

3572/23

I 3675/2023.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 866846

NO. 2. 960491/2023

My Rs 9,00,000/-

26/04/23

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th
day of April 2023.

DISTRICT SUB-REGISTRAR
HOOGHLY

26 APR 2023

BETWEEN

Contd. In page 2

By
Nehal Singh
A.S.R.

ক্রমিক নং. 1142 তারিখ 19/04/2023

নাম. Sri Kausik Panda

ঠিকানা. Serampore

থানা. Serampore, Dist. Hooghly.

মূল্য. 5000/- (Five thousand) only

স্বাক্ষর : শ্রী অভিজিৎ ভাট

স্বাক্ষর : জনাই এ. ডি. মার - রেজিষ্ট্রার অফিস, জনাই, হুগলী

স্বাক্ষর. DJJ



DISTRICT SUB-REGISTRAR-I
HOOGHLY

26 APR 2023

(2)

- (1) SMT SAMPA SARKAR Alias SAMPA CHANDA(PAN CIAPS7957Q), (Aadhar no 2835 2269 8604), Wife of Sri Digbijoy Sarkar, Daughter of Late Sachindra Nath Chanda, by faith Hindu, by occupation service, Nationality Indian, resident of Dr. Bhuban Chandra Bhar Road, Prantik, P.O. & P.S. Chandannagar, Dist Hooghly, Pin 712136,
- (2) SMT SANTA GUPTA(PAN ACWPG7230N), Alias SMT SANTA CHANDA,(Aadhar no 5106 0165 2701), Wife of Sri Suvaranu Gupta, Daughter of Sachindra Nath Chanda, by faith Hindu, by occupation service, Nationality Indian, residing at 2nd Floor, 1A, Rammoy Road, Bhawanipore, S.O. Bhawanipore, Kolkata, Pin 700025, West Bengal ,
- (3) SRI SAMIT CHANDA(PAN ADKPC9377M), (Aadhar no 9099 4326 3297), Son of Sachindra Nath Chanda, by faith Hindu, by occupation service, Nationality Indian, resident of Brahmapur Govt Colony, Bansdroni, P.S. Bansdroni, Budge Budge -1, South 24 Parganas, West Bengal, Pin 700070, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) hereinafter called 'THE OWNERS / VENDORS' .

Contd. In page 3

47
Nehal Singh
Adv

(3)

AND

(1) SRI KAUSIK PANDA (PAN AFXPP4477Q), (Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation Business, by Nationality Indian, resident of 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal,

(2) SRI ANSHUMAN ROY (AHUPR4118F), (Aadhar no 5512 8096 9556), Son of Dilip Kumar Roy, By faith Hindu, by occupation business, by Nationality Indian, residing at Mankundu Station Road, GarerDhar, P.O. & P.S Chandannagar, Dist Hooghly, Pin 712136, West Bengal,, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) hereinafter called THE PURCHASERS' .

ALL THAT PIECE & PARCEL of a 'Bastu', land measuring more or less an area of 0.024 Acre (Bastu), along with 120 sq.ft R.T. Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, under previous L.R. Khatian no 765/1, present L.R Khatian no 1307, 1483, 2143, corresponding L.R. Dag no 96 , together with all easement rights thereto within Police Station – Chandannagar, being previous holding No. 423/H. Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1675, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, fully described in the Scheduled below.

Contd. In page 4

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Mehallin
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AND- WHEREAS, the aforesaid property along with other properties previously belonged to Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1st Sub Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan no 2 and marked as number '6'.

AND- WHEREAS, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasranga 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written & marked as plot no '6' in the Scheduled property of the said sale Deed.

AND- WHEREAS, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents.

4
Sudha Chanda
Wife of
Sri Sachindra Nath Chanda

Contd. In page 5

(5)

AND- WHEREAS, during the life time the said Smt Sudha Chanda gifted, sold and transferred some land to others from her total land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha. And thereafter the said Smt Sudha Chanda died on 05/03/2008 leaving behind her husband namely Sri Sachindra Nath Chanda, her only son namely Sri Samit Chanda and two married daughters namely Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda. And the said Smt Sudha Chanda died leaving behind the Scheduled below property land measuring more or less an area of 0.024 Acre (Bagan). After the death of Smt Sudha Chanda, Sri Sachindra Nath Chanda, Sri Samit Chanda and Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda jointly inherited the Scheduled below property. Thereafter the said Sachindra Nath died on 09/01/2014, leaving behind his only son namely Sri Samit Chanda and two married daughters namely Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda. And thereafter Sri Samit Chanda and Smt Sampa Sarkar Alias Sampa Chanda and Smt Santa Gupta Alias Santa Chanda jointly inherited the Scheduled below property having undivided 1/3 share of land each and they are all in possession of the Scheduled property and they mutated their names before the competent authorities and paying taxes and rents.

