SL-3564/2023 I 3669/2023.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL H 866844

আর. 2-960533/2023

মূল্য ₹25,00,000

26/04/23

DEED OF CONVEYANCE

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

BETWEEN

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

Contd. In page 2

DISTRICT SUB-REGISTRAR-I
HOOGHLY

26 APR 2023

ক্রমিক নং 1134 তাং 19/04/2023

নাম Sri Kausik Panda

ঠিকানা Serampore

থানা Serampore, Dist Hooghly,

মূল্য 5000/- (Five thousand only)

স্টাম্প ভেণ্ডার : শ্রী অভিজিৎ ভাট

জনাই এ. ডি. সাব - রেজিষ্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর

Seal of the District Sub-Registrar-I
জেলা উপ নিবন্ধকের মোহর
হুগলী
Hooghly

DISTRICT SUB-REGISTRAR-I
HOOGHLY

26 APR 2023

SMT SANTA GUPTA(PAN ACWPG7230N), Alias SMT SANTA CHANDA,(Aadhar no 5106 0165 2701), Wife of Sri Suvranu Gupta, Daughter of Late Sachindra Nath Chanda, by faith Hindu, by occupation House wife, by Nationality Indian, residing at 2nd Floor, 1A, Rammoy Road, Bhawanipore, S.O. Bhawanipore, Kolkata, Pin 700025, West Bengal, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives, successors and assigns) hereinafter called ' THE OWNER / VENDOR' .

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' .

Contd. In page 3

ALL THAT PIECE & PARCEL of a land 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 L.R Khatian no 1483, corresponding L.R. Dag no 96, measuring more or less an area of 0.055 Acre(Bastu), and corresponding L.R. Dag no 99, a land measuring more or less an area of 0.003 Acre(Viti), along with 100 sq.ft R.T. Shed, together with all rights to use common passage along with all easement rights thereto within Police Station – Chandannagar, being previous holding no 949 & 527 Bhuban Bhar Road, ward no 13, being new holding no 1677, Prantik Lane, new Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District- Hooghly, fully described in the Scheduled below.

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

Contd. In page 4

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 sahasrangsa '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 and marked as plot no '6', in the Scheduled of the said 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.

AND- WHEREAS, Shyama Charan Mukhopadhyay, Son of late Surendra Nath Mukhopadhyay acquired the Scheduled below property along with other properties by virtue of Partition Suit

Contd. In page 5

being no 15 of 1971, filed 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, 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- WHEREAS, the said Shyama Charan Mukhopadhyay, Son of late Surendra Nath Mukhopadhya, executed a registered Sale Deed through his constituted Attorney Sri Phani Bhusan Mukhopadhyay, Son of Late Surendra Nath Mukhopadhyay, in favour of Samit Chanda, Son of Sachin dra Nath Chanda and the sold and transferred the 'Bagan' land measuring 03 katha 12 and ½ chatak 00 sq.ft or 0,062 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, together with all rights to use common passage along with all easement rights thereto within Police Station – Chandannagar, being holding no 532, Bhuban Bhar Road, ward no 13, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly , and the said property was demarcated and written as '7 A', being Sale Deed no 730 for the year 1979, registered in Book no I, Volume no 16, pages 125 to 128. And the said Samit Chanda, Son of Sachin dra Nath Chanda, became the owner of 03 ka 12 and ½ Chatak 00 sq.ft 'Bagan' land and he mutated his name before the competent authorities and paying taxes and rents.

