

4403/23

T-4414/2023

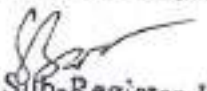


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 604320

28/3
784755

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


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

28 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on the 28th day of March, 2023;

BETWEEN:

(1) **SMT. PRANATI DAS**, having PAN BRCPD9358J, Aadhaar No 7253 4959 5377, wife of Sri Krishna Sankar Das, by faith: Hindu, by nationality: Indian, by occupation: House-Wife, residing at 3. Panchanantala Road, Post Office: Paschim Putiary, Police Station: Haridevpur, Kolkata: 700041, District: 24 Parganas (South) and

(2) **SMT. PRAGATI BISWAS**, having PAN: AXRPB5044R, Aadhaar No.4544 5958 9266, wife of Sri Manoranjan Biswas, by faith: Hindu, by nationality: Indian, by occupation: House-Wife, residing at 31, Shaktigarh, Post Office- Jadavpur University, Police Station: Jadavpur, Kolkata- 700032, District: 24 Parganas (South), hereinafter jointly called and referred to as the **VENDORS/OWNERS** (which term and expression unless excluded by or repugnant to the context shall be deemed to mean and include each of their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

SRI RAJAT SEKHAR HAOLADAR (PAN:ABPPH1798A) & (Aadhaar No. 9191 4815 9727) son of Late Dakshina Ranjan Haolader, by faith Hindu, by occupation Business, residing at P-230, Banerjee Para Road, Post Office Paschim Putiary, Kolkata 700 041 under Police

Station Thakurpukur now Haridevpur, District South 24-Parganas; hereinafter called and referred to as the **PURCHASER** (which term and expression unless excluded by or repugnant to the context shall be deemed to mean and include each of their respective heirs, executors, administrators, representatives and assigns) of the

OTHER PART

WHEREAS originally one Sri Motilal Roy was the Owner of ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less together with R.T. shed structure standing thereon, situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No. 18, under Khatian No.152, appertaining to Dag No.63, under Police Station: previously Thakurpukur at present Haridevpur, within the limits of then South Suburban Municipality now the Kolkata Municipal Corporation (South Suburban Unit), Additional District Sub-Registry Office at Behala, District: previously 24 Pargana at present 24 Parganas (South), together with other landed properties.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as Owner thereof, said Sri Motilal Roy sold,

transferred and conveyed his aforesaid property unto and in favour of one Smt Gouri Roy by virtue of a registered Deed of Bengali Bikroy Kobala at and for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th April, 1966 in the Office of the Sub Registrar of Alipore, South 24 Parganas and recorded in Book No.1, Volume No. 57, Pages 248 to 252. Being No. 3114 for the year 1966.

AND WHEREAS after such execution and registration of said Deed of Conveyance, said Smt. Gouri Roy became the sole and absolute Owner of the aforesaid property and duly constructed one dwelling house upon her aforesaid property and started living therein with the members of her family.

AND WHEREAS thereafter said Smt. Gouri Roy also mutated her name 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.363, Putiary Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para Road), Police Station: Haridevpur, Kolkata: 700041, under Ward No.115, being Assessee No.41-115-10-0361-1, within Additional

District Sub-Registry Office at Behala, District: 24 Parganas (South) and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Smt. Gouri Roy died intestate on 21st December, 2015 leaving behind her two daughters viz. Smt. Pranati Das and Smt. Pragati Biswas & families of her two predeceased son viz. Dipak Kumar Roy and Swapan Kumar Roy as her only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956 each having undivided 1/4th share of the same. Be it noted that husband of said Smt. Gouri Roy namely, Sri Mukul Kumar Roy predeceased her long earlier and he died on 4th November, 1991.

