

2-478

I-422/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO. 1608-0000144161/19

D 540082

I certify that the document is admitted to  
registration. The Signature stamp and the  
counterstamp stamp attached with this  
document are the part of this document.

Addl. District Sub-Registrar  
Sonarpur, South 24 Parganas

28/01/19



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 28<sup>th</sup> day of January

Two Thousand Nineteen (2019) A.D.

BETWEEN

841 on 24.1.2019

₹. 5000/-

धरिदार Anup Chatterjee  
ना. Nataraj Middle Road, Sonarpur  
मपन हालदार उ. ना. बि. का. Kal-200150.  
मपनपुर, एम. डि. का. का. का. का. का.

10793 200150



Kumar Leela Mahale.  
S/o. Abinash ch. Mahale.  
794 Kaurabad, Sonarpur  
Kal-150  
Professionals

**SRI SUNIL KUMAR NATH**, (PAN- AFIPN4028G), son of Late Haramohan Nath, by faith- Hindu, both by nationality- Indian, by occupation- Business, residing at Netaji Pally, Kamrabad, P.O. & P.S. Sonarpur, Kolkata- 700 150, District South 24-Parganas, hereinafter called and referred to as the "**VENDOR**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**"CHATTERJEE CONSTRUCTION"**, a Proprietorship Firm, having its registered office at Natunpally Middle Road, P.O. & P.S. Sonarpur, Kolkata- 700 150, District South 24-Parganas, being represented by its sole Proprietor **SRI ANUP CHATTERJEE**, (PAN- ACBPC4410H), son of Late Kalipada Chatterjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Natunpally Middle Road, P.O. & P.S. Sonarpur, Kolkata- 700 150, District South 24-Parganas, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, administrators, executors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Akshay Kumar Mallick was the sole and absolute owner of **ALL THAT** piece and parcel of Danga land measuring more or less 6 decimals out of 18 decimals in R.S. Dag No. 1630 under R.S. Khatian No. 307 and Danga land measuring more or less 16 decimals in R.S. Dag No. 1631



under R.S. Khatian No. 307 of Mouza- Sonarpur, J.L. No. 39, under P.S. Sonarpur, District South 24-Parganas together with other properties as per Revisional Settlement Records of Rights and enjoying the same free from all encumbrances.

**AND WHEREAS** said Akshay Kumar Mallick while had been enjoying his aforesaid recorded properties, he died intestate leaving behind his three sons namely Bhabani Charan Mallick, Indu Bhushan Mallick and Kumud Kanta Mallick as his legal heirs and successors.

**AND WHEREAS** by virtue of inheritance said Bhabani Charan Mallick, Indu Bhushan Mallick and Kumud Kanta Mallick became the joint owners of the aforesaid properties and being enjoying the same jointly they for their better enjoyment and occupation, executed and registered a Deed of Partition, which was duly registered on 15/04/1966 before the office of the Barulpur at Sonarpur, and recorded in its Book No. 1, Volume No. 1, Pages from 256 to 260, Being No. 71 for the year 1966.

**AND WHEREAS** by virtue of the aforesaid Deed of Partition, said Bhabani Charan Mallick became the sole and absolute owner of the Schedule below property together with other properties and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

**AND WHEREAS** in the course of enjoying his aforesaid properties said Bhabani Charan Mallick transferred **ALL THAT** piece and parcel of Danga land measuring more or less 20 decimals (the split up of the land being :- 4 decimals in R.S. Dag No. 1630 and 16 decimals in R.S. Dag No. 1631) comprised in R.S. Dag Nos. 1630 & 1631 under R.S. Khatian No. 307 of Mouza- Sonarpur, J.L. No. 39, P.S. Sonarpur, District South 24-Parganas unto and in favour of his wife Smt. Annapurna Mallick, by and under a Deed of Gift, which was duly registered on 09/09/1970 before the office of the S.R. Alipore and recorded in Book No. 1, Volume No. 39, Pages from 137 to 140, being No. 2916 for the year 1970.

