

3262/2022

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3207/2022

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिमवङ्ग प्रश्चिम बंगाल WEST BENGAL

AD 910220



Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted to
Registration. The Stamp Duty and the
underwritten charges and the amount
are the part of this document.

Additional Registrar
of Assurances-IV, Kolkata

DEED OF SALE

THIS DEED is made on this the 21st day of February in the year Two Thousand
Twenty Two of the Christian Era

21 FEB 2022

AMONGST

1. **BANDANA ROY**, wife of late Subrata Roy @ Subrata Ray, PAN No. AIQPR3399D, AADHAAR No. 941370597332, MOBILE No 7908116687, by occupation - Household works, 2. **BAISHALI MAJUMDER**, wife of Rajib Majumdar, Daughter of late Subrata Roy @ Subrata Ray, PAN No. BBNPM8575K, AADHAAR No. 921512441902, MOBILE No. 8334921420, by occupation - Household works, resident of P-33 Rabindra Nath Tagore Road, Post Office - Bediapara Sub P.O., police Station - Dum Dum, Kolkata - 700077, District - 24 Paraganas (North), AND 3. **CHAITALI RAY @ CHAITALI ROY**, Daughter of late Subrata Roy @ Subrata Ray, PAN No. AIJPR1674E, AADHAAR No. 307504601657, MOBILE No.



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

GRN Details

GRN: 192021220181791761 Payment Mode: Online Payment
GRN Date: 11/02/2022 12:12:52 Bank/Gateway: State Bank of India
BRN : IK0BNJTIJ5 BRN Date: 11/02/2022 12:02:47
Payment Status: Successful Payment Ref. No: 2000435611/2/2022
[Query No/*Query Year]

Depositor Details

Depositor's Name: KISHORE MUKHERJEE
Address: 3C, D. Gupta Lane Kolkata - 700050
Mobile: 9830092721
Depositor Status: Advocate
Query No: 2000435611
Applicant's Name: Mr Soumyajit Mukherjee
Identification No: 2000435611/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000435611/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	597339
2	2000435611/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	119478
			Total	716817

IN WORDS: SEVEN LAKH SIXTEEN THOUSAND EIGHT HUNDRED SEVENTEEN ONLY.

9874690389, by occupation - Household works, Nos. 1 and 3 are residents of 6/9, Kali Charan Ghosh Road, Post Office and Police Station - Sinthee, Kolkata - 700050, District - 24 Paraganas (North), all by Religion - Hindu, all by Nationality - Indian, hereinafter referred to and called as the "**OWNERS/VENDORS**" (which terms or expression shall unless, excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

1. JAYA PAL, wife of Narayan Pal, daughter of Bisweswar Kundu, **PAN No. AQMPP9530G, AADHAAR No. 612530228677, MOBILE No. 8240486176**, by occupation - Business, resident of AD-102, Salt Lake City, Post Office - Bidhannagar CC Block, Police Station - Bidhanagar North, Kolkata - 700064, District - 24 Paraganas (North) **AND 2. NARAYAN CHANDRA DAS**, son of Gourhari Das, **PAN No. AQYPD3395D, AADHAAR No. 799200599668, MOBILE No. 7003482962**, by occupation - Business, resident of P - 38, DPK Housing Complex, Nayabad, Mukundapur, Post Office - Kalikapur., Police Station - Panchasayar, Kolkata - 700099, District - 24 Paraganas (South), hereinafter referred to and called as the "**PURCHASERS**" (which terms or expression shall unless, excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS by a dint of a registered Deed of Conveyance dated 18.08.1954, one Gopal Chandra Ray, son of late Kali Charan Ray, described as the purchaser therein became the owner in respect of **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and the said Deed was recorded in Book No. I, Volume No. 60, Pages from 57 to 65, bearing Deed No. 4783 for the year of 1954 and duly registered before the Sub Registrar of Cossipore Dum Dum.

