01040/22

I-1031/2022

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AG 660477

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24-Parganas

28 JAN 2022

# DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made on 28th day of January, 2022 (Two Thousand Twenty-Two) ***BETWEEN;***

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**SMT. SWAPNA GHOSHDASTIDAR** alias **SMT. SWAPNA GHOSHDOSTIDAR**, having PAN : AGLPG1224B, Aadhaar No.4468 3460 4379, wife of Late Indrajit Ghosh Dostidar and daughter of P.N. Mukherjee, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 99/56, Mahatma Gandhi Road, Post Office : Paschim Putiary, Police Station : Haridevpur, Kolkata : 700041, District : 24 Parganas (South), hereinafter called and referred to as "the **VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**SRI MINTU DAS**, having PAN : AJAPD4512H, Aadhaar No.6125 1477 6614, son of Sri Purna Chandra Das, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 88/7, Mahatma Gandhi Road, Post Office : Haridevpur, Police Station : Haridevpur, Kolkata : 700082, District : 24 Parganas (South), hereinafter called and referred to as "the **PURCHASER**" (which

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term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** originally one Smt. Sulochana Sarkar was the Owner of **ALL THAT** piece and parcel of bastu land measuring about 3 (Three) Cottahs more or less together with R.T. shed structure standing thereon, situate and lying at Mouza : Haridevpur, J.L. No.25, R.S. No.35, Touzi No.40, under R.S. Khatian No.92, appertaining to R.S. Dag No.141, under Police Station : previously Behala thereafter Thakurpukur at present Haridevpur, within the limits of the the South Suburban Municipality Kolkata Municipal Corporation (South Suburban Unit), District : previously 24 Parganas at present 24 Parganas (South).

**AND WHEREAS** while absolutely seized and possessed the aforesaid property as Owner thereof, said Smt. Sulochana

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Sarkar gifted away her aforesaid property unto and in favour of her son Saroj Kumar Sarkar by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered in the Office of the Sub-Registrar at Alipore and recorded in Being No.2038 for the year 1947..

**AND WHEREAS** after such gift, said Saroj Kumar Sarkar became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, he died intestate leaving behind him surviving his wife Smt. Ushangini Sarkar, three sons viz. Utpal Sarkar, Kallol Sarkar, Shyamal Sarkar and one daughter Smt. Dipika Mukherjee as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** by way of said inheritance, said Smt. Ushangini Sarkar, Utpal Sarkar, Kallol Sarkar, Shyamal Sarkar and Smt. Dipika Mukherjee became the joint Owners of the

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aforesaid property along with other properties left by said Saroj Kumar Sarkar and while absolutely seized and possessed the same as joint Owners thereof, they have partitioned their aforesaid properties by metes and bounds amongst themselves by way of a registered Deed of Partition, which was duly registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.79, Pages 179 to 187, Being No.2472.

**AND WHEREAS** in terms of the said Deed of Partition, said Smt. Dipika Mukherjee became the sole and absolute Owner of the aforesaid property i.e. land measuring about 3 (Three) Cottahs more or less together with R.T. shed structure standing thereon and while absolutely seized and possessed the same as Owner thereof, she sold, transferred and conveyed her aforesaid property unto and in favour of one Smt. Mayarani Guha by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was

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duly registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.130, Pages 175 to 183, Being No.4835 for the year 1975.

**AND WHEREAS** after such purchase, said Smt. Mayarani Guha became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, she also sold, transferred and conveyed her aforesaid property unto and in favour of one Biswadeb Saha by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.255, Pages 187 to 194, Being No.15644 for the year 1991.

**AND WHEREAS** by way of aforesaid Deed of Conveyance, said Biswadeb Saha became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, he also sold, transferred and

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conveyed his aforesaid property unto and in favour of Ranendra Nath Dutta and Indrajit Ghosh Dostidar by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.99, Pages 1 to 8, Being No.5113 for the year 1992.