**AND WHEREAS** by virtue of the said Deed of Gift said Smt. Annapurna Mallick became the sole and absolute owner of the aforesaid danga land measuring more or less 20 decimals (the split up of the land being :- 4 decimals in R.S. Dag No. 1630 and 16 decimals in R.S. Dag No. 1631) comprised in R.S. Dag Nos. 1630 & 1631 under R.S. Khatian No. 307 of Mouza- Sonarpur, J.L. No. 39, P.S. Sonarpur, District South 24-Parganas and being enjoying the same said Smt. Annapurna Mallick for urgent necessity of money sold, conveyed and transferred the Danga land measuring more or less 6 Cottahs (the split up of the land being :- 4 decimals equivalent to more or less 2 Cottahs 6 Chittaks 30 Sq.ft. in R.S. Dag No. 1630 and 3 Cottahs 9 Chittaks 15 Sq.ft. in R.S. Dag No. 1631) comprised in R.S. Dag Nos. 1630 & 1631 under R.S. Khatian No. 307

of Mouza- Sonarpur, J.L. No. 39, P.S. Sonarpur, District South 24-Parganas unto and in favour of SRI SUNIL KUMAR NATH, the Vendor No. 1 herein, with the confirmation of Smt. Archana Koley, wife of Ranajit Kumar Koley, by and under a Deed of Sale (Bengali Kobala), which was executed 11/06/2001 and duly reistered on 11/12/2001 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No. 150, Pages from 315 to 320, being No. 8894 for the year 2001.

**AND WHEREAS** thus by virtue of aforesaid purchase the Vendor herein became the owner of the aforesaid area of land measuring 6 Cottahs (the split up of the land being :- 4 decimals equivalent to more or less 2 Cottahs 6 Chittaks 30 Sq.ft. in R.S. Dag No. 1630 and 3 Cottahs 9 Chittaks 15 Sq.ft. in R.S. Dag No. 1631) comprised in R.S. Dag Nos. 1630 & 1631 under R.S. Khatian No. 307 of Mouza- Sonarpur, J.L. No. 39, now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 12, P.S. Sonarpur, District South 24-Parganas and he built and/or erect an Asbestos shed structure thereon and started enjoying the same free from all encumbrances by paying rents and taxes to the authority concerned regularly.

**AND WHEREAS** the said Vendor is in urgent need of money for bonafide reason decided to dispose of the said land measuring more or less 2 Cottahs 6 Chittaks 30 Sq.ft. in R.S. Dag No. 1630 together with 100 Sq.ft. brick built



Asbestos shed structure standing thereon comprised in R.S. Dag No. 1630 appertaining to R.S. Khatian No. 307 of Mouza- Sonarpur, J.L. No. 39, now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 12, P.S. Sonarpur, District South 24-Parganas which is more fully described in the Schedule hereunder written and made public announcement to this effect.

**AND WHEREAS** the said Purchaser having come to know of such announcement, offered a consolidated value of the said property mentioned in the Schedule below for Rs. 10,00,000/- (Rupees Ten Lakhs) only, the said Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 10,00,000/- (Rupees Ten Lakhs) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only truly paid to the Vendor herein by the Purchaser herein on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge) as per memo of consideration written hereunder and the Vendor doth hereby acquit, release and forever discharge the purchaser for payment of the same and every part thereof as well as the said land measuring more or less 2 Cottahs 6 Chittaks 30 Sq.ft. together with 00 Sq.ft. brick built Asbestos shed structure standing thereon

comprised in R.S. Dag No. 1630 appertaining to R.S. Khatian No. 307 of Mouza-Sonarpur, J.L. No. 39, now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 12, P.S. Sonarpur, District South 24-Parganas hereby conveyed or transferred or agreed so to be and the Vendor doth hereby grant convey sell assign and assure to and unto and in favour of the Purchaser herein all that the said land measuring more or less 2 Cottahs 6 Chittaks 30 Sq.ft. along with 200 Sq.ft. brick built Asbestos shed structure standing thereon more fully and particularly described in the Schedule hereunder written together with the right to easement and amenities attached thereto and together with the right of egress and ingress to and from the said property more fully and particularly described in the Schedule below hereinafter collectively referred to as the "said property" **OR HOWSOEVER** the said land with common right now are or is or at any time heretofore were or was situated, butted, bounded, called, numbered, described or distinguished **TOGETHER WITH** all and singular all fixtures ground and soil thereof sewers, drains ways paths passages, under sources, lights, rights, benefits of ancient or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part, parcel and numbered thereof or appurtenant thereto and