AND WHEREAS after being the sole and exclusive owner in respect of the property as referred above, the said Gopal Chandra Ray had duly erected a Single Storied Brick built residential building structure thereupon.

AND WHEREAS subsequently on 11.03.1977, the said Gopal Chandra Ray had duly sold, transferred and conveyed his said property being **ALL THAT** piece

and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a single storey brick built residential building structure erected thereupon, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation to his son, namely Subrata Ray, by a dint of a Deed of Conveyance, registered before the office of the Sub Registrar of Cossipore Dum Dum, recorded in Book - I, Volume No. 35, Pages from 166 to 170, bearing Deed No. 1345 for the year of 1977.

THUS the said Subrata Ray remained as the sole and absolute owner in respect of the property being **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a single storey brick built residential building structure erected thereupon, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation.

AND WHEREAS after being the sole and absolute owner of the said property, the said Subrata Ray had duly constructed an additional floor upon the existing residential structure and accordingly the said Subrata Ray became seized, possessed and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a Two storied brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is 64 years aged and 1st floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation, hereinafter to be mentioned as "**THE SAID PROPERTY**", more fully and specifically described in the Schedule written hereunder and remained in possession of the same. Subsequently the said Subrata Ray had duly inducted 8 Tenants, namely **LALTU SASMAL, SANKAR KUMAR SASMAL, SHYAMAL CHANDRA ROY, SHRIDAM MONDAL, SUKUMAR JANA, BISHWANATH SENAPATI, GOBINDA PRAMANIK** and **SHYAMAL SAMANTA** in respect of the Ground Floor of the said residential building.

AND WHEREAS while in possession of the said property, the said Subrata Ray had died intestate on 05.05.2021 leaving behind his wife, Bandana Roy and his two Daughters, namely Baishali Majumder and Chaitali Ray @ Chaitali Roy, being the present Owners herein as his only legal heirs and successor. Accordingly, the present owners herein became the joint absolute owners in respect of the said property as per the rule of Hindu Intestate Male Succession having 1/3rd undivided shares each. Subsequently all the present owners herein had jointly got mutated their names in respect of the said property in the relevant records of the Kolkata Municipal Corporation and upon joint prayer of the present owners herein, the Kolkata Municipal Corporation had duly sanctioned a Building Plan for the said premises Vide No. B.P. 2021010103 dated 08.02.2022 for the construction of a G+3 storied building thereupon.

AND WHEREAS all the present Owners herein are well seized, possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a Two storied partially tenanted brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is 64 years aged and 1st floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum, morefully and specifically described in the schedule written hereunder.

AND WHEREAS the Purchasers duly inspected all the title deeds and documents of the said Vendors relating to the said property and became satisfied with regard to specification and other details whatsoever concerned the said property.

AND WHEREAS the Purchasers approached the present Owners and expressed his/her willingness to purchase **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a Two storied brick built partially tenanted residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is 64 years aged and 1st floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within

the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum, morefully and specifically described in the schedules written here under.

AND WHEREAS the present owners have agreed to sell and the Purchasers have agreed to purchase **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a two storied partially tenanted brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is 64 years aged and 1st floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum, morefully and specifically described in the schedule written here under, being absolutely free from all encumbrances, for the Total Consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only.

NOW THIS INDENTURE WITNESSETH that for the Consideration as referred to above being Rs. 35,00,000/- (Rupees Thirty Five Lakh) only, the owner doth hereby forever release, acquit, exonerate, discharge the said property hereby intended to be sold, transferred and/or assigned, the Vendor herein do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT** piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a two storied partially tenanted brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Ground Floor of which is 64 years aged and 1st floor of which is 41 years aged, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum, morefully and specifically described in the schedule written here under, **TOGETHER WITH** common areas and facilities along with proportionate share of land described in the First Schedule with all other easements and rights in common portion of the said property, **OR HOWSOEVER OTHERWISE** the said property now is or at any time heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, passages, sewers, drains, water courses, benefits, advantages, easements, privileges, appendages and appurtenances whatsoever

belonging to the said property or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** all and every part of the said property along with exclusive right to all side walls, partition walls, ceilings and doors and windows of the said property and along with absolute right to sell, mortgage, transfer in any manner whatsoever of the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said property hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said writings and evidences of title relating to the said property or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said property and all the lands, hereditaments, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lis pendens, charges, attachments, claims, requisitions, vestings and alignments whatsoever.