**AND WHEREAS** after such purchase, said Ranendra Nath Dutta and Indrajit Ghosh Dostidar became the joint Owners of the aforesaid property and duly mutated their names with the Office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the aforesaid property known and numbered as Municipal Premises No.259, Mahatma Gandhi Road, Police Station : Haridevpur, Kolkata : 700082, under Ward No.115, being Assessee No.41-115-06-0427-1, District : 24 Parganas (South) each having undivided ½ share of the same and absolutely seized and possessed the same as joint Owners thereof by paying taxes thereto.

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**AND WHEREAS** while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Ranendra Nath Dutta died as bachelor on 14th July, 1995 without making any Will in respect of his undivided ½ share of the aforesaid property leaving behind him surviving his brother Rabindra Nath Dutta and three sisters viz. Smt. Sabita Dutta, Smt. Mamata Das and Smt. Namita Das, as his only heirs and successors, who jointly inherited the undivided ½ share of the aforesaid property as per Hindu Succession Act, 1956 each having undivided 1/8th share of the aforesaid property.

**AND WHEREAS** after such inheritance, said Rabindra Nath Dutta, Smt. Sabita Dutta, Smt. Mamata Das and Smt. Namita Das became the joint Owners of the undivided ½ share of the aforesaid property left by said Ranendra Nath Dutta and absolutely seized and possessed the same as joint Owners thereof.

**AND WHEREAS** while absolutely seized and possessed the undivided 1/2nd share of the aforesaid property as joint Owners

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thereof, said Indrajit Ghosh Dostidar entered into a verbal Agreement with the Purchaser herein for selling, transferring and conveying his undivided ½ share of the aforesaid property in favour of him at total consideration of Rs.34,50,000/- (Rupees Thirty-Four Lac Fifty Thousand) only with the consent of his wife and accordingly received the said entire consideration money from the Purchaser herein by several chaques on different dates. The details of the said cheques herein below :-

| SL. NO. | DATE | CHEQUE NO. | BANK WITH BRANCH | AMOUNT |
|---|---|---|---|---|
| 1. | 26/11/18 | 620617 | S.B.I., Haridevpur | Rs. 7,00,000/- |
| 2. | 24/12/18 | 620626 | S.B.I., Haridevpur | Rs. 7,00,000/- |
| 3. | 04/02/19 | 620649 | S.B.I., Haridevpur | Rs.15,75,000/- |
| 4. | 04/03/19 | 620660 | S.B.I., Haridevpur | Rs. 4,75,000/- |
| | | | Total : .... | Rs.34,50,000/- |

**AND WHEREAS** though the entire consideration money has been received by said Indrajit Ghosh Dostidar from the Purchaser herein but no Deed of Conveyance has been executed and registered in his favour.

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**AND WHEREAS** meanwhile said Rabindra Nath Dutta sold, transferred and conveyed his undivided 1/8th share of the aforesaid property unto and in favour of said Indrajit Ghosh Dostidar by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 2nd April, 2019 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.1, Volume No.1607-2019, Pages 113751 to 113777, Being No.160703639 for the year 2019.

**AND WHEREAS** similarly said Smt. Namita Das also sold, transferred and conveyed her undivided 1/8th share of the aforesaid property unto and in favour of said Indrajit Ghosh Dostidar by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 2nd April, 2019 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.1, Volume No.1607-2019, Pages 113778 to 113804, Being No.160703640 for the year 2019.

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**AND WHEREAS** similarly said Smt. Mamta Das also sold, transferred and conveyed her undivided 1/8th share of the aforesaid property unto and in favour of said Indrajit Ghosh Dostidar by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 2nd April, 2019 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.1, Volume No.1607-2019, Pages 113805 to 113831, Being No.160703641 for the year 2019.

**AND WHEREAS** similarly said Smt. Sabita Dutta also sold, transferred and conveyed her undivided 1/8th share of the aforesaid property unto and in favour of said Indrajit Ghosh Dostidar by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 2nd April, 2019 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.1, Volume No.1607-2019, Pages 113832 to 113858, Being No.160703642 for the year 2019.

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**AND WHEREAS** in the manner stated above, said Indrajit Ghosh Dostidar became the Owner of the aforesaid entire property and duly mutated his name with the Office of the Kolkata Municipal Corporation and paying taxes thereto.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Indrajit Ghosh Dostidar died intestate on 3rd December, 2020 leaving behind him surviving his wife Smt. Swapna Ghoshdastidar alias Smt. Swapna Ghoshdostidar as his only legal heir and successor, who inherited the aforesaid property left by her husband as per Hindu Succession Act, 1956.

