AND WHEREAS subsequently the said land property enlisted in the L.R. Settlement records of the B.L.& L.R.O. Barrackpore II the name of the said Labanya Prova Debi is reflected in L.R. Dag No.7397, in L.R. Khatian No.1761.

AND WHEREAS thus this way the said 6mt. Susmita Bhattacharya and Miss Rupmita Bhattacharya, the Owners/ Vendors herein, became the undivided joint owners in respect of the undivided 1/8<sup>th</sup> (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided 1/8<sup>th</sup> (One Eighth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule hereunder written and seized and possessed the same free from all encumbrances by paying the taxes regularly without any interruption from any corner whatsoever together with right to sell, convey and transfer the same to any intending Purchasers or Purchasers as they think fit and proper.

AND WHEREAS thus the Owners/ Vendors herein became absolutely seized and possessed of All That the undivided 1/8<sup>th</sup> (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided 1/8<sup>th</sup> (One Eighth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, more fully and particularly described in the Second Schedule hereunder written, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft. more or less in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L.

No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding 214, Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, more fully and particularly described in the First Schedule hereunder written.

**AND WHEREAS** thus the Owners/ Vendors herein became the joint owners of the Second Schedule property and are well and sufficiently entitled to and peacefully possessed off without any hindrances from any corner free from all encumbrances.

**AND WHEREAS** The Owners/ Vendors herein are now desirous to sell the aforesaid property with a two storied building standing thereon, more fully and particularly described in the Second Schedule hereunder written, for a total consideration of Rs.15,00,000/= (Rupees Fifteen Lakhs) only and the Owners/ Vendors have agreed to sell the Property to the Purchaser and the Purchaser agreed to purchase and had entered into Agreement for Sale.

**AND WHEREAS** the Owners/ Vendors does hereby grant, convey, transfer, by way of sale and assign unto and in favour of the Purchaser the Second Schedule mentioned property and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to belonging to and reputed to belong to the Second Schedule property TO HOLD, TO POSSESS AND TO ENJOY the same forever free from all encumbrances, charges, all kinds of mortgage, agreement to sell, court litigation's and any other statutory charges.

**AND WHEREAS** the Owners/ Vendors hereby declares and covenants with the Purchaser that the Owners/ Vendors are the sole and absolute owners of the Second Schedule mentioned property and have a clear, legally valid and marketable title

thereto and therefore have the absolute right to sell and convey the same to the Purchaser in terms of this deed. The Owners/ Vendors further declare that they have not done any acts deeds or things so as to curtail restrict or prejudice their rights to convey or prevent them from selling the Second Schedule mentioned property in terms of this deed.

**AND WHEREAS** the Owners/ Vendors further declare as follows: -

1. That the said property is not attached in any proceedings including certificate proceedings started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demands Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demands Recovery Act and no step in execution of any certificate has been made or is pending at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and/or any other statutory authority or authorities;
2. That no notice has been issued under the Public Demand Recovery Act or has been served upon the Owners/ Vendors nor any such notice has been published;
3. That further the said property or any portion thereof is not affected by any notice of acquisition or requisition either by the local Municipal or by the Land Acquisition Collector under Land Acquisition Act and/or Rules framed there under or by any public or private body by or under the provisions of any Act or otherwise;
4. That there is no litigation over the said property pending in any court of Law or Tribunal or any other office or offices AND they declare that the said property is not a "DEBOTTAR" "PIROTTAR" or "DEITY" property AND they further declare that there is no arrear liability for payment of Municipal Tax and/or any other tax or taxes in respect of the said property.
5. That the Owners/ Vendors will at the request and costs of the Purchaser 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 / land mentioned herein above and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed of Conveyance;

THE VENDORS DO TH HEREBY COVENANTS WITH THE PURCHASERS as follows:-

a) That notwithstanding any act deed or thing by the Owners/ Vendors executed or knowingly suffered to the contrary that the interest which the Owners/ Vendors doth hereby profess to transfer and that the Vendors have the full right, power and absolute authority to grant, sell, transfer, convey, assign and assure unto the Purchaser the said property together with the above mentioned rights in the manner aforesaid.

b) That it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and to hold and enjoy the Second Schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Owners/ Vendors or any person or persons claiming under them and free and cleared from and against all manner of encumbrances trust liens and attachments whatsoever save only those as are herein expressly contained.

c) The said property and rights and privileges belonging to the said property hereby transferred are free from all encumbrances attachments, liens, lispendens whatsoever and freely, clearly and absolutely and forever released and discharged or otherwise by the Owners/ Vendors to the Purchasers herein and well and sufficiently saved kept harmless and indemnified from and against all further and other estate title charge and encumbrances whatsoever and had made or suffered by the Owners/ Vendors or any person or persons lawfully and equitably claiming as aforesaid.

d) That the Owners/ Vendors shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser make do acknowledge execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly and absolutely assuring the said Second Schedule property together with the rights hereby granted unto the Purchaser and in the manner aforesaid.

