

813/23

I 8196/2023.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 871915

H 871915

NO. 2-2157066/2023

২৪/০৮/২৩
১৫২, ১২, ১৬৫/

২৪/০৮/২৩

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



DISTRICT SUB-REGISTRAR
HOOGHLY

DEED OF CONVEYANCE

28 AUG 2023

THIS DEED OF CONVEYANCE is made on this 28th
day of August 2023.

BETWEEN

Contd. In page 2

4
Melting
2023

ক্রমিক নং 2495 তার 26/07/2023

নাম Sri Kausik Panda

ঠিকানা Serampore

থানা Serampore, Hooghly

মূল্য 5000/- (Five thousand only)

স্ট্যাম্প ভেণ্ডার : শ্রী অভিজিৎ ডাট

নোঃ জনাই এ. ডি. সার - রেজিস্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর Pankaj



৪৯৮৯৮৯

কোন কোনও স্থানীয়
কোন কোনও স্থানীয়
কোন কোনও স্থানীয়



DISTRICT SUB-REGISTRAR-I
HOOGHLY

28 AUG 2023



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



192023240188767168

GRN Details

GRN: 192023240188767168 **Payment Mode:** SBI Epay
GRN Date: 25/08/2023 18:07:10 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 4982256134515 **BRN Date:** 25/08/2023 18:07:41
Gateway Ref ID: IGAQBYUGT1 **Method:** State Bank of India NB
GRIPS Payment ID: 250820232018876715 **Payment Init. Date:** 25/08/2023 18:07:10
Payment Status: Successful **Payment Ref. No:** 2002157066/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr KAUSHIK PANDA
Address: 134/2, THAKUR BATI STREET, SERAMPORE, 712201
Mobile: 9432330232
Period From (dd/mm/yyyy): 25/08/2023
Period To (dd/mm/yyyy): 25/08/2023
Payment Ref ID: 2002157066/3/2023
Dept Ref ID/DRN: 2002157066/3/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2002157066/3/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 203523 |
| 2 | 2002157066/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 52140 |
| 3 | 2002157066/3/2023 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 1664 |
| Total | | | | 257327 |

IN WORDS: TWO LAKH FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY SEVEN ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250820232018876715

GRIPS Payment Detail

GRIPS Payment ID: 250820232018876715 **Payment Init. Date:** 25/08/2023 18:07:10
Total Amount: 257327 **No of GRN:** 1
Bank/Gateway: SBI EPay **Payment Mode:** SBI Epay
BRN: 4982256134515 **BRN Date:** 25/08/2023 18:07:41
Payment Status: Successful **Payment Init. From:** Department Portal

Depositor Details

Depositor's Name: Mr KAUSHIK PANDA
Mobile: 9432330232

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|---------------|
| 1 | 192023240188767168 | Directorate of Registration & Stamp Revenue | 257327 |
| Total | | | 257327 |

