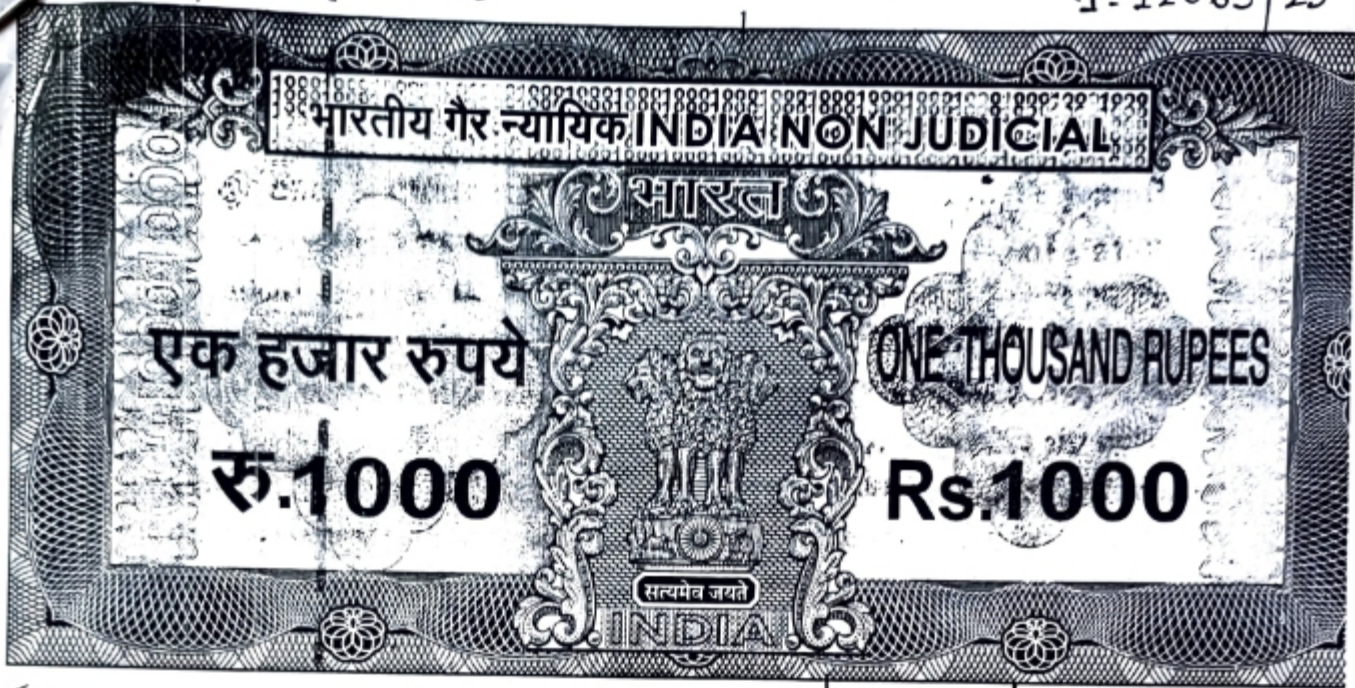


12006

Q. 12063/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

3/2046091/23

W 721481

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Bajarhat, New Town, North 24-Pgs

DEED OF CONVEYANCE

11 AUG 2023

THIS INDENTURE made this the 11th day of August, Two Thousand and Twenty Three [2023].

BETWEEN

1. **SRI. ABHAS CHAUDHURI**, (Pan No.CYQPC6951E), (OCI No. A4614980), (Mobile No. +1(347)2683763), Son of Mr. Tarapada Chowdhury, by faith - Hindu, occupation - Service, 2. **SRI. KABERI CHAUDHURI**, (Pan No.AROPC5315M), (OCI No. A4614219), (Mobile No.+1(347)9330677), Wife of Mr. Abhas Chaudhuri, by faith - Hindu, occupation - Service, both are residing at 98, Narikeldanga Main Road, Post Office - Kankurgachi, Police Station - Phoolbagan, Kolkata - 700054 and also at A-4614219, 1983, WEST-II Street BROKOLYU, P.O- Street Brokolyu, New York, USA-11223 hereinafter called and referred to as "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**;