And they converted the Scheduled below property land from 'Bagan' to 'Bastu' and they recorded their names in the present Record of right.

AND- WHEREAS, Smt Sampa Sarkar Alias Sampa Sarkar, Smt Santa Gupta Alias Santa Chanda, and Sri Samit Chanda the present joint Owners herein become the owners of the 'Bastu' land measuring 0.024 Acre, situated in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, under previous L.R. Khatian no 765/1, present L.R Khatian no 1307(0.008 Acre), L.R. Khatian no 1483(0.008 Acre), L.R.

Contd. In page 6

4
Smt Sampa Sarkar
Alias

(6)

Khatian no 2143(0.008 Acre), corresponding L.R. Dag no 96, along with 120 sq.ft R.T. Shed, within Police Station – Chandannagar, being previous holding no - 423/H, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1675, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly .

AND- WHEREAS, the present Vendors become the joint owners of the property of 'Bastu' land measuring 0.024 Acre which is fully described in the Scheduled below and the property is free from all encumbrances and charges, liens, Lis pendens, attachment, whatsoever & howsoever and no Court case is pending relating to and concerning title of the Schedule property. The joint Owners herein have good marketable title in respect of the schedule property without any claims, right, title, interest of any person thereon or therein and the Owners have not transferred, alienated, encumbered and /or disposed of the below Scheduled property to any other person/persons.

WHEREAS, now the present Vendors/Owners have made canvas and publicity to sell off the scheduled property written here under at the highest market price of Rs. 9,00,000/- (Rupees nine Lakhs only) for their urgent need of money.

Contd. in page 7

by
Nikhil Kumar
Adv

(7)

AND- WHEREAS, the said Purchasers have accepted the said offer of the present Vendors/Owners and agreed to purchase the Scheduled property at the said price of Rs.9,00,000/-(Rupees nine Lakhs only), that in pursuance of the said agreement and in consideration of the sum of Rs.9,00,000/-(Rupees nine Lakhs only), being the full payment of the total consideration money paid on or before the execution of these presents by the Purchasers to the Vendors(the receipt whereof the Vendors doth hereby written, admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchasers and the said property more fully described in the schedule written here under) and the Vendors /Owners thus by these presents indefeasibly hereby grant, sell, convey, transfer by way of sale assign, assure unto and in favour of the Purchasers, and their heirs and legal representatives free from all encumbrances, attachments and other defects in title ALL THAT more fully described in the schedule written here under and delineated in the plan annexed hereto and therein bordered in RED colour, together with all sorts of easement rights, rights to use common passage, privileges, advantages, attached therein and thereto and ALL THAT ESTATE, RIGHT, TITLE AND INTEREST, USE, TRUST, INHERITANCE, POSSESSION, CLAIM AND DEMAND both at law and in equity of the Vendors into and upon the said land or any part thereof AND all deeds, pattahs, muniments,

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Nellathir
A.S.

(8)

writings and evidences of title which is anywise relate to the said property and which are now or hereafter shall or may be in the custody, possession or power of the vendors or any person or persons from whom he can or may procure the same without any suit or action in law or in equity TO HAVE AND TO HOLD hereby granted, conveyed, assigned, assured sold and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever the Vendors do hereby for their selves, their heirs, executors, administrators, and assigns covenant with the Purchasers that NOTWITHSTANDING any act, Deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors are now rightful and absolutely seized and possessed of and well or otherwise sufficiently entitled to the said property hereby granted, conveyed and transferred and notwithstanding any act, deed as aforesaid the Vendors have good, rightful power and absolutely authority and indefeasible title to grant, convey and transfer the said land hereby granted, conveyed and transferred AND THAT the said land is free from all Debts, claims, mortgages, liens and encumbrances AND THAT the said property is not subject matter of any suit or proceeding pending in any court of law AND THAT the said land is not subject to any attachment, enjoyment or prohibitory order issued by Court of law. That the property has not been acquisition ed and /or requisitioned by the Government

Contd. In page 9

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Melathur
A. S.