the reversion and reversions, remainder and remainders and the rents issues and profits of and from the said property hereby granted transferred sold, conveyed, assigned and assured or intended so to be and all deeds, pattahs, muniments, writings and evidences of title whatsoever exclusively relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was in the custody possession of the vendor or any person or persons from whom the vendor can or may procure the same without any action or suit at law and in equity to the Purchaser **TO HAVE AND TO HOLD** the said property hereby granted, transferred, sold, conveyed, assigned and assured to and unto and to the use of the purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner or condition use trust or other things whatsoever to alter defeat encumber or make void the same and the vendor do and each of them doth hereby covenant with the purchaser that notwithstanding any act deed matter assurance or thing whatsoever by the Vendor made done executed occasioned or suffered to the contrary that the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said property hereby granted, transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser for a perfect and indefeasible estate of inheritance in fee simple in possession without any

manner of hindrance lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim from under or in trust for the Vendor **AND** that free and clear and freely and clearly and absolutely acquitted exonerated or discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances claims, demands, charges, liens, lispendens, debts and attachments whatsoever had made done executed occasioned or suffered by the Vendor or any person or persons claiming or to claim from through under or in trust for the vendor into and upon the said property hereby granted, transferred, sold, conveyed, assigned and assured or expressed or intended or to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance without any manner or conditions, use trust or other thing whatsoever to alter, defeat encumber or make void the same and that notwithstanding any such act deed matter or things whatsoever as aforesaid the vendor has good right, full power and absolute authority to grant sell transfer convey assign and assure by these presents the said property hereby granted, sold, transferred, conveyed assigned and assured or agrees or intended so to be unto and to the use of the purchaser in manner aforesaid and that the purchaser shall

and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby granted, transferred, sold, conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim from under or in trust for the vendor along with the right to sell, convey, transfer, mortgage or lease out the said property to any person or any financial institution at their own choice and free and clear and freely and clearly and absolutely acquitted exonerated discharged or otherwise by the Vendor well and sufficiently save defended kept harmless and indemnified of from and against all and all manner of former or other estate, rights, lease, mortgages, charges, trusts, wakfs, debutors, attachments, executions, lispendens claim, demands and encumbrances whatsoever made done occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming or to claim by from through under or in trust for the vendor and further that the vendor and all person having or lawfully claiming any estate, right, title and interest whatsoever in the aforesaid property hereby granted, transferred, sold, conveyed, assigned and assured or any part thereof from under or in trust for the vendor shall



and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute all such acts, deeds, matters assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, transferred, sold, conveyed, assigned, assured and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Danga land measuring **2 Cottahs 6 Chittaks 30 Sq.ft.** together with **100 Sq.ft.** brick built Asbestos shed structure standing thereon which is more fully shown in the annexed Map or Plan delineated by **RED** border comprised in **R.S. Dag No. 1630 appertaining to R.S. Khatian No. 307 of Mouza- Sonarpur,** J.L. No. 39, R.S. No. 13, Touzi No. 109, Pargana Medanmalla, now within the limits of the Rajpur-Sonarpur Municipality, Ward No. 12, P.S. & A.D.S.R. Office at Sonarpur, District South 24-Parganas Kolkata- 700 150, together with all easement rights attached thereto. The annual proportionate rent of 2 Cottahs 6 Chittaks 30 Sq.ft. is as per present rate which is payable to the collectorate, 24-Parganas (South) Alipore who is to receive it on behalf of the Govt. of West Bengal. Butted and bounded by :-

ON THE NORTH : R.S. Dag No. 1632.

ON THE SOUTH : R.S. Dag No. 1636.

ON THE EAST : R.S. Dag No. 1631.

ON THE WEST : R.S. Dag No. 1630.