AND

OMM CONSTRUCTION, [PAN NO. AAHFO2643L], a Partnership firm, having its principal place of business at Reek Apartment, Lokenath park, chinara park, Police Station- Baguiati, Kolkata- 700157, under state of West Bengal, represented by its partners namely 1. **SRI NABAJIBAN PAUL** [PAN-ALZPP6344A & AADHAR NO-460742319916], (Mobile No. 9830483258) son of Late Santiranjan Paul, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 2. **SMT. BASANTI PAUL** [PAN-avyp6885b & AADHAR NO-982572907816], (Mobile No. 6290010778) wife of Sri Nabajiban Paul, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 3. **SRI JHANTU NATH** [PAN-ADGPN3130P & AADHAR NO-832851343214], (Mobile No. 9231829065) son of Late Laxmi Kanta Nath, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas. 4. **SMT. KANIKA NATH** [PAN-AGIPN6593R & AADHAR NO-700703679513], (Mobile No.7003426384) wife of Sri Jahntu Nath, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 5. **SMT. KIRAN SHARMA** [PAN-

IPJPS1040N & AADHAR NO-396338408377], (Mobile No.8820498280) wife of Sri Subrata Sharma, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 6. **SRI SUBRATA SHARMA** [PAN-AVZPS2627P & AADHAR NO-525671487533], (Mobile No. 7980340836) son of Sri Ramesh Sharma, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, partners namely **SMT. BASANTI PAUL, SMT. KANIKA NATH, SMT. KIRAN SHARMA**, represented by their constituted attorneys namely **SRI NABAJIBAN PAUL, SRI JHANTU NATH, SRI SUBRATA SHARMA**, hereinafter called and referred to as "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS the vendors herein had purchased **ALL THAT** Piece and Parcel of Shali Land (Shali as per ROR and Proposed Bastu) measuring about **2 (Two) Cotthas 8 (Eight) Chittaks 00 (Zero) Square Feet** more or less lying and situated at District 24 Parganas North, Police Station - Rajarhat (Old) Baguiati (New), A.D.S.R. Office at Bidhnanagar Salt Lake City (Old) Rajarhat (New), under **Rajarhat Gopalpur Municipality** (Old) Bidhannagar Municipal Corporation (New), lying and situated under **Mouza - Raghunathpur**, JL No. 8, Re Su No. 134, Touzi No. 3027, CS Khatian No. 100, **RS Khatian No. 164**, LR Khatian No. (Krishi) 76, CS Dag No. 511, **RS & LR Dag No. 541**, Kolkata - 700059 **TOGETHER WITH** all easementary rights and privileges associated thereto from one Sri. Gobinda Gayen, Son of Late Gour Chandra Gayen by virtue of a Bengali registered deed of conveyance which was registered before the office of A.D.S.R. Salt Lake City being No. 85, registered in the Book No. I, Volume No. 2, Pages from 363 to 370 for the year of 1996 and since after purchasing the same the present vendors jointly started to possess the same under their own use and occupation free from all encumbrances.

AND WHEREAS the aforesaid vendors again purchased another adjacent plot of land i.e. **ALL THAT** Piece and Parcel of **Shali** Land (Shali*as per ROR and Proposed Bastu) measuring about **1 (One) Cotthas 12 (Twelve) Chittaks 20 (Twenty) Square Feet** more or less lying and situated at District 24 Parganas North, Police Station - Rajarhat (Old) Baguiati (New), A.D.S.R. Office at Bidhnanagar Salt Lake City (Old) Rajarhat (New), under **Rajarhat Gopalpur Municipality** (Old) Bidhannagar Municipal Corporation (New), lying and situated under **Mouza - Raghunathpur**, JL No. 8, Re Su No. 134, Touzi No. 3027, CS Khatian No. 100, **RS Khatian No. 164**, LR Khatian No. (Krishi) 76, CS Dag No. 511, **RS & LR Dag No. 541**, Kolkata - 700059 together with all easementary rights and privileges associated thereto from one Smt. Madhabi Lata Dey, Wife of Late Nishakar Dey and Smt. Kabita Dey, Daughter of Late Nishakar Dey by virtue of a Bengali registered deed of conveyance which was registered before the office of A.D.S.R. Salt Lake City being No. 00314, registered in the Book No. I, Volume No. 18, Pages from 196 to 211 for the year of 2001 and since after purchasing the same the present vendors jointly started to possess the same under their own use and occupation free from all encumbrances and the aforesaid property is specifically mentioned in the Schedule herein below and the same is hereinafter referred to as the said property for the sake of brevity.