(9)

nor any notice has been served upon the Vendors/ Owners in connection with the property as mentioned in the schedule below AND the Vendors do hereby declare that they are not occupying the excess land as per land ceiling Act, 1975 and that the Purchasers will and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property hereby conveyed and receive and takes all rents, issues and profits thereof and can mutated their names in place of the Vendors/ Owners in Chandannagar Municipal Corporation and also in the B.L & L.R.O at Chandannagar-Khalisani, Hooghly, without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors/Owners or any person or persons lawfully or equitably claiming any estate or interest in the said property from under or in trust for them and the Vendor further declare that if the Purchasers' title & interest & possession of the schedule below property will be disturbed by any false and fictitious statements of the Vendors/Owners, will be liable to pay all costs & damages, including the consideration money with interest to the Purchasers and the Vendors/Owners shall & will at all times hereafter at the request & cost of the Purchasers do & execute or cause to be done & execute all such acts, Deeds & things for further better & more perfectly assuring the said property unto & to the use of the Purchasers in the matter aforesaid as shall or may be reasonably required.

Contd. In page 10

*By
Mehalini
Adv*

(10)

The Vendors/Owners have duly paid all Municipal Corporation Taxes, settlement Khajnas and all other outgoings and contributions relating to and connecting with the Scheduled mentioned property as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the afore said heads are/is due and payable, the Vendors/Owners shall pay and discharge on demand on that behalf such liabilities and keep the Purchasers and the Scheduled below property indemnified, protected and saved harmless against such liabilities.

That the Purchasers shall always and all times hereafter peacefully and quietly hold, occupy and enjoy the Scheduled property without any lawful eviction, interruption, hindrance, disturbance from the Vendors or any person lawfully claiming under them or in trust for the said Vendors.

That the Vendors/Owners will hand over the chain Deeds, Municipal Corporation Tax receipt, Mutation certificate of Municipal Corporation, Khajna receipts, Porcha(Record of Land), all in original to the Purchasers at the time of execution of this Sale Deed.

Contd. In page 11

by
Nehal Singh
A.S.

(11)

That the Vendors shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the Purchasers in the records of Municipal Corporation and /or any other authority or authorities as occasion shall require.

That the Vendors shall hand over the peaceful, vacant and khas physical possession of the Scheduled property unto and in favour of the Purchasers from this day of execution of these presents.

-:The Schedule of the Property:-

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring of an area of an area of 0.024 Acre, more or less along with 120 sq.ft R.T. Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, under previous L.R. Khatian no 765/1, present L.R Khatian no 1307(0.008 Acre), L.R. Khatian no 1483(0.008 Acre), L.R. Khatian no 2143(0.008 Acre), corresponding L.R. Dag no 96, within Police Station – Chandannagar, being previous holding no 423/H, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1675, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH,

Contd. In page 12

W
M. Khatian
Ash

(12)

all privileges, along with all sorts of easement and quasi easement rights and all right to use with trees attached hereto more fully and delineated and shown in Deed plan annexed herewith.

The said property is depicted and delined in the annexed plan with RED border lines, which forms a part and parcel of this Deed.

THE SAID PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH :- Property of Samit Chanda,

ON THE SOUTH :- Property of others,

ON THE EAST :- Property of Sampa Sarkar Alias Sampa Chanda & Samit Chanda,

ON THE WEST :- Property of Santa Gupta Alias Sampa Chanda,

The annual rent of the said property is payable to the collectorate of Hooghly, through B.L. & L.R.O Chandannagar-Khalisani, on behalf of Govt of West Bengal.

Contd. In page 13

W
Mellathin
Ad

IN WITNESSES WHEREOF the Vendor has hereunto set and subscribed his respective hands on the day, month and year first above written.

SIGNED AND DELIVERED:-

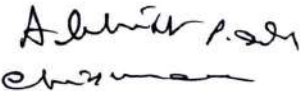
In the presence of;-

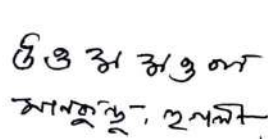
Savit Chanda.