NOW THIS INDENTURE WITNESSETH AS HEREUNDER:

1. The Owners/ Vendors hereby confirm and declare that the Second Schedule mentioned property is free from all encumbrances, liens, charges, mortgages, lease, court or other attachments, lispendens, acquisition and requisition proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Purchaser.
2. The Owners/ Vendors hereby assures the Purchaser that all taxes and levies on the Second Schedule property have been paid up to date and arrears if any, till the date of sale deed shall be duly paid by them and future taxes in respect of the Second Schedule property shall be paid by the Purchaser.
3. The Owners/ Vendors hereby declare and covenant with the Purchaser that they shall do or cause to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the Purchaser for more fully and perfectly assuring the right, title and interest of the Purchaser in the Second Schedule property herein conveyed and the Purchaser shall bear such expenses.
4. The Owners/ Vendors hereby indemnifies to keep the Purchasers or their successors-in-title fully indemnified, saved and harmless against any loss or liability cost or claims, actions or proceedings, if any should arise, at any time in future against them owing to any defect in or for want of clear and marketable title or due to any defect, violation or non-compliance of any of the declarations or covenants herein.
5. The Purchaser shall be the sole and absolute owner of the Second Schedule property with attendant rights of ownership, possession, enjoyment and shall be entitled to deal with and dispose of the Second Schedule property as they deem fit without any interference, obstruction or hindrance from the Owners/ Vendors or any one claiming under, through or in trust for them.

NOW THIS DEED FURTHER WITNESSETH that in pursuance of the said agreement and in total consideration of a sum of Rs.15,00,000/= (Rupees Fifteen Lakhs) only paid by the Purchaser to the Owners / Vendors at or before execution of these presents (the receipt whereof the Owners / Vendors doth hereby admit and acknowledge the same and every part thereof as per the Memo given below) the

Owners / Vendors doth hereby grant, sale, convey, transfer, assign, assure, release and discharge unto and to the use of the said Purchasers free from all encumbrances, charges, liens attachments whatsoever, ALL THAT the undivided 1/8<sup>th</sup> (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided 1/8<sup>th</sup> (One Eighth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft., more or less, in each of the Ground and First Floor, lying and situate at Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas (more fully and particularly mentioned in the Second Schedule set out herein below), together with all other easements and attachments thereto including the right of ingress and egress from the adjacent road as well as the common passages and/or facilities and/or amenities attached thereto free from all encumbrances charges, liens, attachments, whatsoever in nature, together with the compound and appurtenances belonging thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO  
(Description of the Entire Land/Larger Property)

ALL THAT piece and parcel of Bastu land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft., more or less, 50 years old Two storied building with cemented flooring standing thereon having covered area of 800 (Eight Hundred) sq. ft., more or less, in each of the Ground and First Floor, lying and situate at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 3083, comprised in C.S. Khatian No. 763, Jamindari Khatian No.760, C. S. Dag No. 2876, R.S. Dag No. 7381, corresponding to L. R. Dag No. 7397, L.R. Khatian No. 1761, Municipal Holding No. 269 (Old 214),

Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum now Nagerbazar, Kolkata - 700 028, within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas, free from all encumbrances and butted and bounded as follows:-

On the North	: By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
On the South	: By Part of C. S. Dag No.2876/ R. S. Dag No.7381;
On the East	: By 12 feet wide Dakshin Para Road;
On the West	: By Part of C. S. Dag No.2877/ R. S. Dag No.7382;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the undivided 1/8<sup>th</sup> share of the Owners/ Vendors hereby Sold)

ALL THAT the undivided 1/8<sup>th</sup> (One Eighth) share of the aforesaid property i.e. the land measuring about 6 (Six) Chittacks more or less out of the total land measuring 3 (three) Cottahs 0 (zero) Chittack 0 (zero) sq. ft. more or less together with undivided 1/8<sup>th</sup> (One Eighth) of the said 50 years old Two storied building i.e. the building measuring Covered area of 100 (One Hundred) sq. ft. more or less in each of the Ground and First Floor, with cemented flooring, out of the said two storied building standing thereon having covered area of 800 (Eight Hundred) sq. ft., more or less, in each of the Ground and First Floor, lying and situate at Municipal Holding No. 269 (Old 214), Dakshinpara Road, Premises No. 175, Dakshinpara Road, P.S. Dum Dum, Kolkata - 700 028 within Ward No. 27 within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas.