AND WHEREAS after purchasing the aforesaid properties by virtue of the aforesaid two Bengali Deeds of Conveyances the Vendors herein started to possess the same under their own use and occupation free from all encumbrances and they have also jointly recorded the aforesaid properties before the BL & LRO at Rajarhat and their aforesaid property has been recorded under two separate **LR Khatians** being No. **3822** (in the name of **SMR. KABERI CHAUDHURI**) and **3823** (in the name of **SRI. ABHAS CHAUDHURI**) and they are regularly paying the rent and taxes before the concerned Government authorities which is hereinafter referred to as the said property for the sake of brevity.

AND WHEREAS the Vendors herein due to urgent need of money decided to sell the said property measuring about **4 (Four) Cotthas 4 (Four) Chittaks 20 (Twenty) Square Feet** more or less and the Purchaser herein has approached

the Vendors with the intention to purchase the same and the Vendors herein have agreed to sale transfer and convey the said landed property to unto and in the use of the Purchasers at or for a total consideration amount of Rs. 1,10,00,000/- (Rupees One Crore and Ten Lac) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement **BETWEEN** the **VENDORS** and the **PURCHASERS** referred to above and in total consideration of the said sum of Rs. 1,10,00,000/- (Rupees One Crore and Ten Lac) only paid by the Purchasers to the Vendors on or before the execution of this present indenture (the Receipt whereof the Vendors doth hereby as well as the Memo of Consideration hereunder written admit acknowledge and of and from the same and every part thereof release and discharge the Purchasers for ever) the said **VENDORS** doth hereby grant transfer sell convey assign and assure to unto and to the use of the said **PURCHASERS** **ALL THAT** Piece and Parcel of **Shali** Land (as per ROR and Proposed Bastu) measuring about **4 (Four) Cotthas 4 (Four) Chittaks 20 (Twenty) Square Feet** more or less lying and situated at District 24 Parganas North, Police Station - Rajarhat (Old) Baguiati (New), A.D.S.R. Office at Bidhnanagar Salt Lake City (Old) Rajarhat (New), under **Rajarhat Gopalpur Municipality** (Old) Bidhannagar Municipal Corporation (New), lying and situated under **Mouza - Raghunathpur**, JL No. 8, Re Su No. 134, Touzi No. 3027, CS Khatian No. 100, **RS Khatian No. 164**, LR Khatian No. 3822 & 3823, CS Dag No. 511, **RS & LR Dag No. 541**, Kolkata - 700059 together with all easementary rights and privileges associated thereto and hereditament more fully and particularly described in the **Schedule** hereunder written which is fully delineated in the sketch map or plan hereto annexed and therein demarcated and shown within **red border ALONG WITH** drains swears water courses rights privileges easements assessments appendages and appurtenances whatsoever to the said property or any part thereof, usually held used occupied enjoyed or accepted reputed known as part or parcel or member thereof or appurtenant thereto and the reversion or reversions remainder or remainders and profits thereof and all and every part thereof **AND ALL** the estate right title interest uses trust property claim and demand whatsoever both at law or in equity **TOGETHER WITH** all deeds *puttahs* and evidence of title relating exclusively to the said property or any part thereof