Sampa Sarkar Alias Sampa Chanda

Santa Gupta Alias Santa Chanda

WITNESSES :-

1. 

2. 

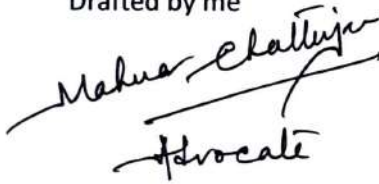
(SIGNATURE OF VENDOR/OWNER)

Kamini Paul.



(SIGNATURE OF THE PURCHASERS)

Drafted by me


Advocate

MAHUA CHATTERJEE
II B (Cal) ADVOCATE
District Judge's Court
Chinsurah, Hooghly
Regd. No. - WB/800/2002

Contd. In page 14


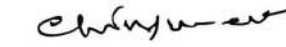
(14)

MEMO OF CONSIDERATION

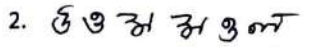
Received of and from the Purchasers herein a sum of Rs 9,00,000/- (Rupees nine lakhs only), as full & final price in respect of the before said Scheduled property herein, written as per memo below :---

SL.no.	Date	Particulars	Amount
1	26/09/2022	D.D.no 681518 of Indusind Bank, Serampore Br.	Rs. 1,00,000/-
2	26/09/2022	D.D.no 681509 of Indusind Bank, Serampore Br.	Rs. 1,00,000/-
3	26/09/2022	D.D.no 681517 of Indusind Bank, Serampore Br.	Rs. 1,00,000/-
4	26/09/2022	D.D.no 681515 of Indusind Bank, Serampore Br.	Rs. 1,00,000/-
5	26/09/2022	D.D.no 681513 of Indusind Bank, Serampore Br.	Rs. 1,00,000/-
6	24/04/2023	D.D.no 029083 of Axis Bank Chandannagar Br.	Rs. 2,00,000/-
7	24/04/2023	D.D.no 029085 of Axis Bank Chandannagar Br.	Rs. 2,00,000/-
Total			Rs. 9,00,000/-

WITNESSES:-

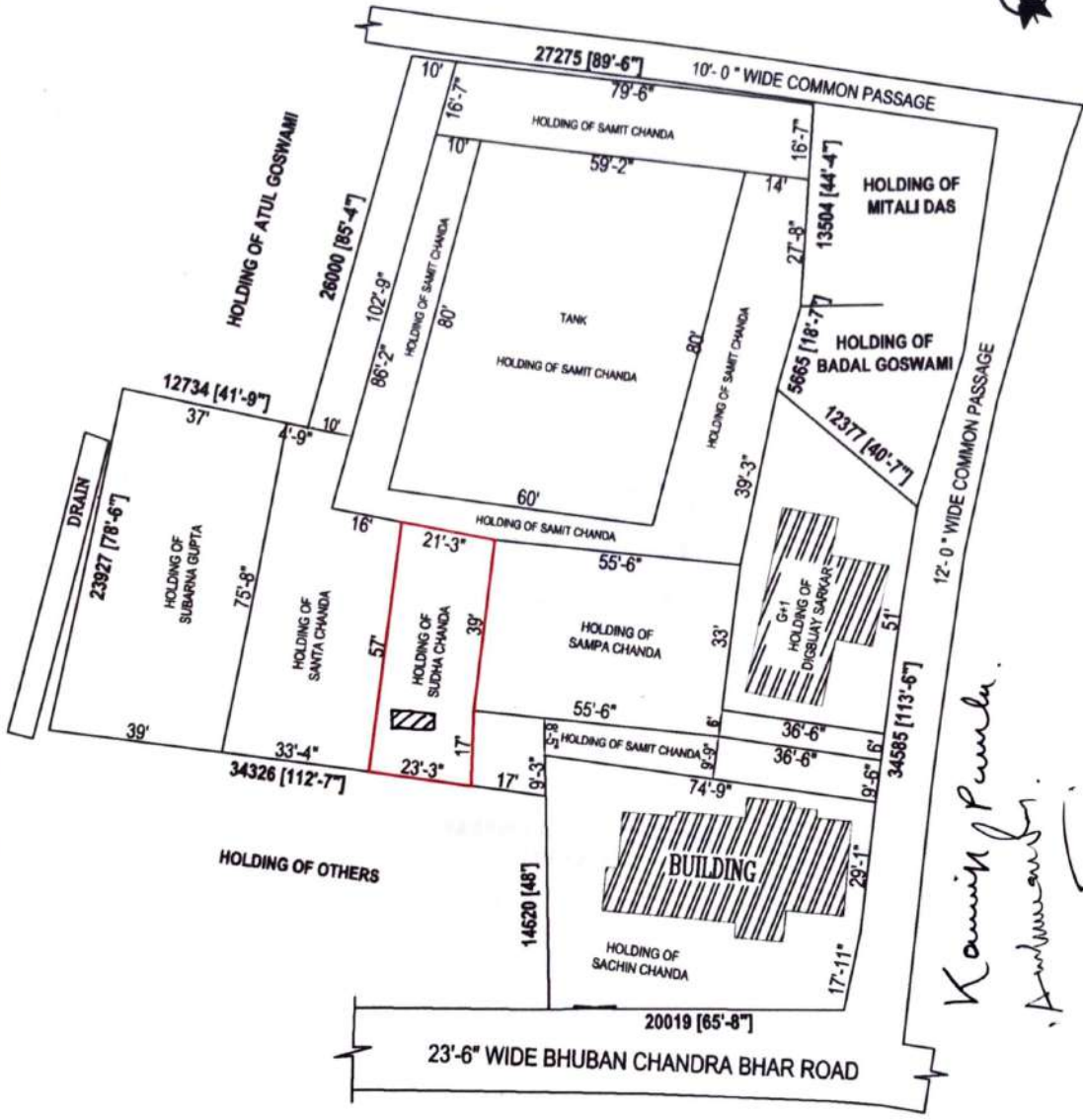
1.  Sampa Sarkar Alias Sampa Chanda
 Santa Gupta Alias Santa Chanda