Contd. In page 6

AND- WHEREAS, and thereafter Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, the mother of the present owner and Sri Samit Chanda, Son of Sachindra Nath Chanda, the brother of the present owner, jointly executed a Deed of Gift in favour of Kumari Santa Chanda, Daughter of Sri Sachindra Chanda, the present owner herein, being Deed no 288 for the year 1993, registered in Book no 1, volume no 6, pages 197 to 204, executed at the Office of A.D.S.R Chandannagar, Hooghly and through this Gift Deed the said Smt Sudha Chanda transferred and gifted the 'Bagan' land measuring 03 ka 05 chatak, from her afore said property land, plot no '6', in favour of her daughter Kumari Santa Chanda, the present owner herein, and through this said Gift Deed, the said Sri Samit Chanda, transferred and gifted the 'Bagan' land measuring 00 ka 03 chatak 00 sq.ft , from her afore said property land, plot no '7 A', in favour of his sister Kumari Santa Chanda, the present owner herein. And by virtue of this said Gift Deed Santa Chanda becomes the owner of the 'Bagan' land measuring 03 ka 08 chatak 00 sq.ft and she mutated her name before the competent authorities and paying taxes and rents. And Converted the land and Kumari Santa Chanda Alias Smt Santa Gupta, the present owner herein, becomes the Owner of the land 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 L.R Khatian no 1483, corresponding L.R. Dag no 96, land measuring more or less an area of 0.055 Acre(Bastu), and

Contd. In page 7

corresponding L.R. Dag no 99, land measuring more or less an area of 0.003 Acre(Viti), within Police Station – Chandannagar, being previous holding no 949 & 627 Bhuban Bhar Road, & previous Ward no 13, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly .

AND- WHEREAS, the Vendor herein and the present Vendor becomes the absolute owner of the property of land measuring 03 ka 08 ch 00 sq.ft. or of 0.055 Acre(Bastu), and 0.003 Acre(Viti) and it is fully described in the Scheduled below and she mutated her name before the competent authorities and paying taxes and rents 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 Owner has good marketable title in respect of the schedule property without any claims, right, title, interest of any person thereon or therein and without any disturbances from any corner and she has khas possession over the below Scheduled property and the Owner has not transferred, alienated, encumbered and /or disposed of the below Scheduled property to any other person/persons.

WHEREAS, now the present Vendor/Owner has made canvas and publicity to sell off the scheduled property written here under at the highest market price of Rs. 25,00,000/-(Rupees Twenty five Lakhs only) for her urgent need of money.

Contd. In page 8

AND- WHEREAS, the said Purchasers have accepted the said offer of the present Vendor/Owner and agreed to purchase the Scheduled property at the said price of Rs.25,00,000/-(Rupees Twenty five Lakhs only), that in pursuance of the said agreement and in consideration of the sum of Rs.25,00,000/-(Rupees Twenty five 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 Vendor(the receipt whereof the Vendor 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 Vendor /Owner 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 Vendor into and upon the said land or any part thereof AND all deeds, pattahs, muniments,

Contd. In page 9

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 vendor 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 Vendor does hereby for herself, her heirs, executors, administrators, and assigns covenant with the Purchasers that NOTWITHSTANDING any act, Deed or thing by the Vendor done, executed or knowingly suffered to the contrary the Vendor is 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 Vendor has 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 nor any notice has been

Contd. In page 10

served upon the Vendor/ Owner in connection with the property as mentioned in the schedule below AND the Vendor does hereby declare that he is 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 Vendor/ Owner 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 Vendor/Owner 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 Vendor/Owner, will be liable to pay all costs & damages, including the consideration money with interest to the Purchasers and the Vendor/Owner 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 11

The Vendor/Owner 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 Vendor/Owner 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 Vendor or any person lawfully claiming under them or in trust for the said Vendor.

That the Vendor/Owner 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.

That the Vendor 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 Vendor 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.

Contd. In page 12

-:The Schedule of the Property:-

ALL THAT PIECE & PARCEL of a land 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 L.R Khatian no 1483, corresponding L.R. Dag no 96, land measuring more or less an area of 0.055 Acre(Bastu), and corresponding L.R. Dag no 99, land measuring more or less an area of 0.003 Acre(Viti), along with 100 sq.ft R.T. Shed, together with all rights to use common passage along with all easement rights thereto within Police Station – Chandannagar, being previous holding no 949 & 527 Bhuban Bhar Road, ward no 13, being new holding no 1677, Prantik Lane, new Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all rights of ingress and egress with the common passage and right to bring electric line, water line, telephone line, sewages over the common passage and all privileges, along with all sorts of easement and quasi easement rights and with right to use the 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 :- 10'-0" wide common passage,

ON THE SOUTH :- Property of others,

ON THE EAST :- Property of Samit Chanda & others,

ON THE WEST :- Property of Atul Goswami & Suvarna Gupta,

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

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;-

WITNESSES :-

Santa Gupta Alias Santa Chanda

1. Abhijit P. Roy
Chinsurah
Hooghly

(SIGNATURE OF VENDOR/OWNER)

2. [illegible]
[illegible], [illegible],

Kaushik Purohit.