AND WHEREAS after such demise of Smt. Gouri Roy, the said Smt. Pranati Das became joint owner of 1/4th share in the aforesaid property; the said Pragati Biswas became joint owners of 1/4th share in the aforesaid property; Smt. Sutapa Roy, Smt. Sanchari Roy, Smt. Pratyusha Kapadia collectively became joint owners of 1/4th share in the aforesaid property; and Smt. Sabita Roy, Sri Debajyoti Roy, Sri Dhrubajyoti Roy, collectively became joint owner of 1/4th

share in the aforesaid property; and since then have jointly possessed the aforesaid property uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS Smt. Gouri Roy's, since deceased, younger son Swapan Kumar Roy died intestate on 18th March, 1995 leaving behind him his widow Smt. Sutapa Roy and two daughters namely Smt. Sanchari Roy and Smt. Pratyusha Kapadia, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of Swapan Kumar Roy in the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Smt. Gouri Roy's since deceased, elder son Dipak Kumar Roy died intestate on 10th January, 2010 leaving behind him his widow Smt. Sabita Roy and two sons namely Sri Debajyoti Roy and Sri Dhrubajyoti Roy, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of Dipak Kumar Roy in the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS after such inheritance, said Smt. Sanchari Roy and Smt. Pratyusha Kapadia gifted their undivided 1/6th share in the

aforesaid property in favour of their mother Smt. Sutapa Roy by way of a registered Deed of Gift, which has been registered in the Office of the Additional Registrar of Assurances -I at Kolkata and recorded in Book No.1, Volume No. 1901-2019, Pages 279561 to 279598, No.190105826 for the year 2019 and thus Smt. Sutapa Roy became the joint owner of undivided $1/4^{\text{th}}$ share in the aforesaid property.

AND WHEREAS after such inheritance and gift, Smt. Pranati Das, Smt. Pragati Biswas, became the joint owner of $1/4$ shares of entire property and Smt. Sabita Roy, Sri Debajyoti Roy, Sri Dhrubajyoti Roy and Smt. Sutapa Roy became the other joint Owners of the aforesaid property i.e. ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less together with 2 (Two) storied pucca structure having an area of 700 (Seven Hundred) Square Feet more or less in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less standing thereon, situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275; Touzi No.18, under Khatian No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No:363, Putiary, Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para), Police Station :

Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South), morefully described in the **FIRST SCHEDULE** hereinafter referred to as "the SAID PROPERTY" and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS said Smt. Pranati Das and Smt. Pragati Biswas, has been lawful and joint owner of undivided half ($\frac{1}{2}$) or 50% share measuring 01 Cottah-05 Chittacks-31 $\frac{1}{2}$ Sq.Ft. more or less alongwith undivided 350 Sq.Ft area of each floor, totaling 700 Sq.Ft more or less of the Residential Building morefully and particularly mentioned in **SECOND SCHEDULE** hereunder written, out of entire property comprised in **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less together with 2 (Two) storied pucca structure having an area of 700 (Seven Hundred) Square Feet more or less in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less standing thereon, situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under Khatian

No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para), Police Station : Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South); as fully mentioned in **FIRST SCHEDULE** hereunder written with all easement rights over the adjacent 20 Feet wide Municipal Roads, pathways, common parts and common portions in the said building/premises hereunder written free from all encumbrances, charges, liens, lispensens, trusts, whatsoever and howsoever nature.

AND WHEREAS the Vendor/Owner herein has agreed to sale, convey and transfer their undivided half ($\frac{1}{2}$) or 50% share measuring 01 Cottah-05 Chittacks-31 $\frac{1}{2}$ Sq.Ft. more or less alongwith undivided 700 Sq.Ft more or less of the Residential Building morefully and particularly mentioned in **SECOND SCHEDULE** hereunder written out of entire property comprised in **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less together with 2 (Two) storied pucca

structure having an area of 700 (Seven Hundred) Square Feet more or less in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less standing thereon, situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under Khatian No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para), Police Station : Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South); as fully mentioned in **FIRST SCHEDULE** hereunder written with all easement rights over the adjacent 20 Feet wide Municipal Roads, pathways, common parts and common portions in the said building/premises to the Sri Rajat Sekhar Haoladar as purchaser and the Purchaser has agreed to purchase and acquire the said property for the total consideration of Rs.16,00,000/- (Rupees Sixteen Lakh) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the same in consideration of the sum or Rs.16,00,000/- (Rupees Sixteen Lakh) only of the lawful money of the Union of India well and truly

