

NR - 1933/24

1-1899/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 885342

21-06-24
11-35 am
At

Q-2001515136/24

Endorsement sheet and signature sheet attached with the document are part of the document.

At
Addl. Dist. Sub-Registrar
Chandernagar, Hooghly



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 21st day of June, 2024

BETWEEN

NR05 MUL 1 S

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At
rehabilitate
[Signature]

ক্রমিক নং. 1085 তার 15/05/2024

নাম. Sri Kausik Panda

ঠিকানা. Serampore

থানা. Serampore, Hooghly

ফলা. 3000/a (Five Roomed aH)

স্ট্যাম্প ভেঙার : শ্রী অভিজিৎ ভাট

স্বাক্ষর : জনাই এ. ডি. দাব - রেজিষ্টার অফিস, জনাই, হুগলী

স্বাক্ষর *AD*



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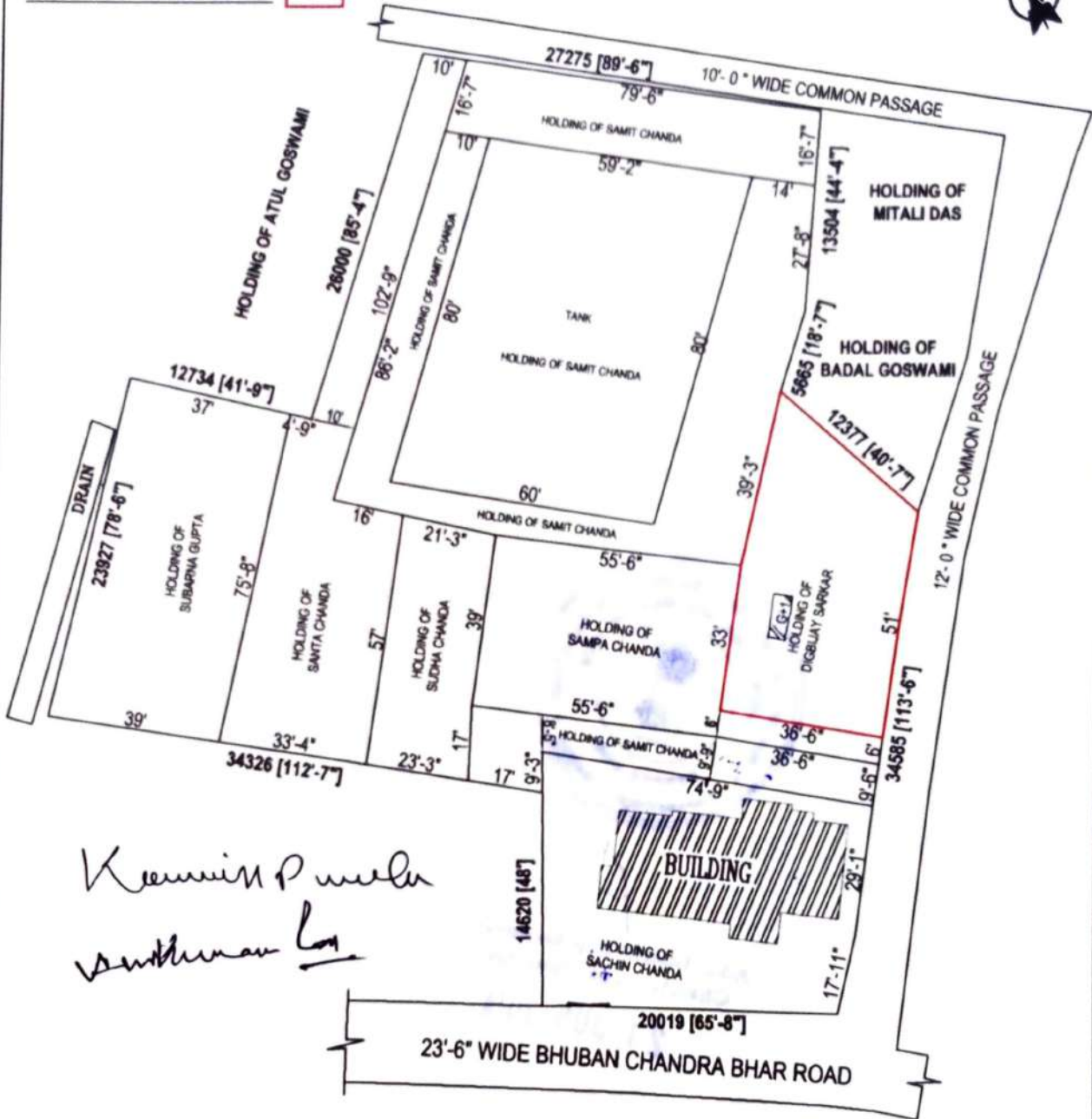
AD