(SIGNATURE OF THE PURCHASERS)

Drafted by me
Mahua Chatterjee
Advocate

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

Contd. In page 14

MEMO OF CONSIDERATION

Received of and from the Purchasers herein a sum of Rs 25,00,000/-(Rupees Twenty five 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 681511 of Indusind Bank Serampore Branch	Rs. 7,00,000/-
2.	26/09/2022	D.D. no. 681512 of Indusind Bank Serampore Branch	Rs. 7,00,000/-
3.	24/04/2023	D.D. no. 029084 of Axis Bank Chandannagar Branch	Rs.11,00,000/-
		Total	Rs. 25,00,000/-

WITNESSES:-

1. [illegible]

2. [illegible]

Santa Gupta Alias Santa Chada

(SIGNATURE OF VENDOR/OWNER)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Santa Gupta Alias
Santa Chanda

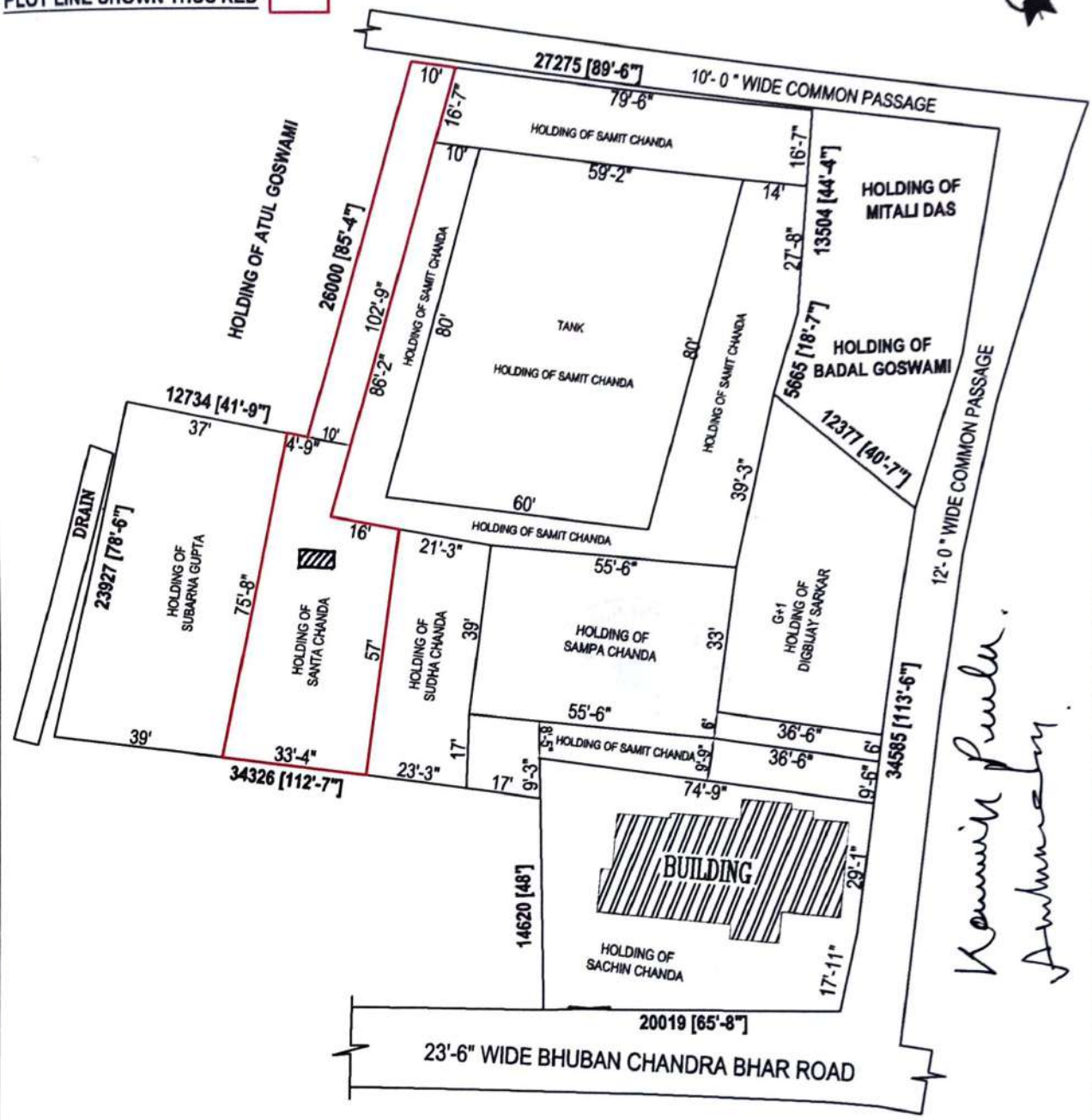
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