paid by the Purchaser to the Owners/Vendors as decided by the Owners in the manner stated in the **Memo of Consideration** appended below (the received whereof the Owners/Vendors and each of them do hereby admit and acknowledge and from the payment of the same and every part thereof forever discharge the Purchaser) the Vendors do hereby and hereunder grant, convey, transfer, assign, give and assure and to use the Purchaser freely and voluntarily free from all encumbrances charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter prohibitions, restrictions, restrictive covenants decrees, executions acquisitions, requisition, attachments, vesting alignment, easements, liabilities and lispensens whatsoever their undivided half ($\frac{1}{2}$) or 50% share measuring 01Cottah-05Chittacks-31 $\frac{1}{2}$ Sq.Ft. more or less alongwith undivided 700 Sq.Ft more or less of the Residential Building morefully and particularly mentioned in **SECOND SCHEDULE** hereunder written; along with proportionate share and/or interest in the land underneath in the said building and Premises as fully mentioned in **FIRST SCHEDULE** hereunder written with all easement rights over the adjacent 20 Feet wide Municipal Roads, pathways, common parts and common portions in the said

premises hereunder written; morefully and particularly mentioned in **FIRST SCHEDULE** and together with all right of easement thereto, alongwith all easement right to use the Municipal Roads lying on the Western side of the Premises for the purpose to take electric connection, telephone line, gas, sewerage, pipe lines, right to make drain and water pipe lines through and/or underneath the said roads and all other rights of easement thereto morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the sale Property" **TOGETHER WITH** the existing building thereon or parts or portions thereof or **HOWSOEVER OTHERWISE** the sale Property or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** the hutments compounds, compound walls and other structures, fittings and fixtures erected thereon or situated there at **AND TOGETHER WITH** all benefits and advantages of ancient and other rights all walls, yards, courtyards, compound areas, sewers drains, water course ways, ditches, fences, passages, paths, pits, trees, shrubs, hedges, wells, tube wells and all manner of former and other rights liberties easements privileges

advantages appendages and appurtenances whatsoever to the sale Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders of the said Property and every part thereof **AND** all the legal incidences thereof **AND** all the estate, right, title, interest, inheritance, possession, use and demand whatsoever both at law and in equity of the Vendors into and upon and in respect of the sale Property and every part thereof and **TOGETHER WITH** all deeds, Kobalas, pattahs, muniments and evidences of title which in anywise relate to or concern the sale Property and/or any part or parcel thereof which now are or hereafter shall or may be or come in the custody, power, possession or control of the Vendors or any of them or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the sale Property free from all encumbrances and liabilities whatsoever and **ALL AND SINGULAR** and other the sale Property hereby granted, transferred and assured or expressed or intended so to be with all

rights, easements and appurtenance unto and to the use of the Purchaser free from all encumbrances, charges, liens, claims, demands mortgages leases tenancies, licenses occupancy rights trusts debutter prohibitions, restrictions, restrictive covenants, decrees, executions, acquisitions, requisitions, attachments, vestings, alignment, easements, liabilities and lispences whatsoever **AND** the Vendors do hereby covenant with the Purchaser that the Purchaser is absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the sale Property and every part thereof **AND THAT** the Vendors have now in themselves good right and full and absolute power to grant, convey, transfer, assign, give and assure the sale Property hereby granted, conveyed, transferred, assigned, given and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the sale Property and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the

Vendors or any of them or from under or in trust for their predecessor(s)-in- title **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the sale Property or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute or cause to be made done acknowledged and executed all such acts, deeds, matters and things whatsoever for further betterment and more perfectly and effectually granting and assuring the sale Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required **AND THAT** the Vendors shall henceforth have no right title or interest whatsoever in the sale Property hereby conveyed and given to the Purchaser and the sale and transfer of the sale Property.

THE VENDORS DOTH HEREBY AGREE AND COVENANTS WITH THE PURCHASER AND ASSURE AND DECLARE as follows:

1. The Vendors are the lawful owner and otherwise well and sufficiently seized and possessed of the sale Property, as described in the Second Schedule hereunder and the Vendors

have neither entered into any agreement or arrangement or sold, transferred, conveyed, assigned or mortgaged the sale Property or any portion thereto to any person or body whosoever or whatsoever.