which are/were or may hereinafter be in possession or custody of the Vendor of and from when the Vendor may procure the same without any action either at law or in equity to **HAVE AND TO HOLD** the said undivided share and interest in the said properties i.e. **ALL THAT** Piece and Parcel of **Shali** Land (as per ROR and Proposed Bastu) measuring about **4 (Four) Cotthas 4 (Four) Chittaks 20 (Twenty) Square Feet** more or less lying and situated at District 24 Parganas North, Police Station - Rajarhat (Old) Baguiati (New), A.D.S.R. Office at Bidhnanagar Salt Lake City (Old) Rajarhat (New), under **Rajarhat Gopalpur Municipality** (Old) Bidhannagar Municipal Corporation (New), lying and situated under **Mouza - Raghunathpur**, JL No. 8, Re Su No. 134, Touzi No. 3027, CS Khatian No. 100, **RS Khatian No. 164**, LR Khatian No. 3822 & 3823, CS Dag No. 511, **RS & LR Dag No. 541**, Kolkata - 700059 together with all easementary rights and privileges associated thereto all other benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be to and unto and in favour of the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as under:-

(i) That notwithstanding any act deed matter or thing by the Vendors or predecessor-in-title done executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and all other benefits and rights hereby granted sold conveyed transferred assigns and assured or expressed intended so to be and every part thereof;

(ii) And that the Vendors have not at any time done or executed knowingly suffered or been partly or privy to any act deed matter or things whereby the said property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can be or may be impeached encumbered or affected in title;

(iii) That notwithstanding any act deed or things whatsoever done as aforesaid, the Vendors have got in themselves good right and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the said properties and all other benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid according to the true intent and meaning of these presents;

(iv) And that the said property and all other rights and benefits hereby granted sold conveyed transferred assigned and assured or expressed or intended to be and every part of them is now free from all encumbrances liens attachments leases *lis pendens* uses *debutter wakf* or trust made or suffered by the Vendor save those expressly mentioned herein;

(v) And that the Purchasers shall and may at all times hereafter peaceably and quietly use possess hold and enjoy the said property and all other benefits and rights hereby granted sold conveyed, transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits whatsoever thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any other person having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor or predecessor-in-title for the Vendors;

82 (vi) And further that the Vendors or any other person having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors or predecessor-in-title for the Vendors shall and will from the date of execution of this present indenture be absolutely barred from claiming any such right title and interest whatsoever in the said property and any such claim shall not be entertained and be denied everywhere and by every court of law having the jurisdiction in this regard;

(vii) That the said property is not affected by attachment including attachment under any Certificate Case or any proceedings started at the instance of the Income-tax Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no Certificate Case or proceedings against the Vendors for realization of arrears of Income-tax or Sales Tax, or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered;

(viii) That the said property is not affected by any notice or scheme of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority and that no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or any other Acts or Enactments in force and there is no impediment under the West Bengal Land Reforms Act, 1955 restraining the Vendor from conveying the said property.

(ix) And further that the Vendors having or lawfully or equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendor or predecessor-in-title for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchasers in the matter aforesaid as shall or may reasonably be required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the property being conveyed)

ALL THAT Piece and Parcel of Vacant Shali Land (as per ROR and Proposed Bastu) measuring about **4 (Four) Cotthas 4 (Four) Chittaks 20 (Twenty) Square Feet**

i.e.

Sl. No.	Mouza	LR Khatian No.	LR Dag No.	Area of land
1.	Raghunathpur	3822	541	2 (Two) Cotthas 2 (Two) Chittaks 10 (Ten) Sq. Ft.
2.	Raghunathpur	3823	541	2 (Two) Cotthas 2 (Two) Chittaks 10 (Ten) Sq. Ft.
		Total Area		4 (Four) Cotthas 4 (Four) Chittaks 20 (Twenty) Sq. Ft.