DEED PLAN OF R.S DAG NO.- 53 (P); R.S. KHATIAN NO.- 35; L.R. DAG NOS.- 96(P),99(P); L.R. KHATIAN NO.- 1483; SHEET NO.-16, J.L.NO.-1, HOLDING NO.- 1677; WARD NO.- 15; MOUZA & P.S.- CHANDANNAGORE; AT PRANTICK LANE UNDER CHANDANNAGORE MUNICIPAL CORPORATION ;DIST.-HOOGHLY;

LAND AREA = 3 KA. - 08 CH. - 00 SQ.FT, structured area 100 sq.ft. R.T. Shed,

PLOT LINE SHOWN THUS RED



DRAWN BY AS DIR.

Chaitali Dey

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

Santa Gupta Alias Santa Chanda

SIGNATURE OF THE VENDOR(S)

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

250420232002815202

GRIPS Payment Detail

GRIPS Payment ID:	250420232002815202	**Payment Init. Date:**	25/04/2023 18:19:16
Total Amount:	121194	**No of GRN:**	1
Bank/Gateway:	State Bank of India	**Payment Mode:**	Online Payment
BRN:	IK0CFHKDH2	**BRN Date:**	25/04/2023 18:21:21
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	KAUSIK PANDA
Mobile:	9002950715

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240028152031	Directorate of Registration & Stamp Revenue	121194
		Total	**121194**

IN WORDS: **ONE LAKH TWENTY ONE THOUSAND ONE HUNDRED NINETY FOUR ONLY.**

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

PAID

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

192023240028152031

GRN Details

GRN:	192023240028152031	**Payment Mode:**	Online Payment
GRN Date:	25/04/2023 18:19:16	**Bank/Gateway:**	State Bank of India
BRN :	IK0CFHKDH2	**BRN Date:**	25/04/2023 18:21:21
GRIPS Payment ID:	250420232002815202	**Payment Init. Date:**	25/04/2023 18:19:16
Payment Status:	Successful	**Payment Ref. No:**	2000960533/3/2023 [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:	2000960533
Applicant's Name:	Mr Mahuya Chatterjee
Identification No:	2000960533/3/2023
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	2000960533/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	95020
2	2000960533/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	25014
3	2000960533/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1160
			Total	**121194**

IN WORDS: **ONE LAKH TWENTY ONE THOUSAND ONE HUNDRED NINETY FOUR ONLY.**

PAID


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
ANSHUMAN ROY
DILIP KUMAR ROY
21/05/1975
Permanent Account Number
AHUPR4118F
Signature
700
8
KOL7117

[redacted]

[redacted]

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

[redacted]

5512 8096 9556
VID : 9194 5604 7847 3762

मेरा आधार, मेरी पहचान

[redacted]

[redacted]

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

[redacted]

5512 8096 9556
VID : 9194 5604 7847 3762

Anshuman.