Adl. District Sub-Registrar
Chandanagar, Hooghly

21 JUN 2024

DEED PLAN OF R.S DAG NO.- 53 (P); R.S. KHATIAN NO.- 35; L.R. DAG NO.- 96(P); L.R. KHATIAN NO.- 263/1; SHEET NO.-16, J.L.NO.-1, HOLDING NO.- 1680 (N), 1592 (O); WARD NO.- 15; MOUZA & P.S.- CHANDANNAGORE; AT PRANTICK LANE UNDER CHANDANNAGORE MUNICIPAL CORPORATION ;DIST.-HOOGHLY;

LAND AREA = 02 KA. - 08 CH. - 25 SQ.FT. OR 0.041 ACRE
 TOTAL COVERED AREA:- 1725 SQ.FT.
 PLOT LINE SHOWN THUS RED



*Kenneth P. ...
 ...*

DRAWN BY AS DIR.

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

[Handwritten Signature]

SIGNATURE OF THE VENDOR(S)

(2)

SRI DIGBIJOY SARKAR(PAN AKAPS2373J)(Aadhar no 7095 2906 1622), Son of Gobinda Lal Sarkar, by faith Hindu, by occupation retired, residing at Dr. Bhuban Chandra Bhar Road, 'Prantik', 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 his 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' .

4)
M. Chatterjee
A. S.

Contd. In page 3

(3)

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring an area of 02 katha 08 chatak 25 sq.ft or 0.041 Acre, more or less along with two storied building total covered area measuring more or less 1725 sq.ft (covered area on the Ground Floor 803 sq.ft, covered area on the maze nine floor 142 sq.ft and covered area on the 1st floor 780 sq.ft,) together with all rights to use common passage along with all easement rights thereto situated in Mouza – Chandannagar, Sheet no 16, J.L. No.1mb, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 263/1, within Police Station – Chandannagar, being previous holding no 949/804, Bhuban Bhar Roar, under ward no 13, present holding no 1680, Prantik Lane, under Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, fully described in the Scheduled below, is the saleable property herein.

AND- WHEREAS, the aforesaid property along with other properties previously belonged to Surendra Nath Mukhopadhyay, now deceased, and there after 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 Bhasan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1st Civil 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 as number '6'.

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A.S.*

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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- 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 thereafter she executed a Deed of Gift in favour of her daughter Kumari Santa Chanda, Daughter of Sri Sachindra Nath Chanda, being Deed no 1756 for the year 1987, registered in Book no 1, volume no 33, pages 48 to 51, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring 02 katha 08 chatak 25 sq.ft or 0.041 Acre in favour of Kumari Santa Chanda.

AND- WHEREAS, the said Kumari Santa Chanda, Daughter of Sri Sachindra Nath Chanda became the owner of the land measuring 02 katha 08 chatak 25 sq.ft or 0.041Acre, and she mutated her name before the competent authorities and paying taxes and rents and thereafter she executed a Registered Deed of Sale and sold and transferred an area measuring more or less 02 katha 08 chatak 25 sq.ft or 0.041 'Bagan' land due to her urgent need of money in favour of the present owner, herein, and the said Sale Deed was executed in the office of Joint Sub Registrar of ADSR Chandannagar, Hooghly, being Deed no 34 for the year 1994, Registered in Book no 1, volume no 1, pages 187 to 192.

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AND- WHEREAS, the present Vendor herein, becomes the absolute owner of the property of 'Bagan' land measuring 02 ka 08 ch 25 sq.ft. and thereafter he mutated his name before the competent authorities and paying taxes and rents and the present Vendor converted the land from 'Bagan' to 'Bastu' and it 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 and 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.

W H E R E A S, 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. 31,00,000/- (Rupees thirty-one lakhs) only, for his urgent need of money.