THE VENDORS/OWNERS DO HEREBY CONVENANT WITH THE PURCHASERS AS FOLLOWS :

- I. **THAT** notwithstanding any act, deed, matter or thing done as aforesaid the Vendors now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid, according to the true intent and meaning of these presents;
- II. **AND THAT** the said property and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vestings, leases, lis pendens, uses or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said property from under or in trust for the Vendors;

III. **AND THAT** the Purchasers shall and may, from time to time and at all times hereafter peacefully and quietly, enter into, hold, possess, use and enjoy the said property and every part thereof and receive the rents, issues and profits thereof and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be unto and to the use of the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right, title or interest therein from under or in trust for the Vendors;

IV. **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently entitled, saved and indemnified of, from and against all charges liens, debts, attachments, and encumbrances whatsoever suffered or created by the Vendors or any of her predecessors in title or any person lawfully or equitably claiming as aforesaid;

V. **AND THAT** the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, attachments, lis pendens, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully and equitably or rightfully claiming as aforesaid in respect of the said property or any part thereof;

VI. **AND THAT** the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times, hereafter, at the request and costs of the Purchaser do and execute and caused to be done and executed all such acts, deeds, matters or things, whatsoever for further better or more perfectly assuring the said property and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required;

VII. **AND ALSO THAT** the Vendors has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said property and other benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

"SCHEDULE OF THE PROPERTY"
(THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 3 Cottah 1 Chittack more or less alongwith a two storied brick built residential building structure erected thereupon, measuring an area about 2000 Sq. Ft. more or less, Cemented Flooring, Ground Floor of which is 64 years aged and 1st floor of which is 41 years aged and the Premises has not been renovated since its construction, consisting of 9 Rooms, 2 Kitchens, 2 Dinings, 2 Drawings, 4 Toilets, 2 Verandahs, Partly tenanted in respect of the Ground Floor of the building premises, bearing Holding No. 129, Sub Division - 14, Division - I, under the administrative jurisdiction of the then Cossipore Police Station (presently Sinthee Police Station) and in the District of the then 24 Paraganas (presently North 24 Paraganas), at and being Premises No. 6, subsequently renumbered as 6A, presently 6/9, Kali Charan Ghosh Road, within the local limits of Ward No. 002 of the then Calcutta Corporation, presently Kolkata Municipal Corporation and within the present jurisdiction of ADSR Cossipore Dum Dum, and is butted and bounded by:

On the North: By Wide KMC Road

On the South: By Orchard Land

On the East: Premises No. 6/10, Kalicharan Ghosh Road

On the West: Premises No. 6/8, Kalicharan Ghosh Road

Narayan ch. Das
Jaya Pal

Bandana Roy.
Basibah Majumdar
Chaitali Roy.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED
BY THE Parties in presence of :**

1. *Soumyajit Mukherjee*
Advocate
High Court, Calcutta

2. *Namya Pal.*
AD-102, Salt Lake,
Kolkata-64.

Bansana Roy.

Bairab Majumdar

Chaitali Roy.