IN WITNESS WHEREOF the Vendors doth hereby set their aside and seal the day  
month and year first above written.

SIGNED SEALED AND DELIVERED by the parties hereto at Kolkata

In the Presence of WITNESSES:

1) *Rajeev*

S/o Manoj Kumar Das.  
44 Babukala Rd.  
KOL - 700074.

*Susmita Bhattacharya*

*Rupmita Bhattacharya*

SIGNATURE OF THE  
OWNERS/ VENDORS

2) *Abhinav M. Ghosh*  
11/1, V. N. D. Lane  
KOL - 700030

M/s. Jai Venkatesh Properties

*Ram Mukherjee*

*Arghya Chatterjee*

*Arghya Chatterjee*

Partner Partner

SIGNATURE OF THE  
PURCHASER

Drafted by me pursuant to deeds,  
documents and instructions received,  
from parties hereto:

*Abhishek Biswas*

Abhishek Biswas  
Advocate  
District Judges' Court, Barasat

*R/662/2018.*

MEMO OF CONSIDERATION

RECEIVED with thanks from the above named Purchaser a sum of Rs.15,00,000/= (Rupees Fifteen Lakhs) only towards the total consideration of the Schedule Property in the manner as follows:-

DATE	MODE OF PAYMENT	AMOUNT (Rs.)
04/12/2023	NEFT: IDIBR52023120436464074	10,00,000/=
07/12/2023	NEFT: IDIBR52023120736519152	5,00,000/=
TOTAL: Rupees Fifteen Lakhs only.		Rs.15,00,000/=

## WITNESSES:

- 1) Raji Das.
- 2) Ashim K. Ghosh.

✓ Susmita Bhattacharya  
Rupmita Bhattacharya.

SIGNATURE OF THE  
OWNERS/ VENDORS



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



192023240313328568

GRN Details

GRN:	192023240313328568	Payment Mode:	SBI Epay
GRN Date:	09/12/2023 14:21:06	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0177711973733	BRN Date:	09/12/2023 14:21:36
Gateway Ref ID:	41077279	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	091220232031332855	Payment Init. Date:	09/12/2023 14:21:06
Payment Status:	Successful	Payment Ref. No:	2003028716/1/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Abhishek Biswas
Address:	68, Jessore Road, Kolkata - 700055
Mobile:	9051151680
EMAIL:	abhibis23@gmail.com
Period From (dd/mm/yyyy):	09/12/2023
Period To (dd/mm/yyyy):	09/12/2023
Payment Ref ID:	2003028716/1/2023
Dept Ref ID/DRN:	2003028716/1/2023

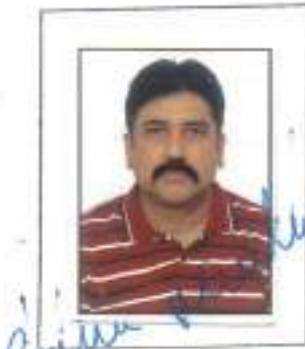
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003028716/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	59020
2	2003028716/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	15014
			<b>Total</b>	<b>74034</b>

IN WORDS: SEVENTY FOUR THOUSAND THIRTY FOUR ONLY.

PAID

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Ramu

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ramu



Asik

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Asik



Anshya Chatterjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Anshya Chatterjee

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Susmita Bhattacharya

Signature Susmita Bhattacharya



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Rupmita Bhattacharya

Signature Rupmita Bhattacharya



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_

### Major Information of the Deed

Deed No :	I-1506-13357/2023	Date of Registration	11/12/2023
Query No / Year	1506-2003028716/2023	Office where deed is registered	
Query Date	09/12/2023 2:13:56 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Biswas 68, Jessore Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 7003340813, 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. 15,00,000/-	Rs. 15,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,020/- (Article:23)	Rs. 15,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

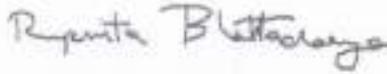
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7397 (RS :- )	LR-1761	Bastu	Bastu	6 Chatak	10,00,000/-	10,00,000/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					.6188Dec	10,00,000 /-	10,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>5,00,000 /-</b>	<b>5,00,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Susmita Bhattacharya</b> Wife of Late Rupak Bhattacharya Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Office	 11/12/2023	 Captured LTI 11/12/2023	 11/12/2023
175, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cexxxxxx6d, Aadhaar No: 66xxxxxxxx9666, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Office				
2	<b>Name</b> <b>Miss Rupmita Bhattacharya</b> Daughter of Late Rupak Bhattacharya Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Office	 11/12/2023	 Captured LTI 11/12/2023	 11/12/2023
175, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: fzxxxxxx5d, Aadhaar No: 24xxxxxxxx3366, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Office				