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

in presence of

**WITNESSES :-**

1. *Kanak Laxman Khatke*  
*Kamrabad, Sonapur*  
*KOL-150*

2. *Tapan Nath*  
*Kamrabad Netaji Pally*  
*Sonapur,*  
*KOL-150*

*[Signature]*

---

**SIGNATURE OF THE VENDOR**

**CHATTERJEE CONSTRUCTION**

*[Signature]*  
Proprietor

---

**SIGNATURE OF THE PURCHASER**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser within mentioned the sum of Rs 10,00,000/- (Rupees Ten Lakhs) only being the full consideration money by the following manner :-

| <u>DATE</u> | <u>RTGS No/CHEQUE NO</u> | <u>BANK</u>                       | <u>AMOUNT</u>                           |
|-------------|--------------------------|-----------------------------------|-----------------------------------------|
| 28.1.2019   | 013533                   | Allahabad Bank<br>Sonarpur Branch | 10,00,000/-                             |
|             |                          |                                   | -----<br>Total Rs. 10,00,000/-<br>----- |

(Rupees Ten Lakhs Only)

**WITNESSES :-**

1 ~~Kamran Iqbal~~ Kamran Iqbal  
Kamranabad, Sonarpur  
KOL-150

2 Tapan Nath  
Kamranabad, Netaji Park  
Sonarpur  
KOL-150.

*[Signature]*

**SIGNATURE OF THE VENDORS**

Drafted by :-

*[Signature]*  
(SANTANU DAS)  
Advocate (F. No. 164/86/04),  
Calcutta High Court.

Printed by :-

*[Signature]*  
(PRADIP BAIDYA)  
Sonarpur.





|            | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand  |       |             |               |             |               |
| Right Hand |       |             |               |             |               |

NAME - SUNIL KR. NATH

SIGNATURE



|            | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand  |       |             |               |             |               |
| Right Hand |       |             |               |             |               |

NAME - ANUP CHATTERJEE

SIGNATURE

|            | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Left Hand  |       |             |               |             |               |
| Right Hand |       |             |               |             |               |

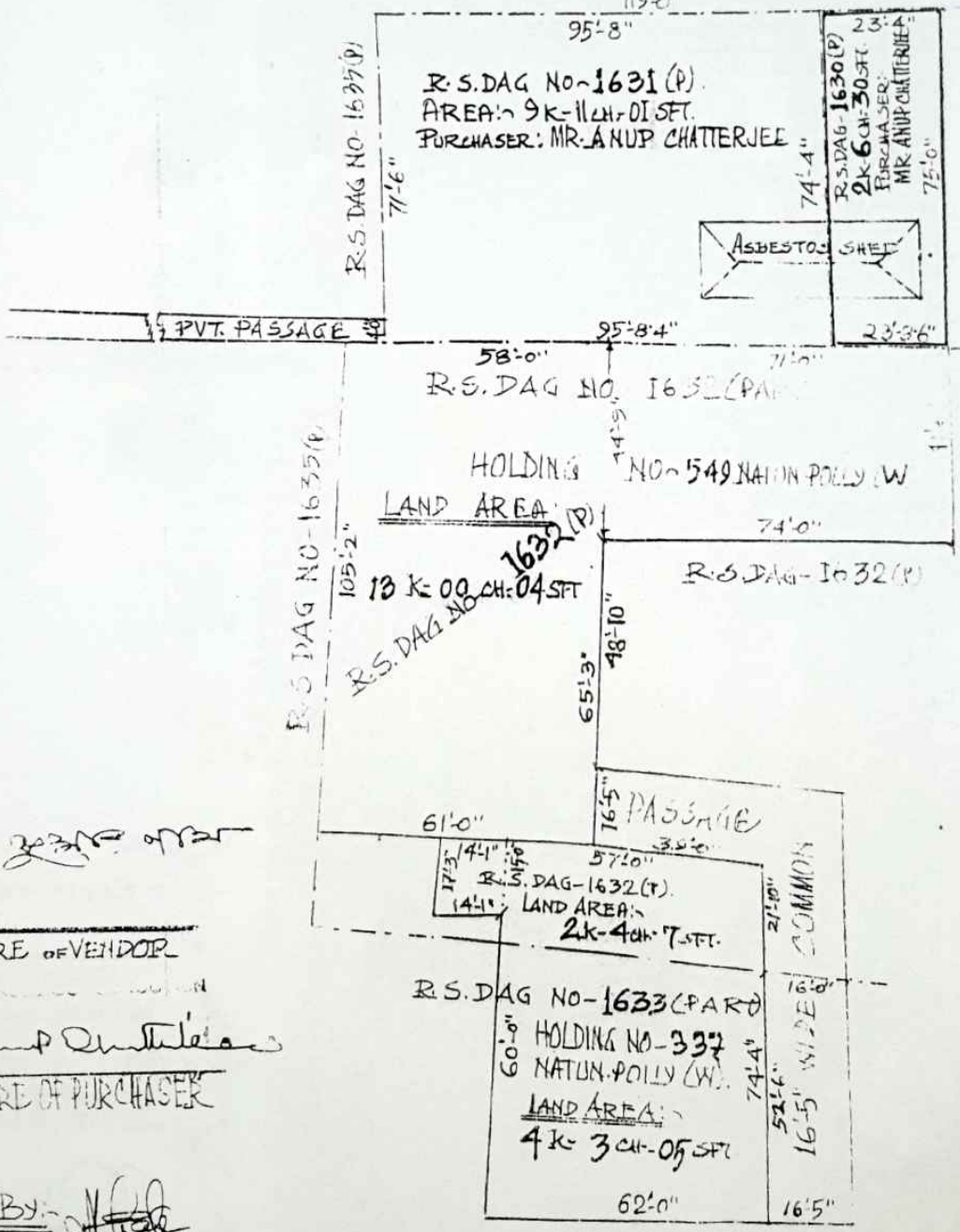
NAME - .....