more or less lying and situated at District 24 Parganas North, Police Station - Rajarhat (Old) Baguiati (New), A.D.S.R. Office at Bidhnanagar Salt Lake City (Old) Rajarhat (New), under **Rajarhat Gopalpur Municipality** (Old) Bidhannagar Municipal Corporation (New), lying and situated under **Mouza - Raghunathpur**, JL No. 8, Re Su No. 134, Touzi No. 3027, CS Khatian No. 100, **RS Khatian No. 164, LR Khatian No. 3822 & 3823**, CS Dag No. 511, **RS & LR Dag No. 541**, Kolkata - 700059 having **Road namely Deshbandhu Nagar (Raghunathpur) TOGETHER WITH** all easementary rights and privileges associated thereto and the entire property has been delineated with **Red Colour** in the Map or Plan annexed hereto as the part and parcel of this present Indenture and butted and bounded in the manner as follows:-

ON THE NORTH	: By <u>23 feet wide road;</u>
ON THE SOUTH	: By R.S. Dag No. 600;
ON THE EAST	: By Land of Nira Pada Seal;
ON THE WEST	: By <u>10 feet wide Road.</u>

IN WITNESS WHEREOF the Vendors and the Purchasers hereto set and subscribe their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor and the Purchasers
hereto at 24 Parganas (North)
in presence of

WITNESSES:

1. Ayan Bisoas
Rabindrapally
K.C. 1-101

2. Souvik Ghosh
Jyanga Ghosh para,
Kolkata - 700059

1. *[Signature]*
2. Kabi Chaudhuri

(Signature of the VENDOR)

OMM CONSTRUCTION

1) Naba Sibam Paul
2) Shanku 12/4 -
3) Subrata Shannu

Drafted by me:-

Partner

Surojit Banerjee

(Signature of the PURCHASER)

for themselves and for attorney

Sri Surojit Banerjee

Advocate

File No. 471 of 2008

Barasat Court, 24 Pgs. (North).

MEMO OF CONSIDERATION

Received from the within named Purchasers the within mentioned amount of Rs. **Rs. 1,10,00,000/-** (Rupees One Crore and Ten Lac) only, being the consideration amount in full, and as per the memorandum hereunder written:-

Sl. No.	Mode of payment	Amount	Date
1.	Through Demand Draft being No. 273187 State Bank of India, Bagmati Branch	Rs. 55,00,000/-	11.08.2023
2.	Through Demand Draft being No. 273196 State Bank of India, Bagmati Branch	Rs. 55,00,000/-	11.08.2023
	Total amount	Rs. 1,10,00,000/-	/

Amount in words: Rupees One Crore and Ten Lac only.

Witnesses:

1. *[Signature]*

2.

1. *[Signature]*
2. *[Signature]*

Signature of the VENDORS

SITE PLAN OF LAND AT MOUZA - RAGHUNATHPUR, J.L. NO.- 08,
R.S. NO.- 134, TOUZI NO. - 3027, C.S.GAG NO.-511, R.S.& L.R. DAG
NO.-541, C.S.KHATIAN NO.-100, R.S.KHATIAN NO. - 164, L.R.KHATIAN
NO.- 3822,3823, WARD-NO- 10, P.S.-BAGUIATI, UNDER BIDHANNAGAR
MUNICIPAL CORPORATION, DIST: 24 PARGANAS (N).

