

000882/2023

(1)

1067/23



पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

K 282309



9-15-82
6-2-23

It is hereby certified that the Document is admitted to registration. The Signature Sheet and the Payment Sheet attached to this document are part of this Document.

Additional Registrar
of Assurances-I, Kolkata

10 FEB 2023

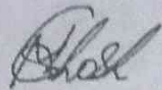
DEED OF CONVEYANCE

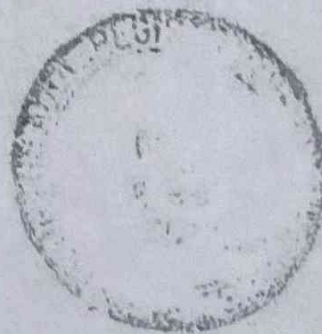
THIS DEED OF CONVEYANCE is made on 6th day of February, Two Thousand Twenty Three (2023) A.D.

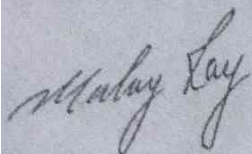
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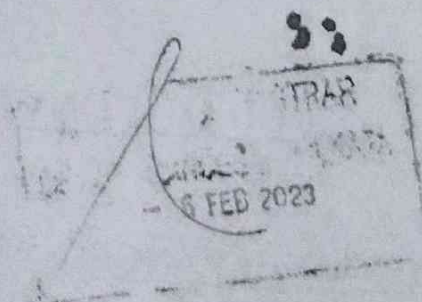
40603 06 FEB 2023
SL. NO. DATE
NAME
ADD.
AMT.

P.K. Enterprise
Bhola Dasbansha Nay
Bagicahi, Kd. 700059


MOUMITA GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE







MALAY RAY
S/o NARAYAN CHANDRA ROY
14/E, CHITTA RANJAN PARK
P.O. - JADAVPUR UNIVERSITY
P.S. - JADAVPUR KOLKATA - 700 032
(BUSINESS)

BETWEEN

1) **MR. DIPENDRA PROSAD SINHA** , (PAN: AMUPS0833P), (AADHAAR NO. 5025 6644 7326) , son of Late Kalidas Sinha, by occupation – Business , by faith –Hindu .

2) **MRS. PAYEL SINHA** ,(PAN : ATNPS9120P), (AADHAAR NO. 6801 2413 5641) , Daughter of Mr. Dipendra Prosad Sinha, by occupation –Housewife, by faith –Hindu residing at 35A/2B, South Sinthi Road , P.S. & P.O. Sinthi , Kolkata - 700050, District – 24 Pgs. North. (hereinafter referred to as the "**OWNERS / VENDORS**" (which expression shall, unless it be repugnant to the context, be deemed to mean and include their successors and assigns) of the **ONE PART.**

AND

"M/S B.K.ENTERPRISE" ,a proprietorship concern , having its registered office at BB1/6, Deshbandhu Nagar , P.S. – Baguiati , Kolkata – 700059 , District 24 Pgs. North , represented by its sole proprietor **SRI BABLU KARMAKAR** , (PAN : ALLPK0694E), (AADHAAR NO. 9554 7627 7085) , son of Sri Biswanath Karmakar , by occupation – Business , by faith – Hindu ,residing at A/AS 40, Arjunpur Charaktala Road , P.O. Deshbandhunagar, P.S. – Baguiati , Kolkata – 700059 , District 24 Pgs. North , hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

DEVOLUTION OF THE PROPERTY :-

WHEREAS one SRI LABANI KANTA MITRA , was the absolute recorded owner of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas.

AND WHEREAS said SRI LABANI KANTA MITRA , sold out All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas by virtue of a Deed of Sale dated 08.11.1954, registered at SRO-Cossipore Dum Dum, recorded in Book No. 1, Being No. 6294, for the year 1954, to one SRI KHAGENDRA NATH GANGULY, son of Late Pulin Behari Ganguly.

AND WHEREAS said SRI KHAGENDRA NATH GANGULY, son of Late Pulin Behari Ganguly, became the owner of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas. and he mutated his name in the record of BL & LRO under R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462.

AND WHEREAS said KHAGENDRA NATH GANGULY died intestate , leaving behind him , his wife namely SMT. GOURI



[Handwritten signature]
6 FEB 2023

GANGULY and his three sons namely SRI SAIENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY and SRI SUBIR KUMAR GANGULY and his four daughters namely SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL as his only legal heirs and successors of the aforesaid property.

AND WHEREAS said SMT. GOURI GANGULY , SRI SAIENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY , SRI SUBIR KUMAR GANGULY, SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL, became the joint owners of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, within the limits of the Police Station - Airport and within the jurisdiction of District North 24-Parganas.

AND WHEREAS said SMT. GOURI GANGULY , SRI SAIENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY , SRI SUBIR KUMAR GANGULY , SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL, jointly sold out All that piece and parcel of land measuring about 11 cottahs 08 chitacks 34 sq.ft. more or less along with two storied building out of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, Police Station - Airport and within the jurisdiction of District - North 24-Parganas, by virtue of Deed of sale, dated 18.12.1995, registrar at the office of R.A Delhi, recorded in Book No. 1, Volume No. 1382, pages from 58 to 72, being No. 3332, for the year 1995 to SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA

PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder , MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder.