2. There is no latent or patent defect in the title of the Vendors of and to the sale property. The Purchaser shall be freely and clearly absolutely acquitted, exonerated and released and discharged and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of defects in title, lispendences, attachments, encumbrances executions and liabilities whatsoever made or suffered by the Vendors and/or his predecessors-in-title or any of them or any other person or persons lawfully or equitably claiming under or in trust for them or any of them and compensate the Purchaser for all costs and expenses incurred or suffered or paid by the Purchaser in this regard.
3. Notwithstanding any act deed or thing done by the Vendors or the Vendor's predecessors-in-title or any of them or executed or knowingly suffered to the contrary, the Vendor is lawfully and

rightfully seized and possessed of or otherwise well and sufficiently entitled to the sale Property hereby sold, granted, conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition used trust or thing whatsoever to alter, defeat, encumber or make void the same.

4. The right, title and interest which the Vendors do hereby profess to transfer subsists and the Vendors has good right, full power and absolute authority to grant, convey, transfer, assign and assure the sale property hereby sold, granted, conveyed, transferred, assigned and assured or expressed so to be and every part thereof unto and to the use of the Purchaser in the manner aforesaid.
5. The sale Property and every part thereof is free and discharged of from and against all manner of encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licensees, occupancy rights, trusts, debutter prohibitions, restrictions, restrictive covenants, decrees, executions, acquisitions,

requisitions, attachments, vesting, alignments, easements, liabilities and lispences whatsoever.

6. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and peaceably and quietly possess hold and enjoy the sale Property and every part thereof and to receive the rents, issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by any of the Vendors or any person claiming from through under or in trust for any of them.
7. The Purchaser shall be entitled to all the estate, right, title and interest whatsoever both at law and in equity of the Vendors in respect of the sale Property and every part thereof.
8. The Purchaser shall be entitled to all rights, benefits, liberties, privileges, advantages, appendages, appurtenances and easements whatsoever belonging or anywise appertaining to the sale Property or any part thereof including the right of ingress to and egress from the sale Property.

9. The Vendors and all persons lawfully or equitably claiming from under or in trust for any of them shall from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute or cause to be made done acknowledged or executed all such further and other acts deeds conveyances matters and things whatsoever for further better and more perfectly assuring the sale property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.
10. The representations made by the Vendors to the Purchaser as aforesaid and stated and mentioned in the recitals hereinbefore are true and correct and in the event of any of the same being incorrect or untrue and affecting the absolute title of the Purchaser acquired by it by virtue of these presents, the Vendors shall duly indemnify the Purchaser of from and against all losses and/or damages suffered by the Purchaser by reason of acting on the faith thereof as aforesaid including costs charges and expenses for perfecting the purchaser's title to the sale property.

FIRST SCHEDULE ABOVE REFERRED TO:**(Description of Entire Property)**

ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 18 (Eighteen) Square Feet more or less situate and lying at Mouza: Paschim Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under Khatian No.152, appertaining to Dag No.63, being known and numbered as **Municipal Premises No.363, Putiary Banerjee Para Road** (mailing address 3/3/1N, Putiary Banerjee Para), Police Station : Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal Corporation (South Unit), under Ward No. 115, being Assessee No.41-115-10-0361-1. Additional District Sub-Registry Office at Behala, District: 24 Parganas (South); together with 2 (Two) storied pucca structure having an area of 700 (Seven Hundred) Square Feet more or less in each floor, totaling 1400 (One Thousand Four Hundred) Square Feet more or less standing thereon, with **Cemented Flooring** along with proportionate share and/or interest in the land underneath in the said building and Premises hereunder written with all easement rights over the adjacent 20 Feet wide KMC Road, pathways, common parts and

common portions land below and all ways and passages drains, water courses together with the benefit of all ancient and other rights, liberties, easements, appendages and appurtenances and all estate right, title, interest, property claim, whatsoever of the vendors in the said premises hereunder written; **AND** the said property free from all encumbrance, attachments mortgages, liens, lispendences, and hypothecation whatsoever to have and to hold the property hereby sold, conveyed and transferred to the Purchaser absolutely and forever, the entire land is delineated in the **MAP/PLAN** annexed hereto with border of **RED** colour and which is butted and bounded as follows:

On the North :- 362, Putiary Banerjee Para Road.