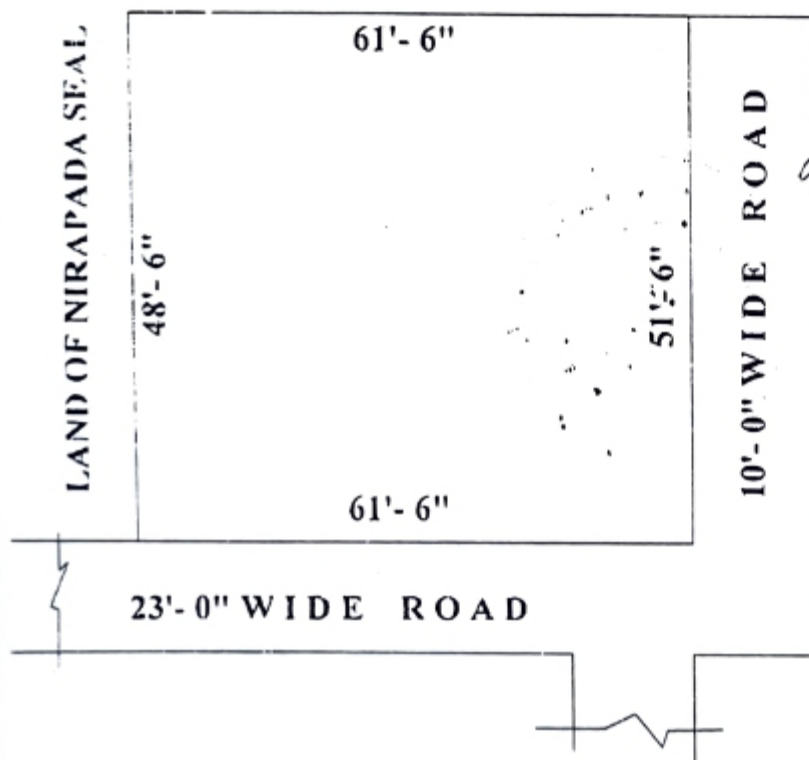
TOTAL AREA OF LAND - 4 K - 4 CH - 20 SFT

NAME OF PURCHASER - OMM CONSTRUCTION

NAME OF VENDORS -1) ABHAS CHAUDHURI
2) KABERI CHAUDHURI



R.S.&L.R. DAG NO.- 600



1. *AB Imo*
2. *Kaber Chaudh*

SIG. OF VENDOR -

OMM CONSTRUCTION

Naba Suban Paul
Partner

OMM CONSTRUCTION

Suhela Sharm

SIG. OF PURCHASER -

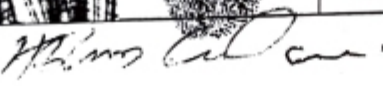
UNDER RULE 44A OF THE I. R. ACT 1908

LH BOX- SMALL TO THUMP PRINTS & RH BOX- THUMP TO SMALL PRINTS

SIGNATURE OF THE PRESENTANT/ EXECUTANT/ SALLER/ BUYER/ CAIMENT WITH PHOTO

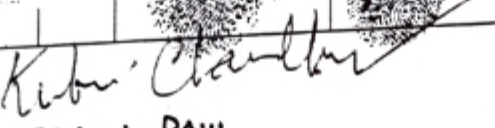
NAME: ABHAS CHAUDHURI

 ABHAS	LH					
	RH					

ATTESTED:- 

NAME: KABERT CHAUDHURI

 KABERT	LH					
	RH					

ATTESTED:- 

NAME: NABA JIBAN PAUL

 NABA JIBAN PAUL	LH					
	RH					

ATTESTED:- NABA JIBAN PAUL

UNDER RULE 44A OF THE I.R. ACT 1908

LH BOX- SMALL TO THUMP PRINTS & RH BOX- THUMP TO SMALL PRINTS

SIGNATURE OF THE PRESENTANT/ EXECUTANT/ SALLER/ BUYER/ CAIMENT WITH PHOTO

NAME: JHANTU NATH

 <i>Jhantu Nath</i>	LH					
	RH					

ATTESTED:- *Jhantu Nath*

NAME: SUBRATA SHARMA

 <i>Subrata Sharma</i>	LH					
	RH					

ATTESTED:- *Subrata Sharma*

NAME: S

 PHOTO	LH					
	RH					

ATTESTED:-

ভাৰতীয় বিধান কমিশন
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
IHM2223030



নির্বাচকের নাম : অয়ন বিশ্বাস
Elector's Name : Ayan Biswas
পিতার নাম : আনন্দ বিশ্বাস
Father's Name : Ananda Biswas
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 04/12/1996

IHM2223030

ঠিকানা:
রাসদ্রাপলী, কৃষ্ণাপুর, রাজহাট গোপালপুর, বগুড়া জেলা,
উত্তর ২৪ পরগানা- ৭৫০১০১

Address:
RASHNDRAPALLY, KRISHNAPUR,
RAJARHAT GOPALPUR, BAGURATI,
NORTH 24-PARGANAS- 750101.