SIGNATURE OF OWNER/VENDOR

Jaya Pal
Narayan ch. Das

SIGNATURE OF THE PURCHASER

Drafted by me
Soumyajit Mukherjee
SOUMYAJIT MUKHERJEE

Advocate
High Court, Calcutta
Bar-Association Room No. 5
Enrolment No. WB/2154/2009

MEMO OF CONSIDERATION

Received a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakh) only by the OWNER/VENDOR from the Purchaser as the total consideration money as per the details given herein below :

DETAILS OF CONSIDERATION

1. Through Cheque bearing no. 132193 dated 06.10.2021, drawn on S.B.I., Salt Lake A C Block Branch Rs. 1,00,000/-
2. Through Cheque bearing no. 000005 dated 06.10.2021, drawn on Bank of Baroda, Shyam Bazar Branch Rs. 1,00,000/-
3. Through Bank Draft bearing No. 231483 dated 19.02.2022, Drawn on Bank of Baroda, Five Point Crossing Branch Rs. 9,00,000/-
4. Through Bank Draft bearing No. 231485 dated 19.02.2022, Drawn on Bank of Baroda, Five Point Crossing Branch Rs. 5,00,000/-
5. Through Bank Draft bearing No. 231484 dated 19.02.2022, Drawn on Bank of Baroda, Five Point Crossing Branch Rs. 2,50,000/-
6. Through Bank Draft bearing No. 171119 dated 18.02.2022, Drawn on Bank of Baroda, Five Point Crossing Branch Rs. 2,50,000/-
7. Through RTGS Rs. 10,00,000/-
8. Through NEFT Rs. 4,00,000/-

Rs. 35,00,000.00

(RUPEES THIRTY ^{FIVE} LAKH ONLY)

Witness :

1. *Somrajit Mukherjee*
Advocate

2. *Narayan Pal.*
AD-102, Salt Lake.
Kolkata-64.























Bandana Roy.

Banabati Majumdar

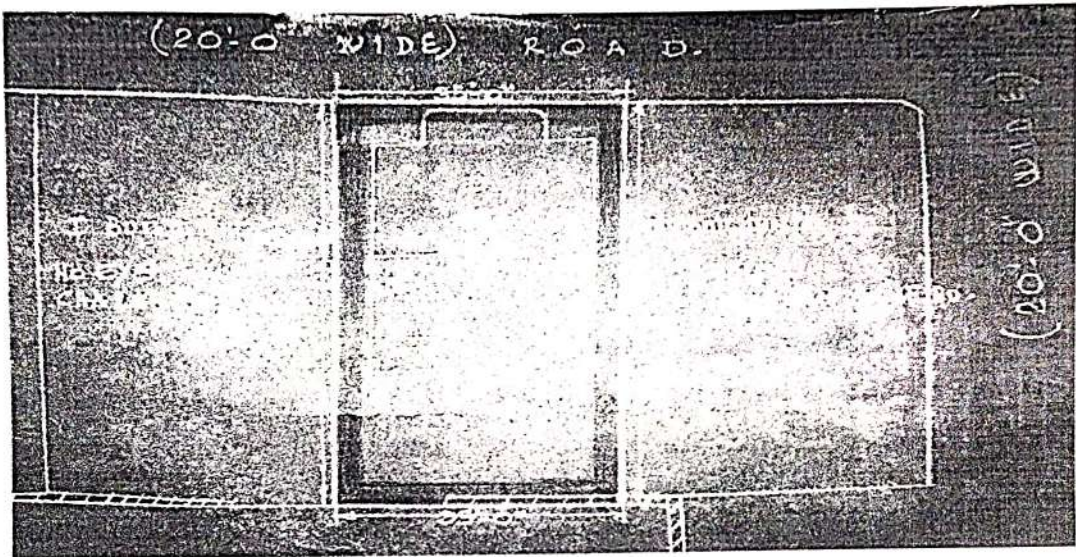
Chaitali Roy.
OWNERS/VENDORS.

Page No.

Specimen Form For Ten Finger Prints

					
Jaya Pal					
					
Narayan Ch. Das					

PLAN OF PREMISES NO. 6/9, KALI CHARAN GHOSH ROAD, POST OFFICE
AND POLICE STATION - SINTHEE, KOLKATA - 700050, DISTRICT - 24
PARAGANAS (NORTH)



Bandana Roy.
Pisibali Majumdar
Chaitali Roy.