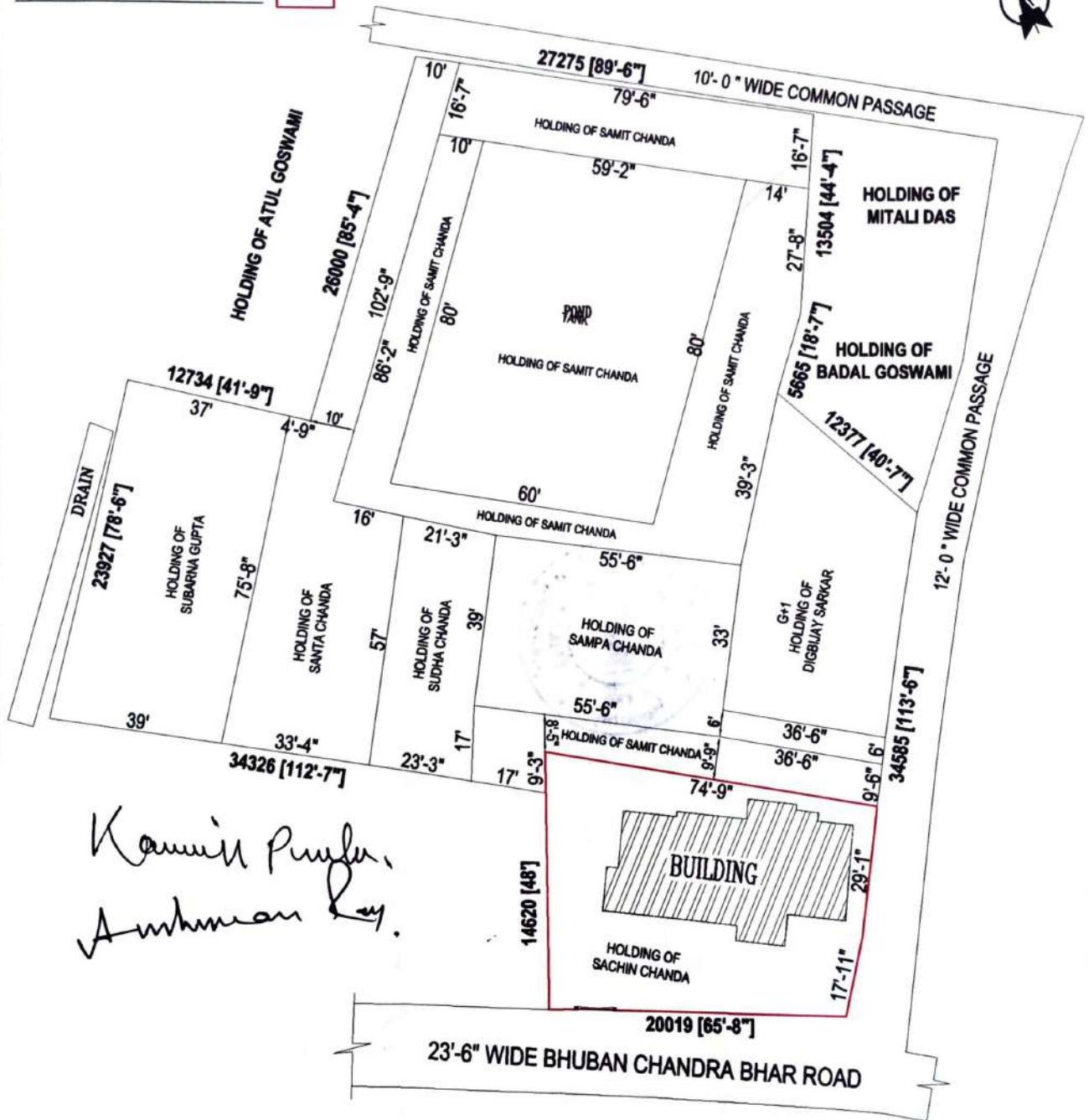
IN WORDS: TWO LAKH FIFTY SEVEN THOUSAND THREE HUNDRED TWENTY SEVEN ONLY.

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



DEED PLAN OF R.S DAG NO.- 53 (P); R.S. KHATIAN NO.- 35; L.R. DAG NO.- 96/869; L.R. KHATIAN NO.- 2127, SHEET NO.-16, J.L.NO.-1, HOLDING NO.- 1458 (N); ; WARD NO.- 15; MOUZA & P.S.- CHANDANNAGORE; AT BHUBAN CHANDRA BHAR ROAD UNDER CHANDANNAGORE MUNICIPAL CORPORATION ;DIST.-HOOGHLY;

LAND AREA = 5 KA. - 00 CH. - 27 SQ.FT. OR 0.083 ACRE
 TOTAL COVERED AREA:- 1802 SQ.FT.
 PLOT LINE SHOWN THUS RED



*Kamini Prasad,
Anshuman Ray.*

DRAWN BY AS DIR.

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

Samit Chanda
SIGNATURE OF THE VENDOR(S)

(2)

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, Bansdrone, P.S. Bansdrone, 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 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' .

Contd. In page 3

44
M. Chatterjee
for

(3)

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring an area of 05 katha 00 chatak 27 sq.ft 08 sq.ft. or 0.083 Acre, more or less along with structure covered area measuring more or less 1802 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.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, previous L.R. Khatian no 682/1, present L.R Khatian no 2127, within Police Station – Chandannagar, being previous holding no 804, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1458, Bhuban Chandra Bhar Road, 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 Bhusan 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'.

Contd. in page 4

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Mehallin
AK

(4)

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 thereafter she executed a Deed of Sale in favour of Sri Sachindra Nath Chanda, Son of Surendra Nath Chanda, being Deed no 2632 for the year 1982, registered in Book no 1, volume no 49, pages 70 to 74, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring more or less 05 katha 00 chatak 27 sq.ft or 0.083 Acre in favour of Sri Sachindra Nath Chanda.

AND- WHEREAS, the said Sachindra Nath Chanda, mutated his name before the competent authorities and paying taxes and rents regularly and during his life time he executed a registered Deed of Will, in favour of his only son Sri Samit Chanda, the present owner herein, being Deed no 00007/2005(registered in book no III, volume no 1, pages from 52 to 60), executed at the office of ADSR Chandannagore, Hooghly, regarding the Scheduled below property and in that said Will the said Sachindra Nath Chanda, appointed his son Sri Samit Chanda as an Executor to take Probated, regarding the Scheduled below property, from the competent Court of Law.