**AND WHEREAS** in the manner stated above, said Smt. Swapna Ghosh Dastidar, the Vendor herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of bastu land measuring about 3 (Three) Cottahs more or less together with R.T. shed structure having an area of 450 (Four Hundred Fifty) Square Feet more or less consisting of

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2 (Two) Shop Rooms standing thereon, situate and lying at Mouza : Haridevpur, J.L. No.25, R.S. No.35, Touzi No.40, under R.S. Khatian No.92, appertaining to R.S. Dag No.141, being known and numbered as Municipal Premises No.259, Mahatma Gandhi Road, Police Station : Haridevpur, Kolkata : 700082, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.115, being Assessee No.41-115-06-0427-1, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called and referred to as "the **SAID PROPERTY**, morefully described in the **SCHEDULE** hereunder written and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

**AND WHEREAS** as per terms and conditions of the said verbal Agreement as was held amongst the husband of the Vendor herein along with the Purchaser herein, the Vendor herein now decided to sell her said property at a total Rs.49,50,000/-

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(Rupees Forty-Nine Lac Fifty Thousand) only after adjusting the said amount Rs.34,50,000/- (Rupees Thirty-Four Lac Fifty Thousand) only, which has already been received by the husband of the Vendor herein from the Purchaser herein, which the Purchaser herein has accepted and admitted.

**AND WHEREAS** after receiving the full consideration money as agreed upon by and between the Parties herein, the Vendor herein has this day execute and register the final Deed of Conveyance in respect of the said property in favour of the Purchaser herein, free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said consideration of a sum of Rs.49,50,000/- (Rupees Forty-Nine Lac Fifty Thousand) only paid by the Purchaser herein to the Vendor herein for the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges to has received and of and from the same and every part thereof as per Memo of Consideration below), the Vendor herein doth hereby release, acquit, exonerate and

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discharge to the Purchaser herein and the said property hereby conveyed absolutely and forever, the Vendor herein indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser herein, the ownership entitlement, right and interest in **ALL THAT** piece and parcel of bastu land measuring about 3 (Three) Cottahs more or less together with R.T. shed structure having an area of 450 (Four Hundred Fifty) Square Feet more or less consisting of 2 (Two) Shop Rooms standing thereon, situate and lying at Mouza : Haridevpur, J.L. No.25, R.S. No.35, Touzi No.40, under R.S. Khatian No.92, appertaining to R.S. Dag No.141, being known and numbered as Municipal Premises No.259, Mahatma Gandhi Road, Police Station : Haridevpur, Kolkata : 700082, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.115, being Assessee No.41-115-06-0427-1, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called and referred to as "the **SAID**

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**PROPERTY**, morefully described in the **SCHEDULE** hereunder written and all rights, lights, liberties, easements, privileges, appendages, paths, passages, utilities, tenements premises and hereditaments belonging to or in any way appertaining to the said property or any part thereof and Vendor herein has delivered khas and peaceful possession of the said property along with the aforesaid rights of enjoyment and privileges unto the Purchaser herein **THAT NOTWITHSTANDING** any act, deed, matter and things by the Vendor herein done executed or knowingly suffered to the contrary, the Vendor herein has good right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the Purchaser herein absolutely and forever and the Vendor herein doth hereby further covenant with the Purchaser herein that the said property hereby sold, transferred conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispendences whatsoever and howsoever and

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the Purchaser herein shall and will from time to time and at all times hereafter possess and enjoy the said property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference claim, demand whatsoever from or by the Vendor herein or his legal heir/s or any other person or persons claiming through under or in trust for the Vendor herein shall and will free time to time and at all times hereafter at the request and cost of the Purchaser herein do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser herein and further that the Vendor herein shall and will at all times hereafter indemnify save and keep the Purchaser herein indemnified against all actions, losses claims demands liens, charges, lispendences whatsoever in respect of the said property mentioned and written in the **SCHEDULE** hereunder in these presents.