On the South :- Building of Late Sadhana Kar.

On the East :- Building of Late KEshab Ch Sapui.

On the West :- 20 feet wide KMC Road.

Road Zone : (Karunanoyee -- Jadunath Ukil Road (Ward 115))

SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the sale Property i.e. 50% share jointly owned by
Smt. Pranati Das & Smt. Pragati Biswas)

ALL THAT undivided half ($\frac{1}{2}$) or 50% share measuring **01 Cottah-05**
Chittacks- $31\frac{1}{2}$ Sq.Ft. more or less land area together with
undivided 350 Sq.Ft area of each floor, totaling 700 Sq.Ft more or less
of the 02 (Two) storied Residential Building lying at Mouza: Paschim
Putiary, Pargana: Magura, J.L. No.26, R.S. No.275, Touzi No.18, under
Khatian No.152, appertaining to Dag No.63, being known and
numbered as **Municipal Premises No.363, Putiary Banerjee Para**
Road (mailing address 3/3/1N, Putiary Banerjee Para), Police Station
: Haridevpur, Kolkata: 700041, within the limits of Kolkata Municipal
Corporation (South Unit), under Ward No. 115, being Assessee
No.41-115-10-0361-1. Additional District Sub-Registry Office at
Behala, District: 24 Parganas (South); along with all easement rights
over the adjacent 20 Feet wide KMC Road, pathways, common parts
and common portions land below and all ways and passages drains,
water courses together with the benefit of all ancient and other
rights, liberties, easements, appendages and appurtenances and all
estate right, title, interest, property claim, whatsoever more fully
described in **FIRST SCHEDULE** hereinabove written.

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

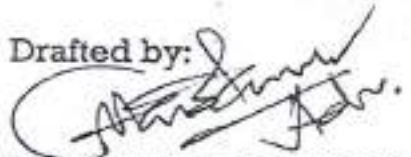
1. Sanchita Choudhury
 63/3A P.G.H. Shale Road 1) Pragati Buses
 Jadavpur Kolkata-700032 2) Pranati Das.

Signature of the VENDORS

2. Sonidha Das
 82 Acwini nagar Kolkata - 80
 Pin - 700040

Signature of the PURCHASER

Drafted by:


ABHISHEK HAOLADER

Advocate

High Court at Calcutta

Enrollment No. WB/297/2004

MEMO OF CONSIDERATION

RECEIVED with thanks Rs.16,00,000/- (Rupees Sixteen Lakhs only) only from the above named Purchaser Sri Rajat Sekhar Haoladar as full and final consideration for the property mentioned in the Schedule above which are as follows:-

Date	Payment Details	Amount
.03.2023	RTGS drawn on IndusInd Bank, Tollygunge Branch	Rs. 8,00,000/-
.03.2023	RTGS drawn on IndusInd Bank, Tollygunge Branch	Rs. 8,00,000/-
	Total :	Rs.16,00,000/-

(Rupees Sixteen Lakhs only)

WITNESSES :

1. *Suchimata De Choudhury*

1) *Pragati Biswas*

2) *Pranati Das.*

2. *Somidha Das*

Signature of the VENDORS

SPECIMEN FORM FOR TEN FINGER PRINTS



Bagab Biswas

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



Pranadi Das

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



K. Srinivasulu Reddy

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



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



192022230348984468

GRN Details

GRN: 192022230348984468
GRN Date: 25/03/2023 11:20:40
BRN: 6661641036720
Gateway Ref ID: CHM1176982
GRIPS Payment ID: 250320232034898445
Payment Status: Successful

Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 25/03/2023 11:21:14
Method: State Bank of India NB
Payment Init. Date: 25/03/2023 11:20:40
Payment Ref. No: 2000784755/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr ABHISHEK HAOLADER
Address: 4, Putiary Panchanantala Road, Thakurpukur, Kolkata-41
Mobile: 9830429001
Period From (dd/mm/yyyy): 25/03/2023
Period To (dd/mm/yyyy): 25/03/2023
Payment Ref ID: 2000784755/2/2023
Dept Ref ID/DRN: 2000784755/2/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000784755/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	77510
2	2000784755/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	19387
			Total	96897

IN WORDS: NINETY SIX THOUSAND EIGHT HUNDRED NINETY SEVEN ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250320232034898445

GRIPS Payment Detail

GRIPS Payment ID:	250320232034898445	Payment Init. Date:	25/03/2023 11:20:40
Total Amount:	96897	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6661641036720	BRN Date:	25/03/2023 11:21:14
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

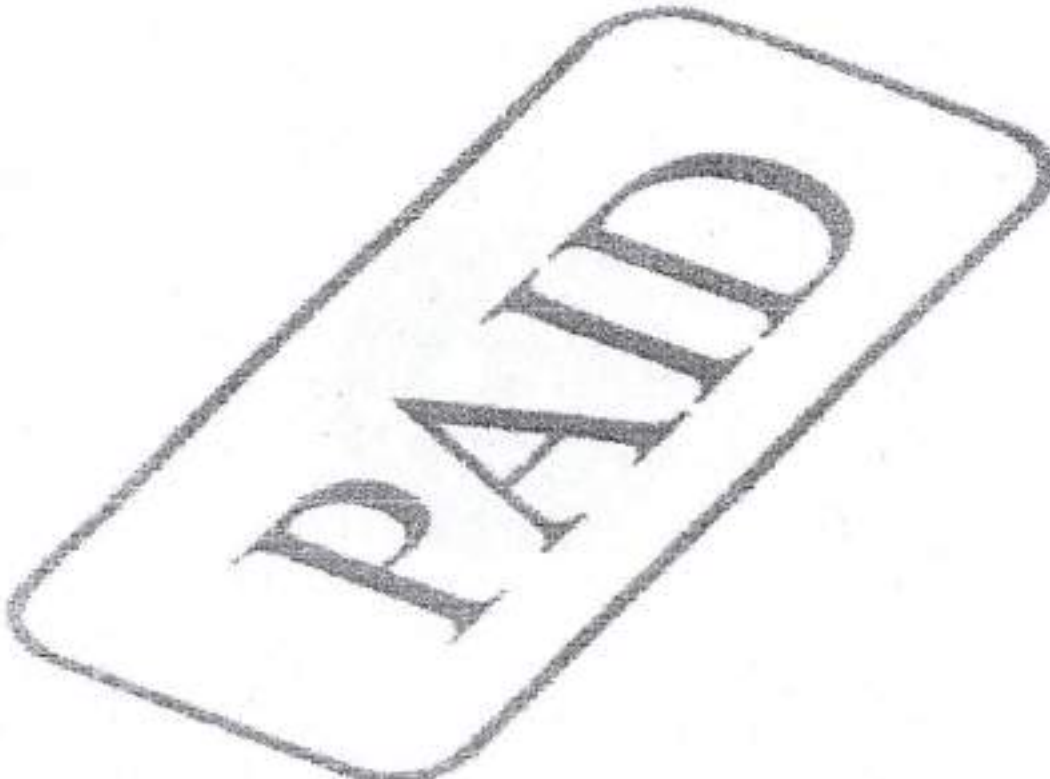
Depositor's Name: Mr ABHISHEK HAOLADER
Mobile: 9830429001

Payment(GRN) Details

Sl.No.	GRN	Department	Amount (₹)
1	192022230348984468	Directorate of Registration & Stamp Revenue	96897
Total			96897

IN WORDS: NINETY SIX THOUSAND EIGHT HUNDRED NINETY SEVEN ONLY.