A N D- W H E R E A S, 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.31,00,000/-(Rupees thirty-one lakhs) only, that in pursuance of the said agreement and in consideration of the sum of Rs.31,00,000/-(Rupees thirty-one 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,

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by
Mehal Singh
[Signature]

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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, 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

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M. Chatterjee
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law. That the property has not been acquisition ed and /or requisitioned by the Government nor any notice has been 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.

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

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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.

-:The Schedule of the Property:-

ALL THAT PIECE & PARCEL of a plot of 'Bastu' land measuring of an area of an area of 02 katha 08 chatak 25 sq.ft or 0.041 Acre, more or less along with two storied building total covered area measuring more or less 1725 sq.ft (covered area on the Ground Floor 803 sq.ft, covered area on the

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(9)

maze nine 142 sq.ft and covered area on the 1st floor 780 sq.ft,) having vitrified tiles floor, and 23 years old structure, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 263/1, within Police Station – Chandannagar, being previous holding no 949/804 Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1680, Prantik Lane, Ward no 14, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH septic tank, stair case, roof of the building, water connection, boundary wall, all ways, paths, 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, all privileges, along with all sorts of easement and quasi easement rights and also all others fittings and fixtures including the electrical installation, water pump, overhead tank, water reserve, in the Scheduled property with right to use of the vacant passage 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 Schedule property is butted and bounded by:-

ON THE NORTH : H/O Badal Chandra Goswami Bharati,

ON THE SOUTH : House of S. Chanda,

ON THE EAST : CMC Road,

ON THE WEST : Land of Sampa Sarkar(Chanda), & Samit Chanda,

Contd. in page 10

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M. Chatterjee
[Signature]

(10)

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.

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

SIGNED AND DELIVERED:-

In the presence of:-

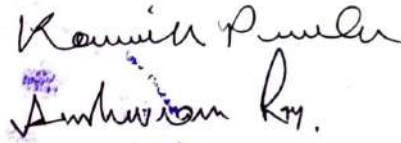
WITNESSES :-

1. Biswanath Ghosh
Chandani



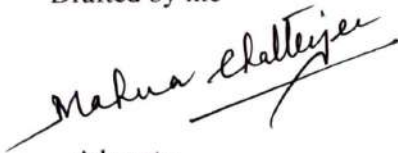
(SIGNATURE OF VENDOR/OWNER)

2. Debashis Manna
c/o - Mahadeb Manna
vill - Sankarabati, P.O - Khalisani
Dist - Hooghly . P.m - 712138



(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

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(11)

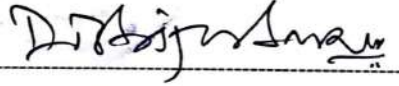
MEMO OF CONSIDERATION

Received of and from the Purchasers herein a sum of Rs 31,00,000/- (Rupees thirty-one 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. 681508 of Indusind Bank, Serampore Br.	Rs. 7,00,000/-
2	31/10/2023	through RTGS, AXIS Bank, Chandannagar Br.	Rs. 10,00,000/-
3	20/06/2024	through RTGS, AXIS Bank, Chandannagar Br.	Rs.14,00,000/-
Total			Rs. 31,00,000/-

WITNESSES:-

1. Biswanath Ghosh
Champdu



(SIGNATURE OF VENDOR/OWNER)

2. Debashis Manna
C/O - Mahadeb Manna
vill - Sankarhati, P.O - Khalisani
Dist - Hooghly .pin - 712138

(11)

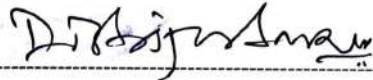
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Total			Rs. 31,00,000/-

WITNESSES:-

1. Biswanath Ghosh
Champdu



(SIGNATURE OF VENDOR/OWNER)

2. Debashis Manna
C/o- Mahadeb Manna
vill- Sankar bati, P.O- Khalisani
Dist- Hooghly . Pin- 712138

SPECIMEN FORM FOR TEN FINGER PRINTS



Ramish Puelu

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Anbumayari

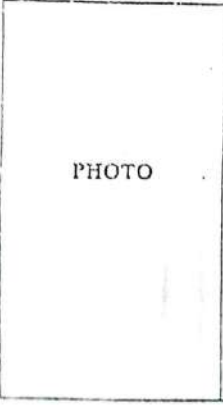
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