Date: 13/07/2018

117-রাজহাট গোপালপুর বিধান কেন্দ্রের নির্বাচক নিয়ন্ত্রক
অতিরিক্তের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
117-Rajarhat Gopalpur Constituency

কোনও পরিবর্তন হলে নতুন ঠিকানা যেখানে চিঠি পাঠ প্রেরণ করা হবে
সংক্রান্ত নতুন নির্বাচক নিয়ন্ত্রকের কার্ডের জন্য নির্দিষ্ট ফর্ম এই
নিয়ন্ত্রকের কার্ডের সাথে জমা দেওয়া হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1209716

Ayan Biswas



CERTIFICATE OF REGISTRATION

**प्रवासी भारतीय नागरिक कार्ड धारक
OVERSEAS CITIZEN OF INDIA CARD HOLDER**

सब प्रपक्षित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रकार है
की वह है उसे भारतीयता अधिनियम 1955 की धारा 7 के तहत भारतीयता प्रपक्षित
कराया जा सकता है।

that the person whose particulars are given registered as an Overseas Citizen



Khushboo Ahlawat authority

Assistant Consular Officer
Consulate General of India
LIFELONG New York M



ओसीआईसी सं./CCIC No. **A4614219**

उपनाम / Surname
CHAUDHURI

दिया गया नाम / Given Name(s)
KABERI

राष्ट्रियता / Nationality
USA

जन्मतिथि / Date of Birth
17/03/1962

**Sax
F**

जन्म स्थान / Place of Birth
INDIA

EE

प्राप्ति करने की तिथि / Date of issue
15/06/2023

જાણી કાઢેલા જગ્યા / Place of Issue
NEW YORK CGI

फाइल नं. / File No.
USANQ4AEAN23

Kabir Chaudhry

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



192023240165117921

GRN Details

GRN:	192023240165117921	Payment Mode:	Online Payment
GRN Date:	10/08/2023 14:32:04	Bank/Gateway:	State Bank of India
BRN :	CKX6780014	BRN Date:	10/08/2023 14:33:32
GRIPS Payment ID:	100820232016511791	Payment Init. Date:	10/08/2023 14:32:04
Payment Status:	Successful	Payment Ref. No:	3002046091/7/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SURAJIT BANERJEE
Address:	BARASAT
Mobile:	6291247794
Depositor Status:	Advocate
Query No:	3002046091
Applicant's Name:	Mr SUROJIT BANERJEE
Identification No:	3002046091/7/2023
Remarks:	Sale, Sale Document Payment No 7
Period From (dd/mm/yyyy):	10/08/2023
Period To (dd/mm/yyyy):	10/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002046091/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	549020
2	3002046091/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	110014

Total 659034

IN WORDS: SIX LAKH FIFTY NINE THOUSAND THIRTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No.	I-1523-12063/2023	Date of Registration	11/08/2023
Query No./Year	1523-3002046091/2023	Office where deed is registered	
Query Date	09/08/2023 6:27:54 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUROJIT BANERJEE , BARASAT JUDSGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9874831355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,10,00,000/-	Rs. 1,10,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,50,020/- (Article:23)	Rs. 1,10,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, JI No: 8, Pin Code : 700059

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-541 (RS :-)	LR-3822	Bastu	Shall	2 Katha 2 Chatak 10 Sq Ft	55,00,000/-	55,00,000/-	Width of Approach Road: 23 Ft.,
L2	LR-541 (RS :-)	LR-3823	Bastu	Shall	2 Katha 2 Chatak 10 Sq Ft	55,00,000/-	55,00,000/-	Width of Approach Road: 23 Ft.,
		TOTAL :			7.0583Dec	110,00,000 /-	110,00,000 /-	
		Grand Total :			7.0583Dec	110,00,000 /-	110,00,000 /-	