(SIGNATURE OF VENDOR/OWNER)

2. 
ଆନୁଷ୍ଠାନ, ରାମଚଣ୍ଡୀ,

ED PLAN OF R.S DAG NO.- 53 (P); R.S. KHATIAN NO.- 35; L.R. DAG NO.- 96(P); L.R. KHATIAN
 18; 21; 3; SHEET NO.-16, J.L.NO.-1, HOLDING NO.- 1675 ; WARD NO.- 15; MOUZA & P.S.-
 CHANDANNAGORE; AT PRANTICK LANE UNDER CHANDANNAGORE MUNICIPAL CORPORATION
 ;DIST.-HOOGHLY;

LAND AREA = 01 KA. - 08 CH. - 00 SQ.FT., structured area 120 sftt. R.T. Shed,
 PLOT LINE SHOWN THUS RED



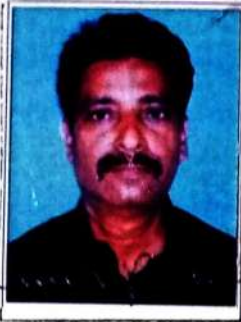
Kamini Pundla
Andamans

DRAWN BY AS DIR.

Chaitali Dey
CHAITALI DEY
 Registered L.B.S. of C.M.C.
 Registration No. 241

Samit Chanda,
Sampa Sarkare Alias Sampa Chanda
Santa Gupta Alias Santa Chanda

SIGNATURE OF THE VENDOR(S)



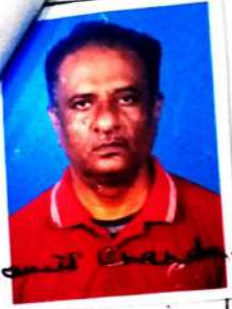
Ku

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



Am

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



Handwritten name of the man

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



*Sampa Chandra
Alias Sampa Chandra*

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



*Santa Gupta
Alias Santa Chandra*

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

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



192023240028178201

GRN Details

GRN: 192023240028178201 Payment Mode: Online Payment
GRN Date: 25/04/2023 18:34:15 Bank/Gateway: State Bank of India
BRN : IK0CFHKOB7 BRN Date: 25/04/2023 18:35:59
GRIPS Payment ID: 250420232002817819 Payment Init. Date: 25/04/2023 18:34:15
Payment Status: Successful Payment Ref. No: 2000960491/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: KAUSIK PANDA
Address: 134/2 THAKUR BATI STREET, SERAMPUR, HOOGHLY, West Bengal,
712201
Mobile: 9002950715
Contact No: 9432330232
Depositor Status: Buyer/Claimants
Query No: 2000960491
Applicant's Name: Mr Mahuya Chatterjee
Identification No: 2000960491/3/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 25/04/2023
Period To (dd/mm/yyyy): 25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000960491/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	31020
2	2000960491/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	9014
3	2000960491/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	480
Total				40514