Contd. in page 5

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A. Chandra
A. Chandra

(5)

AND- WHEREAS, the said Sachindra Nath Chanda died on 09/01/2014, leaving behind his only son namely Sri Samit Chanda, and two daughters namely Smt Sampa Sarkar, Wife of Sri Digbijoy Sarkar, and Smt Santa Gupta, Wife of Sri Suvranu Gupta. Be it mentioned here that the wife of Sachindra Nath Chanda died on 05/03/2008.

AND- WHEREAS, being the beneficiary and the executor, Sri Samit Chanda, the present owner herein, filed a Probate Suit being Act XXXIX case no 111 of 2015, in the Court of the Ld. District Delegate Chandannagar, Hooghly and the said Learned Court Granted the Probate on dated 07/08/2019, of the said Will written by the deceased Sachindra Nath Chanda, in favour of Sri Samit Chanda, the present Owner herein, regarding the Scheduled below property.

AND- WHEREAS, by virtue of the said Will, the present Owner/Vendor becomes the absolute owner of the property of 'Bastu' land measuring 05 ka 00 ch 27 sq.ft. or 0.083 Acre and structure thereon and thereafter he mutated his name before the competent authorities and paying taxes and rents and the Scheduled below 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.

Contd. in page 6

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Sachin
Kishor

(6)

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. 40,50,000/- (Rupees forty lakhs fifty thousand) 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.40,50,000/-(Rupees forty Lakhs fifty thousand) only, that in pursuance of the said agreement and in consideration of the sum of Rs.40,50,000/- (Rupees forty Lakhs fifty thousand), 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

Contd. in page 7

44
N. Chellai
A.S.

(7)

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

Contd. in page 8

44
N. Chelliah
A. S.

(8)

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 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

Contd. in page 9

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M. Chatterjee
/s/

(9)

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 property indemnified, protected and saved harmless against such liabilities.



Contd. in page 10

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R. Chaitanya
A. S.

(10)

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.

Contd. in page 11

W
N Chatterjee
A.S.

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 05 katha 00 chatak 27 sq.ft. sq.ft. or 0.083 Acre, more or less along with ^{ceement floor} structure covered area measuring more or less 1802 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.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96/869, previous L.R. Khatian no 682/1, present L.R Khatian no 2127, within Police Station – Chandannagar, being previous holding no 804, Bhuban Chandra Bhar Road, under Ward no 13, present holding no 1458, Bhuban Chandra Bhar Road, under Ward no 15, 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

Pavit Chandra

Contd. in page 12

(12)

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 : P/O Samit Chanda,

ON THE SOUTH : 12'-0" Bhuban Bhar Road,

ON THE EAST : 12'-0" common passage,

ON THE WEST : P/O others,

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
MChetty
A.S.

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. ଓଡ଼ିଶା ଉଚ୍ଚତମ
ଅଧିକାରୀ, ରାମଚନ୍ଦ୍ର,



Sanjit Chouda.

(SIGNATURE OF VENDOR/OWNER)

2. Adhikari Pady
Chinsurah

*Kannik Purohit,
Ankuman Bay.*

(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 40,50,000/- (Rupees forty lakhs fifty thousands 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 | 02/01/2023 | Cheque no 058727 of Indian Bank, Serampore Branch | Rs.34,50,000/- |
| 2 | 24/08/2023 | D.D. no 029316 of Axis Bank, Chandannagar Branch | Rs. 6,00,000/- |
| Total | | | Rs.40,50,000/- |

WITNESSES:-

1. *গোবিন্দ চন্দ্র*
স্বাক্ষর . মালিক,

Sanjit Choudhary

(SIGNATURE OF VENDOR/OWNER)

2. *Abhinav A. Jyoti*
Chingluw ar

SPECIMEN FORM FOR TEN FINGER PRINTS



Kamal Prakash

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



Anshuman K.

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



Sanjay Chandra

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

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. J. Das

आयकर आयुक्त, प.सं.-XI

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

Kausik Panda

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी रस्ताघर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

 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

 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
134/2, ঠাকুরবাটি স্ট্রীট,
শ্রীরামপুর, শ্রীরামপুর, শ্রীরামপুর,
হুগলী, পশ্চিমবঙ্গ, 712201

Address:
134/2, THAKURBATI STREET,
SERAMPORE, Serampore,
Serampore, Hooghly, West
Bengal, 712201

3979 8240 8154

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

भारत सरकार
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

Anshuman Roy

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority 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


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANSHUMAN ROY
DILIP KUMAR ROY
21/05/1975
Permanent Account Number
AHUPR4118F

700
8
KOL7117

Signature



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADKPC9377M



नाम / Name
SAMIT CHANDA

पिता का नाम / Father's Name
SACHINDRA NATH CHANDA

जन्म की तारीख /
Date of Birth
31/10/1970

17082023

Samit Chanda

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

Samit Chanda.