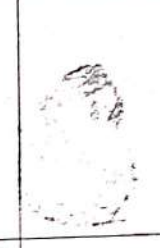



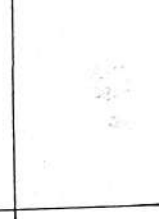










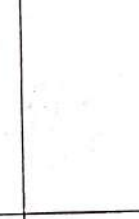
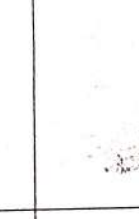











OWNERS

Narayan ch. Das
Smt. P.

PURCHASERS

Page No.

Specimen Form For Ten Finger Prints

					
Bandana Roy					
					
Basabi Majumdar					
					
Chaitali Roy					

Major Information of the Deed

Deed No :	I-1904-03207/2022		
Query No / Year	1904-2000435611/2022	Date of Registration	21/02/2022
Query Date	08/02/2022 1:38:59 PM	Office where deed is registered	1904-2000435611/2022
Applicant Name, Address & Other Details	Soumyajit Mukherjee 94/17, Vivekananda Abasan, Nayapatty Road,,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9073219349, Status :Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 35,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 5,97,389/- (Article:23)	Market Value	Rs. 1,19,46,373/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 1,19,562/- (Article:A(1), E)

Land Details :



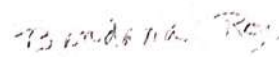


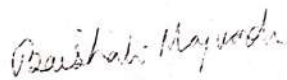


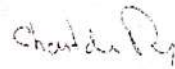
District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalicharan Ghosh Road, , Premises No: 6/9, , Ward No: 002 Pin Code : 700050

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 1 Chatak	30,00,000/-	1,10,24,998/-	Property is on Road ,Last Reference Deed No :1506-I -01345-1977
Grand Total :				5.0531Dec	30,00,000 /-	110,24,998 /-	



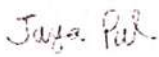


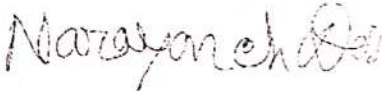
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	5,00,000/-	9,21,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 64 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 41 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	5,00,000 /-	9,21,375 /-	



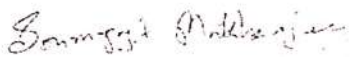
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs BANDANA ROY Wife of Late Subrata Roy Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>	<p>Photo</p>  <p>21/02/2022</p>	<p>Finger Print</p>  <p>LTI 21/02/2022</p>	<p>Signature</p>  <p>21/02/2022</p>
<p>6/9, Kali Charan Ghosh Road, City:- Dum Dum, P.O:- Sinter, P.S:-Sinter, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx9D, Aadhaar No: 94xxxxxxxx7332, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs BAISHALI MAJUMDER Daughter of Late Subrata Roy Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>	<p>Photo</p>  <p>21/02/2022</p>	<p>Finger Print</p>  <p>LTI 21/02/2022</p>	<p>Signature</p>  <p>21/02/2022</p>
<p>P-33 Rabindra Nath Tagore Road, City:- South Dum Dum, P.O:- Bediapara Sub Post Office, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx5K, Aadhaar No: 92xxxxxxxx1902, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>				
3	<p>Name</p> <p>CHAITALI RAY, (Alias: CHAITALI ROY) Daughter of Late Subrata Roy Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>	<p>Photo</p>  <p>21/02/2022</p>	<p>Finger Print</p>  <p>LTI 21/02/2022</p>	<p>Signature</p>  <p>21/02/2022</p>
<p>6/9, Kali Charan Ghosh Road, City:- Dum Dum, P.O:- Sinter, P.S:-Sinter, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx4E, Aadhaar No: 30xxxxxxxx1657, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs JAYA PAL Wife of Narayan Pal Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office	 21/02/2022	 LTI 21/02/2022	 21/02/2022
Wife of Narayan Pal AD-102, Salt Lake City, City:- Bidhannagar, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx0G, Aadhaar No: 61xxxxxxxx8677, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr NARAYAN CHANDRA DAS (Presentant) Son of Gourhari Das Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office	 21/02/2022	 LTI 21/02/2022	 21/02/2022
Son of Gourhari Das P - 38, DPK Housing Complex, Nayabad, Mukundapur, City:- Not Specified, P.O:- Kalikapur, 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.:: AQxxxxxx5D, Aadhaar No: 79xxxxxxxx9668, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumyajit Mukherjee Son of Mr Debabrata Mukherjee 94/17, Vivekananda Abasan, Nayapatty Road, City:- South Dum Dum, P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	 21/02/2022	 21/02/2022	 21/02/2022
Identifier Of Mrs BANDANA ROY, Mrs BAISHALI MAJUMDER, CHAITALI RAY, Mrs JAYA PAL, Mr NARAYAN CHANDRA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BANDANA ROY	Mrs JAYA PAL-0.842188 Dec,Mr NARAYAN CHANDRA DAS-0.842188 Dec
2	Mrs BAISHALI MAJUMDER	Mrs JAYA PAL-0.842188 Dec,Mr NARAYAN CHANDRA DAS-0.842188 Dec
3	CHAITALI RAY	Mrs JAYA PAL-0.842188 Dec,Mr NARAYAN CHANDRA DAS-0.842188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs BANDANA ROY	Mrs JAYA PAL-333.33333300 Sq Ft,Mr NARAYAN CHANDRA DAS-333.33333300 Sq Ft
2	Mrs BAISHALI MAJUMDER	Mrs JAYA PAL-333.33333300 Sq Ft,Mr NARAYAN CHANDRA DAS-333.33333300 Sq Ft
3	CHAITALI RAY	Mrs JAYA PAL-333.33333300 Sq Ft,Mr NARAYAN CHANDRA DAS-333.33333300 Sq Ft