IN WORDS: FORTY THOUSAND FIVE HUNDRED FOURTEEN ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFXPP4477Q



नाम /NAME

KAUSIK PANDA

पिता का नाम /FATHER'S NAME

DIGAMBAR PANDA

जन्म तिथि /DATE OF BIRTH

16-11-1972

हस्ताक्षर /SIGNATURE

Kausik Panda

K. Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

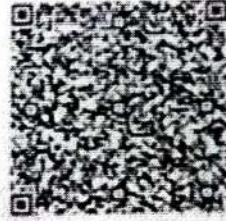
Kausik Panda



ভারত সরকার
Government of India



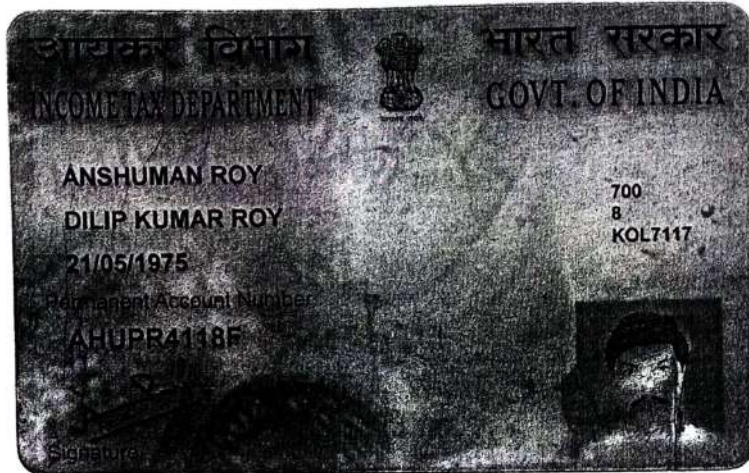
কৌশিক পাণ্ডা
Kausik Panda
পিতা : দিগম্বর পাণ্ডা
Father Digambar Panda
জন্মতারিখ / DOB : 16/11/1972
পুরুষ / Male



3979 8240 8154

আধার - সাধারণ মানুষের অধিকার

Kousik Panda



Anshuman Roy,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMPA SARKAR

SACHINDRA NATH CHANDA

12/11/1963

Permanent Account Number

CIAPS7957Q

Sampa Sarkar

Signature



13082013

Sampa Sarkar Alias Sampa Chanda



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20482/15603

To
Sampa Sarkar
সম্পা সরকার
10/12/2013
Dr. BHUBAN CHANDRA BHAR ROAD
PRANTIK
Chandannagar
Chandannagar, Hooghly
West Bengal - 712136



KL669182940FT

66918294



আপনার আধার সংখ্যা / Your Aadhaar No. :

2835 2269 8604

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



সম্পা সরকার
Sampa Sarkar
পিতা : সচিন্দ্র নাথ চন্দা
Father : Sachindra Nath Chanda

জন্মতারিখ/DOB: 12/11/1963
সঙ্গী / Female

2835 2269 8604



আধার - সাধারণ মানুষের অধিকার

Sampa Sarkar Alias Sampa Chanda



Government of India


Anshuman Roy
Date of Birth/DOB: 21/05/1975
Male/MALE



5512 8096 9556
VID: 9194 5604 7847 3762

मेरा आधार, मेरी पहचान


Government of India

Address:
C/O Dilip Roy, MAA, MANKUNDU
STATION ROAD, GARERDHAR,
CHANDANNAGAR, Chandannagar(mc),
Hooghly,
West Bengal - 712136



5512 8096 9556
VID: 9194 5604 7847 3762

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Anshuman Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACWPG7230N