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**THE VENDOR HEREIN DOTH HEREBY COVENANTS WITH THE PURCHASER** as follows :-

1. **THAT** the said property is free from all encumbrances, charges and liens and the Vendor herein has got free clear and marketable title therein and except the Vendor herein no other person/s has/have any right, title and interest over the said property and/or any part thereof.

2. **THAT** the said property is not subject to any acquisition or requisition proceedings and the Vendor herein has no knowledge of and has not received any such notice from any authority or authorities to that effect.

3. **THAT** by virtue of this Deed of Conveyance, the Purchaser shall become the sole and absolute Owner of the said property with all right to sell, transfer, lease, gift, mortgage whatsoever of the said property and also to mutate the said in their names and to pay taxes and other cost without any interference of the Vendor or his representatives.

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4. **THAT** the said property or any parts thereof is not affected under Urban Land (Ceiling & Regulation) Act, 1976.

5. **THAT** no suit or proceedings of whatsoever nature are pending in any court of law in respect of the said property or any part thereof.

6. **THAT** the said property or any part thereof is not charged and/or mortgaged with any Body/Bodies, Bank/s, any Financial Institution/s etc. by the Vendor herein and the Vendor herein has not entered into the Agreement/s for Sale or any other Agreement/s with anybody/ies in respect of the said property or any parts thereof till execution of these presents.

7. **THAT** the Vendor herein agrees to pay to the Purchaser herein all the Municipal taxes and rates with the interest and penalty, if any, upto the date of execution of these presents.

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8. **THAT** the Vendor herein shall execute all documents, deed of declaration or rectification or any other supplementary deed or deeds and to attend to sign any paper of or to appear in any legal Authority or anywhere for mutation of the said property in the name of the Purchaser or any other manner at the cost of the Purchaser at all time hereinafter upon every reasonable request herein to establish his good and effective title.

9. **THAT** if any mistake occurred in this proceeding, the Vendor at all time at the request and the cost of the Purchaser shall bound to rectify the same without any hesitation or harassment to the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of bastu land measuring an area of 3 (Three) Cottahs be the same a little more or less together with R.T. shed structure having an area of 450 (Four Hundred Fifty) Square Feet more or less consisting of 2 (Two) Shop Rooms

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standing thereon, situate and lying at Mouza : Haridevpur, J.L. No.25, R.S. No.35, Touzi No.40, under R.S. Khatian No.92, appertaining to R.S. Dag No.141, being known and numbered as Municipal Premises No.259, Mahatma Gandhi Road, Police Station : Haridevpur, Kolkata : 700082, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.115, being Assessee No.41-115-06-0427-1, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the said land together with tiled shed structure hereby sold has been delineated with the "**RED**" border line in the **MAP** or **PLAN** annexed hereto being the part of these presents, which is butted and bounded as follows :-

| | | |
|---|---|---|
| **ON THE NORTH** | : | 4' wide passage then land of Dag No.69 ; |
| **ON THE SOUTH** | : | Land of Dag No.142 ; |
| **ON THE EAST** | : | Land of Dag No.141 ; |
| **ON THE WEST** | : | Mahatma Gandhi Road. |

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**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

in the presence of :-

**WITNESSES** :-

1. Subhasish Dey
S/o. Ram Krishna Dey
69/6, M. G. Road
P.S. Hardenpur
K-01-89

Soopan Ghosh Dastidar.

Signature of the ***VENDOR***

2. Siddhartha Ganguly
Tikiapara
Kol-700 006

₹21/-

Signature of the ***PURCHASER***

Drafted by me :-

Ajit Kumar Samanta
Enr. No. F 197/04

*Advocate*
Alipore Judges' Court, Kol – 27.