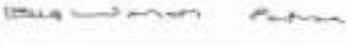
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Jai Venkatesh Properties</b> 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Ramen Mukherjee</b> (Presentant) Son of Mr Kamal Mukherjee Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 11/12/2023, Place of Admission of Execution: Office</p>	 <p>Dec 11 2023 12:12PM</p>	 <p>Captured LTI 11/12/2023</p>	 <p>11/12/2023</p>
<p>280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx2g, Aadhaar No: 50xxxxxxxx4137 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)</p>				
2	<p><b>Name</b></p> <p><b>Mr Ajit Ghosh</b> Son of Mr Badal Ghosh Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 11/12/2023, Place of Admission of Execution: Office</p>	 <p>Dec 11 2023 12:13PM</p>	 <p>Captured LTI 11/12/2023</p>	 <p>11/12/2023</p>
<p>164/1/3, Shyamnagar Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxxx0p, Aadhaar No: 35xxxxxxxx4887 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)</p>				
3	<p><b>Name</b></p> <p><b>Mr Arghya Chatterjee</b> Son of Mr Jiban Chatterjee Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 11/12/2023, Place of Admission of Execution: Office</p>	 <p>Dec 11 2023 12:16PM</p>	 <p>Captured LTI 11/12/2023</p>	 <p>11/12/2023</p>
<p>52, Dum Dum Park, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx9q, Aadhaar No: 27xxxxxxxx9264 Status : Representative, Representative of : Jai Venkatesh Properties (as Partner)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Bishwanath Patra</b> Son of Mr Dab Sankar Patra 3 No. Srinagar, Shibtala, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129</p>	 <p>11/12/2023</p>	 <p>Captured 11/12/2023</p>	 <p>11/12/2023</p>

Identifier Of Mrs Susmita Bhattacharya, Miss Rupmita Bhattacharya, Mr Ramen Mukherjee, Mr Ajit Ghosh, Mr Arghya Chatterjee

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Bhattacharya	Jai Venkatesh Properties-0.309375 Dec
2	Miss Rupmita Bhattacharya	Jai Venkatesh Properties-0.309375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Bhattacharya	Jai Venkatesh Properties-100.00000000 Sq Ft
2	Miss Rupmita Bhattacharya	Jai Venkatesh Properties-100.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi, Premises No: 175, , Ward No: 27, Holding No:269 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7397, LR Khatian No:- 1761	Owner:জিতেন্দ্র দেলগুদ, Gurdian:সতীশ চন্দর, Address:বাবুইয়াটি,থানা-রাজহাট Classification:ভাঙ্গা, Area:0.33000000 Acre,	Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 150613357 / 2023**

**On 11-12-2023**

**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 12:01 hrs on 11-12-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ramen Mukherjee .,

**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 15,00,000/-

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

Execution is admitted on 11/12/2023 by 1. Mrs Susmita Bhattacharya, Wife of Late Rupak Bhattacharya, 175, Dakshin Para Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Miss Rupmita Bhattacharya, Daughter of Late Rupak Bhattacharya, 175, Dakshin Para Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Student

Identified by Mr Bishwanath Patra, ., Son of Mr Dab Sankar Patra, 3 No. Srinagar, Shibtala, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-12-2023 by Mr Ramen Mukherjee, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Bishwanath Patra, ., Son of Mr Dab Sankar Patra, 3 No. Srinagar, Shibtala, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-12-2023 by Mr Ajit Ghosh, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Bishwanath Patra, ., Son of Mr Dab Sankar Patra, 3 No. Srinagar, Shibtala, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-12-2023 by Mr Arghya Chatterjee, Partner, Jai Venkatesh Properties (Partnership Firm), 280, Dakshin Para Road, City:- South Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Bishwanath Patra, ., Son of Mr Dab Sankar Patra, 3 No. Srinagar, Shibtala, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,014.00/- ( A(1) = Rs 15,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2023 2:21PM with Govt. Ref. No: 192023240313328568 on 09-12-2023, Amount Rs: 15,014/-, Bank: SBI EPay ( SBIPay), Ref. No. 0177711973733 on 09-12-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 59,020/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 7868, Amount: Rs.1,000.00/-, Date of Purchase: 22/09/2023, Vendor name: SAMRAT BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/12/2023 2:21PM with Govt. Ref. No: 192023240313328568 on 09-12-2023, Amount Rs: 59,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 0177711973733 on 09-12-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 376663 to 376686

being No 150613357 for the year 2023.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY

Date: 2023.12.11 12:47:02 +05:30

Reason: Digital Signing of Deed.

**(Kaustava Dey) 11/12/2023**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM**

**West Bengal.**