Details :

Name Address Photo Finger print and Signature

Name	Photo	Finger Print	Signature
Shri ABHAS CHAUDHURI (Presentant) Son of Shri TARAPADA CHOWDHURY Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office			
11/08/2023	LTI 11/08/2023	11/08/2023	

, 98, NARKELDANGA MAIN ROAD, O.C.I. NO. A4614980, City:- , P.O:- BENGAL CHEMICAL, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.: CYxxxxxx1E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt KABERI CHAUDHURI Wife of Shri AVASH CHOWDHURY Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office			
11/08/2023	LTI 11/08/2023	11/08/2023	

, 98, NARKELDANGA MAIN ROAD, O.C.I. NO. A4614219, City:- , P.O:- BENGAL CHEMICAL, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.: ARxxxxxx5M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place: Office

Buyer Details :

Sl No	Name Address Photo Finger print and Signature
1	OMM CONSTRUCTION ,REEK APT. LOKENATH PARK CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.: AAxxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

	11/08/2023	11/08/2023	11/08/2023
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Transfer Of Shri ABHAS CHAUDHURI, Smt KABERI CHAUDHURI, Shri NABAJIBAN PAUL, Shri JHANTU NATH, Shri RATA SHARMA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KABERI CHAUDHURI	OMM CONSTRUCTION-3.52917 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri ABHAS CHAUDHURI	OMM CONSTRUCTION-3.52917 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, JI No: 8, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 541, LR Khatian No:- 3822		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 541, LR Khatian No:- 3823		Seller is not the recorded Owner as per Applicant.

11-08-2023

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,10,00,000/-

Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 11-08-2023

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 14:30 hrs on 11-08-2023, at the Office of the A.D.S.R. RAJARHAT by Shri ABHAS CHAUDHURI, one of the Executants.

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

Execution is admitted on 11/08/2023 by 1. Shri ABHAS CHAUDHURI, Son of Shri TARAPADA CHOWDHURY, , 98, NARKELDANGA MAIN ROAD, O.C.I. NO. A4614980, P.O: BENGAL CHEMICAL, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service, 2. Smt KABERI CHAUDHURI, Wife of Shri AVASH CHOWDHURY, , 98, NARKELDANGA MAIN ROAD, O.C.I. NO. A4614219, P.O: BENGAL CHEMICAL, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Shri AYAN BISWAS, , Son of Shri ANANDA BISWAS, , BF 40 RABINDRA PALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-08-2023 by Shri NABAJIBAN PAUL, PARTNER, OMM CONSTRUCTION (Partnership Firm), REEK APT. LOKENATH PARK CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AYAN BISWAS, , Son of Shri ANANDA BISWAS, , BF 40 RABINDRA PALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 11-08-2023 by Shri JHANTU NATH, PARTNER, OMM CONSTRUCTION (Partnership Firm), REEK APT. LOKENATH PARK CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AYAN BISWAS, , Son of Shri ANANDA BISWAS, , BF 40 RABINDRA PALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 11-08-2023 by Shri SUBRATA SHARMA, PARTNER, OMM CONSTRUCTION (Partnership Firm), REEK APT. LOKENATH PARK CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AYAN BISWAS, , Son of Shri ANANDA BISWAS, , BF 40 RABINDRA PALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Certified that required Registration Fees payable for this document is Rs 1,10,014.00/- (A(1) = Rs 1,10,000.00/- ,E = 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2023 2:33PM with Govt. Ref. No: 192023240165117921 on 10-08-2023, Amount Rs: 1,10,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKX6780014 on 10-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,50,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 5,49,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3600, Amount: Rs.1,000.00/-, Date of Purchase: 10/08/2023, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2023 2:33PM with Govt. Ref. No: 192023240165117921 on 10-08-2023, Amount Rs: 5,49,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKX6780014 on 10-08-2023, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 400492 to 400517
being No 152312063 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.08.18 17:18:19 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/08/18 05:18:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)