Computer Typed by :-

**DEBASISH NASKAR**
Alipore Judges' Court, Kol-27.

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## MEMO OF CONSIDERATION

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.49,50,000/- (Rupees Forty-Nine Lac Fifty Thousand) only being the full and final consideration of the said property, as mentioned in the **SCHEDULE** hereinabove written, as per Memo below :-

### MEMO

| Sl. No. | Date | Cheque No. | Bank With Branch | Amount |
|---|---|---|---|---|
| 1. | 26/11/18 | 620617 | S.B.I., Haridevpur | Rs. 7,00,000/- |
| 2. | 24/12/18 | 620626 | S.B.I., Haridevpur | Rs. 7,00,000/- |
| 3. | 04/02/19 | 620649 | S.B.I., Haridevpur | Rs.15,75,000/- |
| 4. | 04/03/19 | 620660 | S.B.I., Haridevpur | Rs. 4,75,000/- |
| 5. | 27/01/22 | 869485 | S.B.I. Haridevpur | Rs. 15,00,000/- |
| 6. | | | | |
| 7. | | | | |
| 8. | | | | |
| 9. | | | | |
| | | | Total : .... | Rs.49,50,000/- |

Swapna Ghosh Dastidar.

**(Rupees Forty-Nine Lac Fifty Thousand) Only**

**WITNESSES** :-

1. Subhasish Roy
S/o. Ramkrishna Roy
69/6, M.G. Road
P.S. Haridevpur
Kol-82
2. Chittaranjan Ganguly.

Swapna Ghosh Dastidar.

Signature of the **VENDOR**

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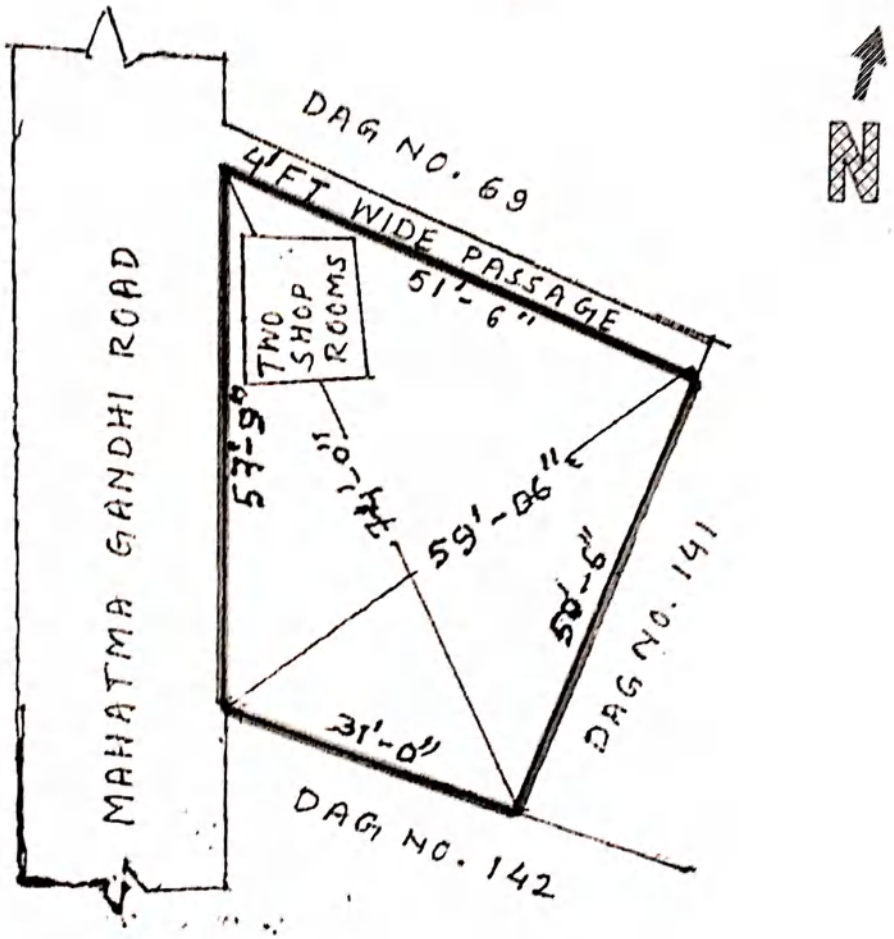
...tion of the bastu land measuring 3 (Three) Cottahs more or less ...ether with R.T. shed structure measuring 450 (Four Hundred Fifty) Square Feet more or less, situate and lying at Mouza : Haridevpur, J.L. No.25, R.S. No.35, Touzi No.40, under R.S. Khatian No.92, appertaining to R.S. Dag No.141, being known and numbered as Municipal Premises No.259, Mahatma Gandhi Road, Police Station : Haridevpur, Kolkata : 700082, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.115, District : 24 Parganas (South)

The total land is shown in **RED** border line [redacted]




Swapna Ghosh Poddar.