नाम /NAME

SANTA GUPTA

पिता का नाम /FATHER'S NAME

SACHINDRANATH CHANDA

जन्म तिथि /DATE OF BIRTH

26-05-1966

हस्ताक्षर /SIGNATURE

Santa Gupta

आयकर आयुक्त, प.नं.-11

COMMISSIONER OF INCOME-TAX, W.B. - II

भारत सरकार
Government of India

आधार

संता गुप्ता
SANTA GUPTA
जन्म तिथि / DOB: 26/05/1966
महिला / Female

Issue Date: 24/07/2011

5106 0165 2701

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

पता: लोढा बेलैर, टावर अ, फ्लैट न. ४०१, पटेल एस्टेट रोड,
बी.ए. नगर, अपोजिट जोगेश्वरी टेलीफोन एक्सचेंज, जोगेश्वरी
वेस्ट, मुंबई, मुंबई सब-अर्बन, महाराष्ट्र, ४००१०२

Print Date: 09/09/2022

Address: LODHA BELAIR, Tower A, Flat
No. 401, Patel Estate Road, B R Nagar,
Opposite Jogeshwari Telephone
Exchange, Jogeshwari West, Mumbai,
Mumbai Suburban, Maharashtra, 400102

5106 0165 2701

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMIT CHANDA

SACHINDRA NATH CHANDA

31/10/1970

Permanent Account Number

ADKPC9377M

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Samit Chanda



भारत सरकार
GOVERNMENT OF INDIA



Samit Chanda
Samit Chanda
DOB: 31-10-1970
Gender: Male



9099 4326 3297

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: S. N. Chanda, BRAHMAPUR
GOVT COLONY, BANSDRONI
POLICE STATION, BANSDRONI,
Budge Budge - I, Bansdr ni,
Budge Budge - I, South 2-
Parganas, West Bengal, 700070

Address:

S/o: S. N. Chanda, Brahmapur Govt
Colony, Bansdroni Police Station,
Bansdroni, Budge Budge - I,
Bansdr ni, Budge Budge - I, South
24 Parganas, West Bengal, 700070



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1800 300 1947

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www
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Samit Chanda

Major Information of the Deed

No :	I-0601-03675/2023	Date of Registration	26/04/2023
Deed No / Year	0601-2000960491/2023	Office where deed is registered	
Deed Date	13/04/2023 10:39:43 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Mahuya Chatterjee Serampore, Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 36,020/- (Article:23)	Rs. 9,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1675 JI No: 1, Pin Code : 712136




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-96 (RS :-)	LR-1307	Bastu	Bagan	0.008 Acre	2,88,000/-	2,88,000/-	Width of Approach Road: 1 Ft.,
L2	LR-96 (RS :-)	LR-1483	Bastu	Bagan	0.008 Acre	2,88,000/-	2,88,000/-	Width of Approach Road: 1 Ft.,
L3	LR-96 (RS :-)	LR-2143	Bastu	Bagan	0.008 Acre	2,88,000/-	2,88,000/-	Width of Approach Road: 1 Ft.,
TOTAL :					2.4Dec	8,64,000 /-	8,64,000 /-	
Grand Total :					2.4Dec	8,64,000 /-	8,64,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	120 Sq Ft.	36,000/-	36,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	36,000 /-	36,000 /-	

Details :



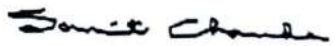
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Sampa Sarkar, (Alias: Sampa Chanda) Wife of Shri Digbijoy Sarkar Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
26/04/2023		LTI 26/04/2023	26/04/2023

Dr. Bhuban Chandra Bhar Road, Prantik, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CIxxxxxx7Q, Aadhaar No: 28xxxxxxxx8604, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Santa Gupta, (Alias: Santa Chanda) Wife of Shri Suvaranu Gupta Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
26/04/2023		LTI 26/04/2023	26/04/2023




2nd Floor, 1A, Rammoy Road, Bhawanipore, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx0N, Aadhaar No: 51xxxxxxxx2701, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Samit Chanda (Presentant) Son of Sachindra Nath Chanda Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
26/04/2023		LTI 26/04/2023	26/04/2023

Brahmapur Govt Colony, Bansdrani, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx7M, Aadhaar No: 90xxxxxxxx3297, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office

Details :

Name, Address, Photo, Finger print and Signature




Name	Photo	Finger Print	Signature
Shri Kausik Panda Son of Shri Digambar Panda Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
26/04/2023	LTI 26/04/2023	26/04/2023	