SIGNATURE .....

SITE PLAN OF R.S. DAG NO-1630(P) & 1631(P) OF  
MOUZA-SONARPUR, J.L. NO-39, P.S. SONARPUR, DIST-24 PGS  
(SOUTH) SCALE-1"=33'0"  
LAND UNDER RAJPUR-SONARPUR MUNICIPAL WARD NO-12.  
SOLD AREA SHOWN BY RED BORDER ~ 9K-11CH-01 SFT. OF R.S. DAG-1630(P)  
2K-6CH-30 SFT. OF R.S. DAG-1630(P)

R.S. DAG NO-1636(T)  
119'-0"

N



SIGNATURE OF VENDOR

*[Signature]*

SIGNATURE OF PURCHASER

PREPARED BY:- *[Signature]*  
 KANAK BARAN MAHATA  
 ROLL NO-16



SITE PLAN OF R.S. TAG NO-1630(P) & 1631(P) OF  
MOUZAR SONARPUR CL NO-151 SONARPUR, 215-2465  
(SOUTH). SCALE-1:300  
LAND UNDER RAPID SONARPUR MUNICIPAL WARD NO-12.  
SOLD AREA SHOWN IN RED BORDER

24-60-30-45 OF R.S. TAG 1630(P)

R.S. TAG NO-1636(P)

R.S. TAG NO-1631(P)  
 AREA-54.11 AC OF SEC  
 CHATTERJEE

23-60-30-45 OF R.S. TAG 1630(P)  
 AREA-54.11 AC OF SEC  
 CHATTERJEE

1632(PART)

10-54.9 AC OF SEC

R.S. TAG-1632(P)

16'3" WIDE COMMON

R.S. TAG NO-1633(P)

AREA-54.11 AC OF SEC

CHATTERJEE

10-54.9 AC OF SEC

R.S. TAG-1634(P)

AREA-54.11 AC OF SEC

CHATTERJEE

N

Scale 1:300

SIGNATURE OF VENDOR  
 CHATTERJEE CONSTRUCTION

Signature of Proprietor  
 SIGNATURE OF PURCHASER

PREPARED BY:  
 ANAK BARAN MAHATA  
 BUILDING SURVEYOR



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-033495248-1  
GRN Date: 28/01/2019 12:09:08  
BRN: CBI280119365997

Payment Mode: Online Payment  
Bank: Central Bank of India  
BRN Date: 28/01/2019 12:10:55