Signature of the ***VENDOR***

T217541

Signature of the ***PURCHASER***

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| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name.....

Signature.....

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
| | left hand | | | | | |
| | right hand | | | | | |

Name.....SWAPNA GHOSH DOSTIDAR

Signature.....Swapna Ghosh Dostidar.....

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
| | left hand | | | | | |
| | right hand | | | | | |

Name.....MINTU DAS.....

Signature.....মিনতু দাস.....

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name.....

Signature.....

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192021220171818078 | **Payment Mode:** | Online Payment (SBI Epay) |
| **GRN Date:** | 27/01/2022 17:17:12 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 7297520402620 | **BRN Date:** | 27/01/2022 17:01:30 |
| **Gateway Ref ID:** | 873423036 | **Method:** | Axis Bank-Retail NB |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2000292117/5/2022. |
| | | | [Query No*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | AMIT KUMAR JANA |
| **Address:** | alipore judges court |
| **Mobile:** | 9836324469 |
| **Depositor Status:** | Advocate |
| **Query No:** | 2000292117 |
| **Applicant's Name:** | Mr AMIT KUMAR JANA |
| **Identification No:** | 2000292117/5/2022 |
| **Remarks:** | Sale, Sale Document Payment No 5 |

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2000292117/5/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 217270 |
| 2 | 2000292117/5/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 54351 |
| | | | **Total** | **271621** |

IN WORDS: **TWO LAKH SEVENTY ONE THOUSAND SIX HUNDRED TWENTY ONE ONLY.**



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ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

# ভারত সরকার
## Unique Identification Authority of India
## Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19523/98895

To
**Swapna Ghosh Dostidar**
স্বপ্না ঘোষ দস্তিদার
99/56 KAIBALYA NAGAR
M.G ROAD
Paschim Putiari S.O
Paschim Putiari,Kolkata
West Bengal - 700041

09/01/2013

KL171252420DF

17125242

আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4468 3460 4379**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

স্বপ্না ঘোষ দস্তিদার
**Swapna Ghosh Dostidar**
পিতা: পি এন মুখার্জী
Father : P N MUKHERJEE

জন্ম সাল/Year of Birth: 1960
মহিলা / Female

**4468 3460 4379**

আধার - সাধারণ মানুষের অধিকার

Swapna Ghosh Dostidar.

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ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/41/284/201218
পরিচয় পত্র

Elector's Name Swapna Ghosh Dastidar

নির্বাচকের নাম স্বপ্না ঘোষ দস্তিদার

Husband's Name Indrajit Ghosh Dastidar

স্বামীর নাম ইন্দ্রজিৎ ঘোষ দস্তিদার

Sex F
লিঙ্গ মহিলা

Age as on 1.1.2003 37
১.১.২০০৩-এ বয়স ৩৭

Swapna Ghosh Dastidar.

Address:
96/56 Kalibalya Nagar, 115 Thakurpukur South 24 Parganas 700041

ঠিকানা :
৯৬/৫৬ কালীবালা নগর, ১১৫ ঠাকুরপুকুর দক্ষিণ ২৪ পরগনা ৭০০০৪১

স্বপ্না ঘোষ দস্তিদার

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 112-Behala East
বিধানসভা নির্বাচন ক্ষেত্র : ১১২-বেহালা পূর্ব

Districtdistrict 24 Parganas জেলা: দক্ষিণ ২৪ পরগনা

Date: 08.07.2003 তারিখ: ০৮.০৭.২০০৩

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGLPG1224B

नाम /NAME

SWAPNA GHOSHDASTIDAR

पिता का नाम /FATHER'S NAME

PRATHANATH MUKHERJEE

जन्म तिथि /DATE OF BIRTH

06-11-1960

हस्ताक्षर /SIGNATURE

Swapna Ghosh Dastidar

आयकर आयुक्त, (कम्पु:. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Swapna Ghosh Dastidar.

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
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.