Son of Shri Digambar Panda 134/2, Thakur Bati Street, City:- , P.O:- Serampore, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri Anshuman Roy Son of Shri Dilip Kiumar Roy Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
26/04/2023	LTI 26/04/2023	26/04/2023	26/04/2023

Son of Shri Dilip Kiumar Roy Mankundu Station Road, Garer Dhar, City:- , P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx8F, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023
 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Abhijit Podder Son of Late Swapan Podder Chinsurah Court, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101			
26/04/2023	26/04/2023	26/04/2023	26/04/2023

Identifier Of Smt Sampa Sarkar, Smt Santa Gupta, Shri Samit Chanda, Shri Kausik Panda, Shri Anshuman Roy

Transfer of property for L1		
From	To. with area (Name-Area)	
Smt Sampa Sarkar	Shri Kausik Panda-0.4 Dec, Shri Anshuman Roy-0.4 Dec	
Transfer of property for L2		
No	From	To. with area (Name-Area)
	Smt Santa Gupta	Shri Kausik Panda-0.4 Dec, Shri Anshuman Roy-0.4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Samit Chanda	Shri Kausik Panda-0.4 Dec, Shri Anshuman Roy-0.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sampa Sarkar	Shri Kausik Panda-20.00000000 Sq Ft, Shri Anshuman Roy-20.00000000 Sq Ft
2	Smt Santa Gupta	Shri Kausik Panda-20.00000000 Sq Ft, Shri Anshuman Roy-20.00000000 Sq Ft
3	Shri Samit Chanda	Shri Kausik Panda-20.00000000 Sq Ft, Shri Anshuman Roy-20.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1675 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 96, LR Khatian No:- 1307	Owner:শম্পা চন্দ, Gurdian:শচীন্দ্র , Address:ভাকুগা , Classification:বাগান, Area:0.06200000 Acre,	Smt Sampa Sarkar
L2	LR Plot No:- 96, LR Khatian No:- 1483	Owner:শান্তা চন্দ, Gurdian:শচীন্দ্রনাথ , Address:নিজ , Classification:বাগান, Area:0.06300000 Acre,	Smt Santa Gupta
L3	LR Plot No:- 96, LR Khatian No:- 2143	Owner:শমিত চন্দ, Gurdian:শচীন্দ্র নাথ, Address:নিজ। , Classification:বাগান, Area:0.03000000 Acre,	Shri Samit Chanda

4-2023

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 Indian Stamp Act 1899.

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

Presented for registration at 13:27 hrs on 26-04-2023, at the Office of the D.S.R. - I HOOGHLY by Shri Samit Chanda, one of the Executants.

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 9,00,000/-

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

Execution is admitted on 26/04/2023 by 1. Smt Sampa Sarkar, Alias Sampa Chanda, Wife of Shri Digbijoy Sarkar, Dr. Bhuban Chandra Bhar Road, Prantik, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service, 2. Smt Santa Gupta, Alias Santa Chanda, Wife of Shri Suvranu Gupta, 2nd Floor, 1A, Rammoy Road, Bhawanipore, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service, 3. Shri Samit Chanda, Son of Sachindra Nath Chanda, Brahmapur Govt Colony, Bansdrani, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 4. Shri Kausik Panda, Son of Shri Digambar Panda, 134/2, Thakur Bati Street, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 5. Shri Anshuman Roy, Son of Shri Dilip Kiumar Roy, Mankundu Station Road, Garer Dhar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Abhijit Podder, , , Son of Late Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,046.00/- (A(1) = Rs 9,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 9,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:35PM with Govt. Ref. No: 192023240028178201 on 25-04-2023, Amount Rs: 9,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFHKOB7 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

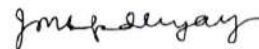
Certified that required Stamp Duty payable for this document is Rs. 36,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 31,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1142, Amount: Rs.5,000.00/-, Date of Purchase: 19/04/2023, Vendor name: A Bhat

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:35PM with Govt. Ref. No: 192023240028178201 on 25-04-2023, Amount Rs: 31,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFHKOB7 on 25-04-2023, Head of Account 0030-02-103-003-02



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 0601-2023, Page from 69437 to 69461
No 060103675 for the year 2023.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2023.04.28 10:55:45 -07:00
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2023/04/28 10:55:45 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.

(This document is digitally signed.)