Endorsement For Deed Number : I - 190403207 / 2022

On 21-02-2022

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

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

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

Presented for registration at 13:46 hrs on 21-02-2022, at the Office of the A.R.A. - IV KOLKATA by Mr NARAYAN CHANDRA DAS , one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,19,46,373/-

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

Execution is admitted on 21/02/2022 by 1. Mrs BANDANA ROY, Wife of Late Subrata Roy, 6/9, Kali Charan Ghosh Road, P.O: Sinthee, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 2. Mrs BAISHALI MAJUMDER, Daughter of Late Subrata Roy, P-33 Rabindra Nath Tagore Road, P.O: Bedia para Sub Post Office, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700077, by caste Hindu, by Profession House wife, 3. CHAITALI RAY, Alias, CHAITALI ROY, Daughter of Late Subrata Roy, 6/9, Kali Charan Ghosh Road, P.O: Sinthee, Thana: Sinthi, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 4. Mrs JAYA PAL, Wife of Narayan Pal, AD-102, Salt Lake City, P.O: Bidhannagar CC Block, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 5. Mr NARAYAN CHANDRA DAS, Son of Gourhari Das, P - 38, DPK Housing Complex, Nayabad, Mukundapur, P.O: Kalikapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, P:IN - 700099, by caste Hindu, by Profession Business

Indetified by Mr Soumyajit Mukherjee, . . . Son of Mr Debabrata Mukherjee, 94/17, Vivekananda Abasan, Nayapatty Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,19,562/- (A(1) = Rs 1,19,464/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,19,478/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2022 12:15PM with Govt. Ref. No: 192021220181791761 on 11-02-2022, Amount Rs: 1,19,478/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNJTJ5 on 11-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,97,339/- and Stamp Duty paid by Stamp Rs 50/- by online = Rs 5,97,339/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 84177, Amount: Rs.50/-, Date of Purchase: 11/02/2022, Vendor name: A Sarkar Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2022 12:15PM with Govt. Ref. No: 192021220181791761 on 11-02-2022, Amount Rs: 5,97,339/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNJTJ5 on 11-02-2022, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 252207 to 252241
being No 190403207 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.02.25 13:24:19 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/02/25 01:24:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)