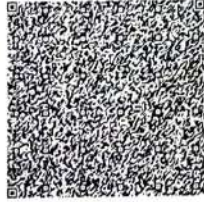
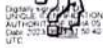
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 1325/13511/03364

To
Samit Chanda
S/O: S. N. Chanda
BRAHMAPUR GOVT COLONY
BANSDRONI POLICE STATION
BANSDRONI
Budge Budge - I
South 24 Parganas West Bengal - 700070
9830167599

Validity unknown



आपका आधार क्रमांक / Your Aadhaar No. :

9099 4326 3297

VID : 9191 8306 3022 4076

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Samit Chanda
Date of Birth/DOB: 31/10/1970
Male/ MALE

9099 4326 3297

VID : 9191 8306 3022 4076

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

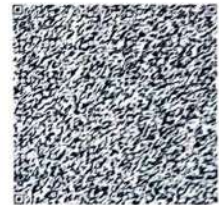


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

S/O: S. N. Chanda, BRAHMAPUR GOVT COLONY, BANSDRONI POLICE STATION, BANSDRONI, Budge Budge - I, South 24 Parganas, West Bengal - 700070



9099 4326 3297

VID : 9191 8306 3022 4076



1947



help@uidai.gov.in



www.uidai.gov.in

Samit Chanda

Major Information of the Deed

| | | | |
|---|---|---------------------------------------|------------|
| Deed No : | I-0601-08196/2023 | Date of Registration | 28/08/2023 |
| Query No / Year | 0601-2002157066/2023 | Office where deed is registered | |
| Query Date | 23/08/2023 8:23:40 AM | 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. 40,50,000/- | Rs. 52,12,565/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 2,08,523/- (Article:23) | Rs. 52,172/- (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: Bhuban Chandra Bhar Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1458 JI No: 1, Pin Code : 712136

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------------|----------------|-----------------------|------------------|-------------------------|-----------------------|---|
| L1 | LR-96/869 (RS :-) | LR-2127 | Bastu Bastu | 5 Katha 27 Sq Ft | 27,88,600/- | 39,51,165/- | Width of Approach Road: 24 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | 8.3119Dec | 27,88,600 /- | 39,51,165 /- | |







Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1802 Sq Ft. | 12,61,400/- | 12,61,400/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1802 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1802 sq ft | 12,61,400 /- | 12,61,400 /- | |




Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Samit Chanda (Presentant) Son of Sachindra Nath Chanda Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office |  28/08/2023 |  LTI 28/08/2023 |  28/08/2023 |
| Brahmapur Govt Colony, Bansdroni, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South24-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: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,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: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office |  28/08/2023 |  LTI 28/08/2023 |  28/08/2023 |
| 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: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Shri Anshuman Roy Son of Shri Dilip Kiumar Roy Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office |  28/08/2023 |  LTI 28/08/2023 |  28/08/2023 |
| 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: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,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 |  |  |  |
| | 28/08/2023 | 28/08/2023 | 28/08/2023 |
| Identifier Of Shri Samit Chanda, Shri Kausik Panda, Shri Anshuman Roy | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Shri Samit Chanda | Shri Kausik Panda-4.15594 Dec, Shri Anshuman Roy-4.15594 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Shri Samit Chanda | Shri Kausik Panda-901.00000000 Sq Ft, Shri Anshuman Roy-901.00000000 Sq Ft |

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Bhuban Chandra Bhar Road, Road
 Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1458 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:- 96/869, LR Khatian No:- 2127 | Owner: শমিত চন্দ, Gurdian: শচীন্দ্র নাম, Address: নিজ। , Classification: বাস্তু, Area: 0.08300000 Acre, | Shri Samit Chanda |

On 28-08-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:14 hrs on 28-08-2023, at the Office of the D.S.R. - I HOOGHLY by Shri Samit 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 52,12,565/-

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

Execution is admitted on 28/08/2023 by 1. 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, 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 52,172.00/- (A(1) = Rs 52,126.00/- ,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 52,140/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2023 6:07PM with Govt. Ref. No: 192023240188767168 on 25-08-2023, Amount Rs: 52,140/-, Bank: SBI EPay (SBlePay), Ref. No. 4982256134515 on 25-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,08,523/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,03,523/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 2. Stamp: Type: Impressed, Serial no 2495, Amount: Rs.5,000.00/-, Date of Purchase: 26/07/2023, Vendor name: A Bhat
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2023 6:07PM with Govt. Ref. No: 192023240188767168 on 25-08-2023, Amount Rs: 2,03,523/-, Bank: SBI EPay (SBlePay), Ref. No. 4982256134515 on 25-08-2023, Head of Account 0030-02-103-003-02

Jayanti Mukhopadhyay

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

cate of Registration under section 60 and Rule 69.
stered in Book - I
olume number 0601-2023, Page from 148849 to 148870
eing No 060108196 for the year 2023.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2023.09.01 12:43:12 -07:00
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2023/09/01 12:43:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.

(This document is digitally signed.)