DEPOSITOR'S DETAILS

Id No. : 16080000144161/2/2019  
(Query No./Query Year)

Name : CHATTERJEE CONSTRUCTION  
Contact No. : Mobile No. : +91 9830805710  
E-mail :  
Address : NATUNPALLY MIDDLE RD SONARPUR KOL 150  
Applicant Name : Mr ANUP CHATTERJEE  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹ ] |
|---------|-----------------------|------------------------------------------|--------------------|-------------|
| 1       | 16080000144161/2/2019 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 88333       |
| 2       | 16080000144161/2/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15566       |
| Total   |                       |                                          |                    | 103899      |

In Words : Rupees One Lakh Three Thousand Eight Hundred Ninety Nine only



## ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB. 23 109 357153

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Chatterjee Anup

চ্যাটার্জী অনূপ

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Kalipada

জালিন্দার

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১ জানুয়ারি ১৯৯৫

28

২৮

Address

RadhagobindaPalli,Ward-13,Sonarpur,  
South 24 Parganas

ঠিকানা

রাধাগোবিন্দপল্লী,ওয়ার্ড-১৩,সোনারপুর,  
দক্ষিণ ২৪ পরগণাFacsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিবন্ধন আধিকারিকFor 109-SONARPUR(S.C.)  
Assembly Constituency১০৯ সোনারপুর (স.স.)  
বিধানসভা নির্বাচন ক্ষেত্র

Place

Alipore

স্থান

আলিপুর

Date

17.08.95

তারিখ

১৭.০৮.৯৫

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACBPC4410H



नाम /NAME

ANUP CHATTERJEE

पिता का नाम /FATHER'S NAME

KALIPADA CHATTERJEE

जन्म तिथि /DATE OF BIRTH

22-09-1964

हस्ताक्षर /SIGNATURE

*Anup Chatterjee*

*CBTas*

आयकर अधिकारी, प. ४, ११

COMMISSIONER OF INCOME-TAX.

इस कार्ड के खो / गिर जाने पर कृपया जांच करके  
वापस प्राधिकारी को सूचित / वापस कर दें  
रक्षायक अधिकारी आशुतोष.

पी-७,

चौरी चौक

कलकत्ता - ७०० ०६९.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Assistant Commissioner of Income-tax.

P-7,

Chowringhee Square,

Calcutta- 700 069.

*Anup Chatterjee*





সুনীল কুমার নাথ  
Sunil Kumar Nath  
পিতা : হরিমোহন নাথ  
Father : Harimohan Nath

জন্মতারিখ/DOB: 03/07/1949  
পুরুষ / Male

6418 2170 0265



আধার - সাধারণ মানুষের অধিকার



ঠিকানা: / হরিমোহন নাথ,  
কামরাবাদ নেতাজী পল্লী  
রাজপুর (সোনারপুর) (এম), সোনারপুর  
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O. Harimohan  
Nath, KAMRABAD NETAJI  
PALLY, Rajpur Sonarpur (M),  
South 24 Parganas,  
Sonarpur, West Bengal,  
700150

6418 2170 0265

1947  
1800 300 1947

help @ uidai.gov.in

www.uidai.gov.in

*Sunil Kumar Nath*



## Major Information of the Deed

|                                         |                                                                                                                                                                        |                                                |            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                               | I-1608-00422/2019                                                                                                                                                      | Date of Registration                           | 28/01/2019 |
| Query No / Year                         | 1608-0000144161/2019                                                                                                                                                   | Office where deed is registered                |            |
| Query Date                              | 27/01/2019 11:51:30 PM                                                                                                                                                 | A.D.S.R. SONARPUR, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | ANUP CHATTERJEE<br>NATUNPOLLY MIDDLE ROAD, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9830805710, Status : Buyer/Claimant |                                                |            |
| Transaction                             | Additional Transaction                                                                                                                                                 |                                                |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]                                                                                              |                                                |            |
| Set Forth value                         | Market Value                                                                                                                                                           |                                                |            |
| Rs. 10,00,000/-                         | Rs. 15,55,219/-                                                                                                                                                        |                                                |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                                  |                                                |            |
| Rs. 93,333/- (Article:23)               | Rs. 15,566/- (Article:A(1), E)                                                                                                                                         |                                                |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urba area)                                                                          |                                                |            |

## Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Unnamed / Missing Road  
Mouza: Sonarpur, Ward No: 12 Pin Code : 700150

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                 |
|---------------|-------------|----------------|-------------------|---------|---------------------------|-------------------------|-----------------------|-------------------------------|
| L1            | RS-1630     | RS-307         | Bastu             | Danga   | 2 Katha 6 Chatak 30 Sq Ft | 9,70,000/-              | 15,25,219/-           | Width of Approach Road: 4 Ft. |
| Grand Total : |             |                |                   |         | 3.9875Dec                 | 9,70,000 /-             | 15,25,219 /-          |                               |

## 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.        | 30,000/-                | 30,000/-              | Structure Type: Structure |

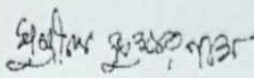
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete

|         |           |           |           |
|---------|-----------|-----------|-----------|
| Total : | 100 sq ft | 30,000 /- | 30,000 /- |
|---------|-----------|-----------|-----------|



# Details :

Name, Address, Photo, Finger print and Signature

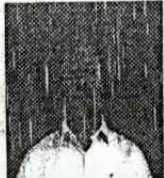
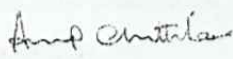
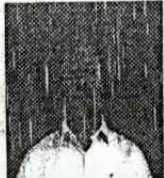
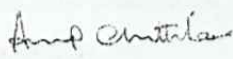
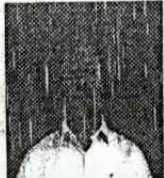
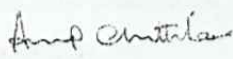
| Name                                                                                                                                                                             | Photo                                                                             | Fingerprint                                                                       | Signature                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Sunil Kumar Nath</b><br>Son of Late Haramohan Nath<br>Executed by: Self, Date of Execution: 28/01/2019<br>Admitted by: Self, Date of Admission: 28/01/2019, Place : Office |  |  |  |
| 28/01/2019                                                                                                                                                                       | LTI<br>28/01/2019                                                                 | 28/01/2019                                                                        |                                                                                    |

Kamrabad, Netajipolly, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFIPN4028G, Status :Individual, Executed by: Self, Date of Execution: 28/01/2019  
 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office

## Buyer Details :

| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                 |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>CHATTERJEE CONSTRUCTION</b><br>NATUNPOLLY MIDDLE ROAD, P.O:- SONARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, PAN No.: ACBPC4410H, Status :Organization, Executed by: Representative |

## Representative Details :

| Sl No                                                                                                                                                                                                                          | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |                                                                                      |              |           |                                                                                                                                                                                                                                |                                                                                     |                                                                                     |                                                                                      |                    |                   |            |  |                                                                                                                                                                                                                                                                                                                                     |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------|-------------------|------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 1                                                                                                                                                                                                                              | <table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td><b>Mr ANUP CHATTERJEE</b><br/><b>(Presentant)</b><br/>Son of Late Kalipada Chatterjee<br/>Date of Execution -<br/>28/01/2019, , Admitted by:<br/>Self, Date of Admission:<br/>28/01/2019, Place of<br/>Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Jan 28 2019 2:13PM</td><td>LTI<br/>28/01/2019</td><td colspan="2">28/01/2019</td></tr></tbody></table> | Name                                                                                | Photo                                                                                | Finger Print | Signature | <b>Mr ANUP CHATTERJEE</b><br><b>(Presentant)</b><br>Son of Late Kalipada Chatterjee<br>Date of Execution -<br>28/01/2019, , Admitted by:<br>Self, Date of Admission:<br>28/01/2019, Place of<br>Admission of Execution: Office |  |  |  | Jan 28 2019 2:13PM | LTI<br>28/01/2019 | 28/01/2019 |  | <p>Natunpolli Middle Road, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India<br/>PAN No.: ACBPC4410H Status : Representative, Representative of : CHATTERJEE CONSTRUCTION (as sole proprietor)</p> |  |  |
| Name                                                                                                                                                                                                                           | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                                                                |                                                                                     |                                                                                     |                                                                                      |                    |                   |            |  |                                                                                                                                                                                                                                                                                                                                     |  |  |
| <b>Mr ANUP CHATTERJEE</b><br><b>(Presentant)</b><br>Son of Late Kalipada Chatterjee<br>Date of Execution -<br>28/01/2019, , Admitted by:<br>Self, Date of Admission:<br>28/01/2019, Place of<br>Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |              |           |                                                                                                                                                                                                                                |                                                                                     |                                                                                     |                                                                                      |                    |                   |            |  |                                                                                                                                                                                                                                                                                                                                     |  |  |
| Jan 28 2019 2:13PM                                                                                                                                                                                                             | LTI<br>28/01/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 28/01/2019                                                                          |                                                                                      |              |           |                                                                                                                                                                                                                                |                                                                                     |                                                                                     |                                                                                      |                    |                   |            |  |                                                                                                                                                                                                                                                                                                                                     |  |  |