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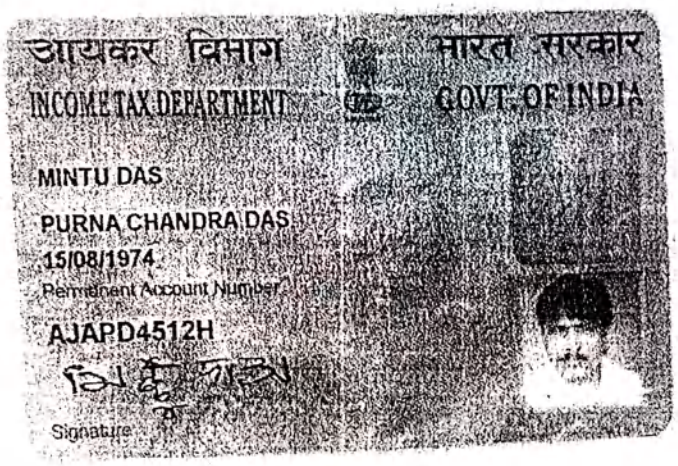
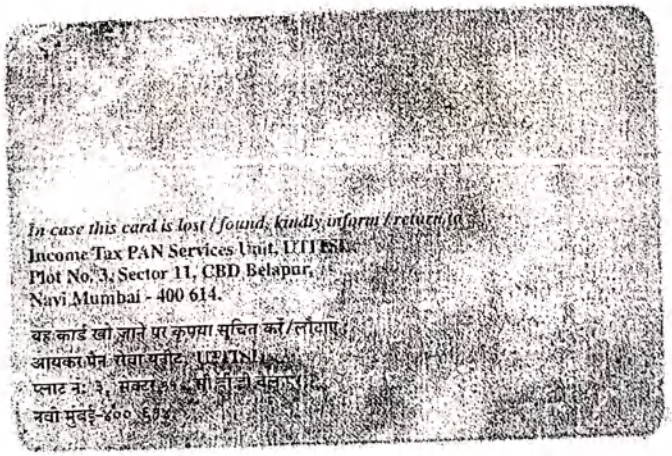



প্রমাণপত্র

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भारत सरकार

मिन्टू दास

Mintu Das

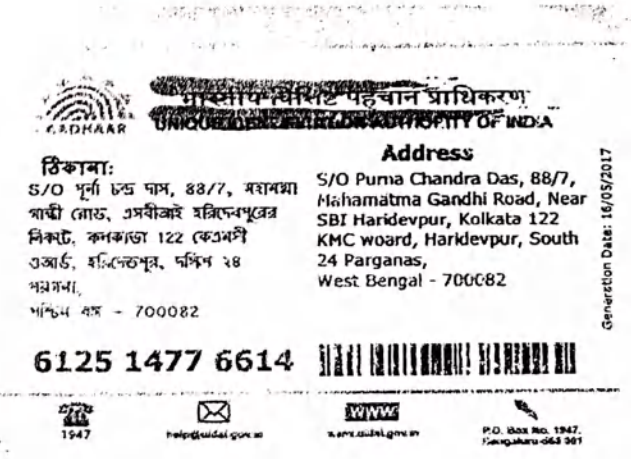
जन्मतारिख/ DOB: 15/08/1974

पुरुष / MALE

**6125 1477 6614**

आमार आधार, आमार परिचय

Mintu Das



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O पूर्ण चंद्र दास, 88/7, महात्मा गांधी रोड, एसबीआई हरिदेवपुर के निकट, कलकत्ता 122 केएमसी वार्ड, हरिदेवपुर, दक्षिण 24 परगना, पश्चिम बंग - 700082

**Address**
S/O Puma Chandra Das, 88/7, Mahamatma Gandhi Road, Near SBI Haridevpur, Kolkata 122 KMC woard, Haridevpur, South 24 Parganas, West Bengal - 700082