स्थाई 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

आयकर आयुक्त, प.बं.-XI

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

Kausik Panda

ভারত সরকার
Government of India

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

3979 8240 8154

আধার – সাধারণ মানুষের অধিকার

Kausik Panda

स्थाई 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.बं.-II

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

भारत सरकार
Government of India

आधार

Issue Date: 24/07/2011

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

5106 0165 2701

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

पता: लोढा बेलेर, टावर ए, फ्लेट न. ४०१, पटेल एस्टेट रोड, बी र नगर, अपोजिट जोगेश्वरी टेलीफोन एक्सचेंज, जोगेश्वरी वेस्ट, मुंबई, मुंबई सबअर्बन, महाराष्ट्र, 400102

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

Major Information of the Deed

Deed No :	I-0601-03669/2023	Date of Registration	26/04/2023
Query No / Year	0601-2000960533/2023	Office where deed is registered	
Query Date	13/04/2023 11:22:21 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. 25,00,000/-		Rs. 25,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,00,020/- (Article:23)		Rs. 25,046/- (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 : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1677 Jl No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-96 (RS :-)	LR-1483	Bastu	Bastu	0.055 Acre	23,42,000/-	23,42,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L2	LR-99 (RS :-)	LR-1483	Bastu	Viti	0.003 Acre	1,28,000/-	1,28,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
		TOTAL :			5.8Dec	24,70,000 /-	24,70,000 /-	
	Grand Total :				5.8Dec	24,70,000 /-	24,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	30,000 /-	30,000 /-	

r Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Santa Gupta, (Alias: Santa Chanda) (Presentant) Wife of Shri Suvranu 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	Santa Gupta alias Santa Chanda 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.:: ACxxxxxxDN, 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			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	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			
2	Name	Photo	Finger Print	Signature
	Shri Anshuman Roy Son of Shri Dilip Kumar 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
	Son of Shri Dilip Kumar Roy Warkundu Station Road, Ganer 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			

...ifier Details :

...me	Photo	Finger Print	Signature
...hri 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
Identifier Of Smt Santa Gupta, Shri Kausik Panda, Shri Anshuman Roy			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Santa Gupta	Shri Kausik Panda-2.75 Dec,Shri Anshuman Roy-2.75 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Santa Gupta	Shri Kausik Panda-0.15 Dec,Shri Anshuman Roy-0.15 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Santa Gupta	Shri Kausik Panda-50.00000000 Sq Ft,Shri Anshuman Roy-50.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1677 Jl 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:- 1483	Owner:শান্তা চন্দ, Gurdian:শচীন্দ্রনাথ , Address:নিজ , Classification:বাগান, Area:0.06300000 Acre,	Smt Santa Gupta
L2	LR Plot No:- 99, LR Khatian No:- 1483	Owner:শান্তা চন্দ, Gurdian:শচীন্দ্রনাথ , Address:নিজ , Classification:ভিটি, Area:0.00300000 Acre,	Smt Santa Gupta

-04-2023

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

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

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

Presented for registration at 12:51 hrs on 26-04-2023, at the Office of the D.S.R. - I HOOGHLY by Smt Santa Gupta Alias Santa Chanda,Executant.

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 25,00,000/-

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

Execution is admitted on 26/04/2023 by 1. 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, 2. 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, 3. 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 25,046.00/- (A(1) = Rs 25,000.00/- ,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 25,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:21PM with Govt. Ref. No: 192023240028152031 on 25-04-2023, Amount Rs: 25,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFHKDH2 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. 1,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 95,020/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1134, 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 6:21PM with Govt. Ref. No: 192023240028152031 on 25-04-2023, Amount Rs: 95,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFHKDH2 on 25-04-2023, Head of Account 0030-02-103-003-02

Jmukhopadhyay

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

e of Registration under section 60 and Rule 69.

red in Book - I

me number 0601-2023, Page from 69072 to 69095

ng No 060103669 for the year 2023.

Seal of the District Sub Registrar-I of Hooghly, District-Hooghly.

Digitally signed by JAYANTI MUKHOPADHYAY
Date: 2023.04.28 10:38:06 -07:00
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2023/04/28 10:38:06 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.

(This document is digitally signed.)