D. Arjun Kumar

D. Arjun Kumar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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



192024250085537322

GRN Details

GRN: 192024250085537322 Payment Mode: Counter Payment
GRN Date: 20/06/2024 12:59:38 Bank/Gateway: UCO Bank
BRN : 200620240243650 BRN Date: 20/06/2024 00:00:00
GRIPS Payment ID: 200620242008553731 Payment Init. Date: 20/06/2024 12:59:38
Payment Status: Successful Payment Ref. No: 2001515136/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri KAUSIK PANDA
Address: 134/2, THAKUR BATI STREET, SERAMPORE, 712201
Mobile: 9831473137
Period From (dd/mm/yyyy): 20/06/2024
Period To (dd/mm/yyyy): 20/06/2024
Payment Ref ID: 2001515136/3/2024
Dept Ref ID/DRN: 2001515136/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001515136/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	119020
2	2001515136/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	31014
3	2001515136/3/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	838
			Total	150872

IN WORDS: ONE LAKH FIFTY THOUSAND EIGHT HUNDRED SEVENTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-0604-01899/2024	Date of Registration	21/06/2024
Query No / Year	0604-2001515136/2024	Office where deed is registered	
Query Date	19/06/2024 10:07:13 PM	A.D.S.R. CHANDANNAGAR, 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. 31,00,000/-	Rs. 31,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,24,020/- (Article:23)	Rs. 31,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



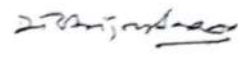
District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, , Ward No: 14, Holding No:1680 JI No: 1, Pin Code : 712136

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-263/1	Bastu	Bagan	2 Katha 8 Chatak 25 Sq Ft	15,00,000/-	15,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					4.1823Dec	15,00,000 /-	15,00,000 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1583 Sq Ft.	14,00,000/-	14,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 803 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 780 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	142 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 142 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 23 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1725 sq ft	16,00,000 /-	16,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Digbijoy Sarkar (Presentant) Son of Gobinda Lal Sarkar Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
Dr. Bhuban Chandra Bhar Road, Prantik, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx3J, Aadhaar No: 70xxxxxxxx1622, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				

Buyer Details :

SI 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: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
Son of Shri Digambar Panda 134/2, Thakur Bati Street, City:- , P.O:- Serampore, P.S:-Serampore, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Anshuman Roy Son of Shri Dilip Kiumar Roy Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx8F, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,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		 Captured	
	21/06/2024	21/06/2024	21/06/2024

Identifier Of Shri Digbijoy Sarkar, Shri Kausik Panda, Shri Anshuman Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Digbijoy Sarkar	Shri Kausik Panda-2.09115 Dec, Shri Anshuman Roy-2.09115 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Digbijoy Sarkar	Shri Kausik Panda-791.50000000 Sq Ft, Shri Anshuman Roy-791.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Digbijoy Sarkar	Shri Kausik Panda-71.00000000 Sq Ft, Shri Anshuman Roy-71.00000000 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: 14, Holding No:1680 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:- 263/1	Owner:দিল্ বিজন সরকার, Gurdian:গোবিন্দ লাল সরকার, Address:দিজ (কৃষকতজ রোড, পুরহী নোড) , Classification:বাগান, Area:0.04100000 Acre,	Shri Digbijoy Sarkar

Endorsement For Deed Number : I - 060401899 / 2024

On 21-06-2024

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 11:35 hrs on 21-06-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Digbijoy Sarkar ,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 31,00,000/-

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

Execution is admitted on 21/06/2024 by 1. Shri Digbijoy Sarkar, Son of Gobinda Lal Sarkar, Dr. Bhuban Chandra Bhar Road, Prantik, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Retired Person, 2. Shri Kausik Panda, Son of Shri Digambar Panda, 134/2, Thakur Bati Street, P.O: Serampore, Thana: Serampore, , 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 31,014.00/- (A(1) = Rs 31,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 31,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2024 12:00AM with Govt. Ref. No: 192024250085537322 on 20-06-2024, Amount Rs: 31,014/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 200620240243650 on 20-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,24,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,19,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1085, Amount: Rs.5,000.00/-, Date of Purchase: 15/05/2024, Vendor name: Avhit Bhat
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2024 12:00AM with Govt. Ref. No: 192024250085537322 on 20-06-2024, Amount Rs: 1,19,020/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 200620240243650 on 20-06-2024, Head of Account 0030-02-103-003-02

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2024, Page from 42321 to 42341
being No 060401899 for the year 2024.



et

Digitally signed by SWAGATA TARAFDAR
Date: 2024.06.27 12:43:19 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 27/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.