**Owner Details :**

**Name & address**

Kanak Baran Mahata  
 Son of Mr Abinash Chandra Mahata  
 Kamrabad, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India. PIN  
 700150. Sex: Male. By Caste: Hindu, Occupation: Professionals, Citizen of: India. Identifier Of Mr Sunil Kumar Nath  
 ANUP CHATTERJEE

28/01/2019

**Transfer of property for L1**

| Sl.No | From                | To. with area (Name-Area)          |
|-------|---------------------|------------------------------------|
| 1     | Mr Sunil Kumar Nath | CHATTERJEE CONSTRUCTION-3.9875 Dec |

**Transfer of property for S1**

| Sl.No | From                | To. with area (Name-Area)                  |
|-------|---------------------|--------------------------------------------|
| 1     | Mr Sunil Kumar Nath | CHATTERJEE CONSTRUCTION-100.00000000 Sq Ft |

**Endorsement For Deed Number : I - 160800422 / 2019**

On 28-01-2019

**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 14:05 hrs on 28-01-2019, at the Office of the A.D.S.R. SONARPUR by Mr ANUP CHATTERJEE.

**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 15.55\*219/-.

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

Execution is admitted on 28/01/2019 by Mr Sunil Kumar Nath, Son of Late Haramohan Nath, Kamrabad, Netajipolly, P.O Sonarpur, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Identified by Mr Kanak Baran Mahata, , Son of Mr Abinash Chandra Mahata, 794- Kamrabad, P.O: Sonarpur, Thana Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150. by caste Hindu, by profession Professionals

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

Execution is admitted on 28-01-2019 by Mr ANUP CHATTERJEE, sole proprietor, CHATTERJEE CONSTRUCTION (Sole Proprietorship), NATUNPOLLY MIDDLE ROAD, P.O:- SONARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District- South 24-Parganas, West Bengal, India, PIN - 700150

Major Information of the Deed :- I-1608-00422/2019-28/01/2019



certified by Mr Kanak Baran Mahata, . . Son of Mr Abinash Chandra Mahata, 794- Kamrabad, P.O. Sonarpur, Thana Sonarpur, . City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste . . . . .  
by profession Professionals

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,566/- ( A(1) = Rs 15,552/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,566/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/01/2019 12:10PM with Govt. Ref. No: 192018190334952481 on 28-01-2019, Amount Rs: 15,566/-,  
Bank. Central Bank of India ( CBIN0280107), Ref. No. CBI280119365997 on 28-01-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 93,333/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 88,333/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 841, Amount: Rs.5,000/-, Date of Purchase: 24/01/2019. Vendor name: Tapas Haider

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/01/2019 12:10PM with Govt. Ref. No: 192018190334952481 on 28-01-2019, Amount Rs: 88,333/-,  
Bank. Central Bank of India ( CBIN0280107), Ref. No. CBI280119365997 on 28-01-2019, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1608-2019, Page from 8461 to 8487  
being No 160800422 for the year 2019.



Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2019.01.28 15:27:58 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 28-01-2019 15:27:40  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)