Generation Date: 16/05/2017

**6125 1477 6614**

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

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## Major Information of the Deed

| | | | |
|---|---|---|---|
| | I-1602-01031/2022 | Date of Registration | 28/01/2022 |
| Year | 1602-2000292117/2022 | Office where deed is registered | |
| Date | 26/01/2022 8:12:14 PM | 1602-2000292117/2022 | |
| Applicant Name, Address & Other Details | AMIT KUMAR JANA<br>ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836324469, 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. 49,50,000/- | | Rs. 54,33,749/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 2,17,370/- (Article:23) | | Rs. 54,383/- (Article:A(1), E) | |
| Remarks | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) | | |

## Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 259, , Ward No: 115 Pin Code : 700082

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | (RS :- ) | | Bastu | | 3 Katha | 47,00,000/- | 51,29,999/- | Property is on Road Adjacent to Metal Road, |
| | Grand Total : | | | | 4.95Dec | 47,00,000 /- | 51,29,999 /- | |

### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|---|---|---|---|---|
| S1 | On Land L1 | 450 Sq Ft. | 2,50,000/- | 3,03,750/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 450 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | |
| | Total : | 450 sq ft | 2,50,000 /- | 3,03,750 /- | |



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| Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|
| Name | Photo | Finger Print | Signature |
| Smt Swapna Ghoshdastidar<br>Wife of Shri Indrajit Ghosh Dostidar<br>Executed by: Self, Date of Execution: 28/01/2022<br>, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office | <br>28/01/2022 | <br>LTI<br>28/01/2022 | Swapna Ghosh Dastidar.<br>28/01/2022 |
| 99/56, Mahatma Gandhi Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx4B, Aadhaar No: 44xxxxxxxx4379, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022<br>, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office | | | |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Mintu Das (Presentant )<br>Son of Shri Purna Chandra Das<br>Executed by: Self, Date of Execution: 28/01/2022<br>, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office | <br>28/01/2022 | <br>LTI<br>28/01/2022 | পুরু দাস<br>28/01/2022 |
| | Son of Shri Purna Chandra Das 88/7, Mahatma Gandhi Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2H, Aadhaar No: 61xxxxxxxx6614, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022<br>, Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr Ajit Kumar Samanta**<br>Son of Late Sudhir Kumar Samanta<br>Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 | | | Ajit Kumar Samanta |
| | 28/01/2022 | 28/01/2022 | 28/01/2022 |
| Identifier Of Smt Swapna Ghoshdastidar, Shri Mintu Das | | | |



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| ...y for L1 | |
|---|---|
| ...Swapna ...oshdastidar | To. with area (Name-Area)<br>Shri Mintu Das-4.95 Dec |

| ...of property for S1 | | |
|---|---|---|
| ...No | From | To. with area (Name-Area) |
| 1 | Smt Swapna Ghoshdastidar | Shri Mintu Das-450.00000000 Sq Ft |



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## Endorsement For Deed Number : I - 160201031 / 2022

### of Market Value(WB PUVI rules of 2001)

d that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,749/-

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

### On 28-01-2022

### 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 13:43 hrs on 28-01-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Shri Mintu Das ,Claimant.

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

Execution is admitted on 28/01/2022 by 1. Smt Swapna Ghoshdastidar, Wife of Shri Indrajit Ghosh Dostidar, 99/56, Mahatma Gandhi Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 2. Shri Mintu Das, Son of Shri Purna Chandra Das, 88/7, Mahatma Gandhi Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business

Indetified by Mr Ajit Kumar Samanta, , , Son of Late Sudhir Kumar Samanta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,383/- ( A(1) = Rs 54,337/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 54,351/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2022 5:18PM with Govt. Ref. No: 192021220171818078 on 27-01-2022, Amount Rs: 54,351/-, Bank: SBI EPay ( SBIePay), Ref. No. 7297520402620 on 27-01-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,17,370/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,17,270/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 660477, Amount: Rs.100/-, Date of Purchase: 25/01/2022, Vendor name: A K Samajpati
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2022 5:18PM with Govt. Ref. No: 192021220171818078 on 27-01-2022, Amount Rs: 2,17,270/-, Bank: SBI EPay ( SBIePay), Ref. No. 7297520402620 on 27-01-2022, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 40324 to 40361

being No 160201031 for the year 2022.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by Samar kumar pramanick
Date: 2022.02.03 16:18:24 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/03 04:18:24 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

District Sub-Registrar-II, Alipore, South 24 Parganas

(This document is digitally signed.)



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