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



Major Information of the Deed

Deed No :	I-1602-04414/2023	Date of Registration	28/03/2023
Query No / Year :	1602-2000784755/2023	Office where deed is registered	
Query Date :	23/03/2023 6:35:54 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHISHEK HAOLADER 4, Putiary Panchanantala Road, Kolkata, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700041, Mobile No. : 9830429001, 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. 16,00,000/-	Rs. 19,37,251/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 77,560/- (Article:23)	Rs. 19,419/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



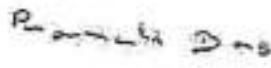


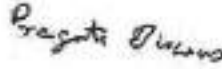
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Putiari Banerjee Para Road, Road Zone : (Karunamoyee – Jadunath Ukil Road (Ward 115)) , , Premises No: 363, , Ward No: 115 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 5 Chatak 31.5 Sq Ft	14,00,000/-	14,64,751/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1605-I -03114-1966
Grand Total :				2.2378Dec	14,00,000 /-	14,64,751 /-	



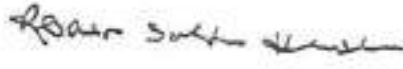
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	2,00,000/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	2,00,000 /-	4,72,500 /-	

Seller Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Mrs PRANATI DAS Wife of Mr Krishna Sankar Das Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office	3, Panchanantala Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx8J, Aadhaar No: 72xxxxxxxx5377, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office			
			28/03/2023	LTI 28/03/2023	28/03/2023
2	Mrs PRAGATI BISWAS Wife of Mr Manoranjan Biswas Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office	31, Saktigarh, Kolkata, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx4R, Aadhaar No: 45xxxxxxxx9266, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office			
			28/03/2023	LTI 28/03/2023	28/03/2023

Buyer Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Mr RAJAT SEK HAR HAOLADAR (Presentant) Son of Late Dakshina Ranjan Haolader Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office				
			28/03/2023	LTI 28/03/2023	28/03/2023

Son of Late Dakshina Ranjan Haolader P-230, Banerjee Para Road, Kolkata, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District-South24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx8A, Aadhaar No: 91xxxxxxxx9727, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023, Admitted by: Self, Date of Admision: 28/03/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJU DAS Son of Mr Haru Das Kailpur Kancha Road, Kolkata, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700082			
	28/03/2023	28/03/2023	28/03/2023
Identifier Of Mrs PRANATI DAS, Mrs PRAGATI BISWAS, Mr RAJAT SEKHAR HAOLADAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs PRANATI DAS	Mr RAJAT SEKHAR HAOLADAR-1.11891 Dec
2	Mrs PRAGATI BISWAS	Mr RAJAT SEKHAR HAOLADAR-1.11891 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs PRANATI DAS	Mr RAJAT SEKHAR HAOLADAR-350.00000000 Sq Ft
2	Mrs PRAGATI BISWAS	Mr RAJAT SEKHAR HAOLADAR-350.00000000 Sq Ft

Endorsement For Deed Number : I - 160204414 / 2023

On 28-03-2023

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 14:48 hrs on 28-03-2023, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr RAJAT SEKHAR HAOLADAR, Claimant.

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 19,37,251/-

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

Execution is admitted on 28/03/2023 by 1. Mrs PRANATI DAS, Wife of Mr Krishna Sankar Das, 3, Panchanantala Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mrs PRAGATI BISWAS, Wife of Mr Manoranjan Biswas, 31, Saktigarh, Kolkata, P.O: Jadavpur University, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Mr RAJAT SEKHAR HAOLADAR, Son of Late Dakshina Ranjan Haolader, P-230, Banerjee Para Road, Kolkata, P.O: Paschim Putiary, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Identified by Mr SANJU DAS, Son of Mr Haru Das, Kalipur Kancha Road, Kolkata, P.O: Haridevpur, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,419.00/- (A(1) = Rs 19,373.00/-, 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 19,387/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2023 11:21AM with Govt. Ref. No: 192022230348984468 on 25-03-2023, Amount Rs: 19,387/-, Bank: SBI EPay (SBlePay), Ref. No. 6661641036720 on 25-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 77,510/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 77,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 604320, Amount: Rs.50.00/-, Date of Purchase: 29/12/2022, Vendor name: Partha Sarathi Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2023 11:21AM with Govt. Ref. No: 192022230348984468 on 25-03-2023, Amount Rs: 77,510/-, Bank: SBI EPay (SBlePay), Ref. No. 6661641036720 on 25-03-2023, Head of Account 0030-02-103-003-02

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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