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder , MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, became the joint owners of All that piece and parcel of land measuring about **11 cottahs 08 chitacks 34 sq.ft. more or less** along with two storied building lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, Police Station - Airport and within the jurisdiction of District - North 24-Parganas. But said owners therein Khas possession by measurement **10 cottahs 08 chitacks 02 sq.ft. more or less.**

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASANTA PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder , MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, jointly sold out All that piece and parcel of land measuring about 07 cottahs 04 chittaks more or less along with two storied building measuring about 750sq. ft. more or less out of **10 cottahs 08 chitacks 02 sq.ft. more or less** along with two storied building by virtue of Deed of sale, dated 15.06.2004, registrar at the office of ADSR –Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 350, pages from 246 to 271, being No. 05762 , for the year 2005 to **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha.

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI

KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, also sold out All that piece and parcel of land measuring about 03 Cottahs 08 Chittaks more or less along with structure measuring about 100 sq. ft. more or less out of their remaining plot of land lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641, within the limits of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas, by virtue of Deed of sale, dated 15.06.2004, registrar at the office of ADSR – Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 171, Pages from 51 to 74, being No. 02817, for the year 2005 to **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha.

AND WHEREAS by virtue of aforesaid two Deed said **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, became the joint owners of All that piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, within the limits of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas and they mutated their names in Rajarhat Gopalpur Municipality being Holding No. RGM.5/45, BL-G, Purbachal (in the name of **MR. DIPENDRA PROSAD SINHA** and **MS. PAYAL SINHA**) and Being Holding No. RGM.5/305, BL-G, Purbachal (in the name of **MR. DIPENDRA PROSAD SINHA**), under Ward No. 05, and they also recorded their names in the record of BL & LRO under L.R. Khatian No. 23034 (in favour of **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha) and L.R. Khatian No. 23035 (in favour of **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha) and they enjoying the same free from all encumbrances.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, land owners being interested and desirous to have better user of their aforesaid total land measuring 10 Cottahs 12 Chittacks more or less by develop by way of raising multistoried building thereon, entered into a Development Agreement, dated 24.12.2018, registered in the office of ADSRO at Bidhannagar, recorded in Book No. I, Volume No. 1504-2018, pages from 95882 to 95912, Being No. 150402458, for the year 2018, with "**M/S. B.K. ENTERPRISE**", a proprietorship firm, represented by its proprietor namely **SRI BABLU KARMAKAR**, son of Sri Biswanath Karmakar, the Developer therein, for construction of the said Building.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, land owners also executed a Development Power Of Attorney, executed on 24.12.2018, registered on 01.09.2019, registered in the office of ADSRO at Bidhannagar, recorded in Book No. I, Volume No. 1504-2019, pages from 1292 to 1320, Being No. 150400029, for the year 2019, in favour of "**M/S. B.K. ENTERPRISE**", the Developer therein.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, the owners/vendors herein have agreed to sell and transfer and said "**M/S. B.K. ENTERPRISE**", the Purchaser has agreed to purchase and acquire on ownership basis **ALL THAT** piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building measuring about a covered area **1660 sqft. more or less (i.e. GROUND FLOOR = 830 Sqft. + FIRST FLOOR = 830 Sqft.)** lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in . S. Dag No. 3454 and 3454/3921,

C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035 , within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation , ward No. 4, Kolkata – 700136 , Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas along with all easement rights , more fully and particularly described in the **SCHEDULE** hereunder written at or for the total consideration money of **Rs.95,00,000/- (Rupees Ninety Five Lacs) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid Agreement and in consideration of the sum of **Rs.95,00,000/- (Rupees Ninety Five Lacs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Owners/Vendors at or before the execution of these presents (the receipt whereof the Owners/Vendors doth hereby as well as by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment to the same and every part thereof doth hereby acquit release and forever discharge to the Purchaser **ALL THAT** piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building measuring about a covered area **1660 sqft. more or less (i.e. GROUND FLOOR = 830 Sqft. + FIRST FLOOR = 830 Sqft.)** lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035 , within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation , ward No. 4, Kolkata – 700136 , Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas along with all easement rights , hereby intended to be sold and transferred and the

Owners/Vendors at the request of the Purchaser doth hereby grant, sell, transfer, convey, assign and assure unto and to the Purchaser **ALL THAT** piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building measuring about a covered area **1660 sqft. more or less (i.e. GROUND FLOOR = 830 Sqft. + FIRST FLOOR = 830 Sqft.)** lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035 , within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation , ward No. 4, Kolkata – 700136 , Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas along with all easement rights , shown in the Plan annexed hereto duly Bordered therein in “RED”. The Vendors doth hereby sell, grant ,convey , assign , transfer **ALL THAT** piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building measuring about a covered area **1660 sqft. more or less (i.e. GROUND FLOOR = 830 Sqft. + FIRST FLOOR = 830 Sqft.)** lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035 , within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation , ward No. 4, Kolkata – 700136 , Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas along with all easement rights , unto the purchaser free from all encumbrances attachments, charges ,liens , lispendens assessments and appurtenances as particularly mentioned and described in the **SCHEDULE** hereunder written **TO HAVE AND TO HOLD THE** said land with R.T. Shed hereby granted ,transferred , conveyed and assigned or expressed or intended so to be

with the appurtenance unto the Purchaser absolutely and forever free from all encumbrances whatsoever.

1. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS: -

- (a) **NOTWITHSTANDING** any act, deed, matter or thing whatsoever hereto fore done committed or knowingly suffered by the Vendors to the contrary the Vendors are lawfully rightful and absolutely seized and possessed and/or otherwise well and sufficiently entitled to the **ALL THAT** piece and parcel of land measuring about **10 cottahs 12 chittaks more or less** along with two storied building measuring about a covered area **1660 sqft. more or less (i.e. GROUND FLOOR = 830 Sqft. + FIRST FLOOR = 830 Sqft.)** lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and R.S. Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035 , within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation , ward No. 4, Kolkata – 700136 , Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas along with all easement rights and rights appurtenant thereto hereby granted sold, transferred conveyed assigned and assured or expressed or intended so to be as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances and liabilities whatsoever .

(b) **THE VENDORS / OWNERS** have hereby full power and absolute and indefeasible authority to grant, sell, transfer and convey the said property and every part thereof unto and to the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(c) **AND THAT** the Vendors / owners have not at any time done or executed or knowingly suffered or been party or party to any act deem matter or thing whereby the properties benefits and rights (including rights basements) hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached unencumbered or affected in title.

(d) **THAT** the Vendors/owners have not yet received any notice of requisition or acquisition of the property described in the SCHEDULE below.

(e) **THAT** the Vendors/owners deliver the **KHAS POSSESSION** over the below SCHEDULE property unto the Purchaser.

SINGULAR: shall mean and include **"PLURAL"** and vice versa.

MASCULINE :shall mean and include **"FEMININE"** and vice versa.

THE SCHEDULE ABOVE REFERRED TO

(THE PROPERTY HEREBY SOLD)

ALL THAT piece and parcel of Bastu land measuring about 10 (Ten) Cottahs 12 (Twelve) Chittaks more or less along with two storied cemented floor building measuring about a covered area 1660 sqft. more or less (i.e. GROUND FLOOR = 830 Sqft. more or less ,consisting of 2 Bed Rooms , 1 Dining Room , 1 Kitchen , 2 Toilet & 1 Balcony + FIRST FLOOR = 830 Sqft. more or less , consisting of 2 Bed Rooms , 1 Dining Room , 1 Kitchen , 2 Toilet & 1 Balcony) , lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, L.R/R.S Dag No. 2461 and 2462 , C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641, under L.R. Khatian No. 23034 & 23035 , within the limits of the Rajarat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation , Ward No. 4, Kolkata – 700136 , Police Station - Airport Nagar, North 24-Parganas along with all easement rights .There is no lift in the Building . .

Butted and Bounded as follows:-

ON THE NORTH - Part of Dag No. 2462,2461

ON THE SOUTH - Part of Dag No. 2462

ON THE EAST – 19' wide Municipal Road -

ON THE WEST- Part of Dag No. 2457

Nearest Road - Purbachal , Tentultala .

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

SIGNED, SEALED AND DELIVERED

in the presence of :

WITNESSES:-

1) *Malay Ray*
14/E *Chitta Ranjan Park*
Kol-32

2) *Ratna Saha*.
35A/213 South
Sirshi Road.
Kol-50

L.T.I of Dipendra Prasad
Sinha as the son of Malay Ray

Prasanna

SIGNATURE OF THE OWNERS/VENDORS

DRAFTED BY ME :-

Sikhar Chakraborty

ADVOCATE

CALCUTTA HIGH COURT

WB-1365/1999

M/s. B. K. ENTERPRISE

Baldev Narayan

Proprietor

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs.95,00,000/-** (Rupees Ninety Five Lacs) only being the consideration money of the Deed as per Memo below :-

DATE	MODE OF PAYMENT	BANK	AMOUNT
14.12.2018	CHEQUE NO.588520	SBI	Rs.5,00,000/-
16.12.2018	CHEQUE NO.588522	SBI	Rs.10,00,000/-
14.12.2018	CHEQUE No.588521	SBI	Rs.,5,00,000/-
30.12.2018	RTGS	SBI	Rs.10,00,000/-
22.03.2019	RTGS	SBI	Rs.7,00,000/-
20.11.2019	RTGS	SBI	Rs.5,00,000/-
21.03.2020	CHEQUE NO.117720	SBI	Rs.10,00,000/-
30.07.2020	CHEQUE NO.117799	SBI	Rs.3,00,000/-
25.09.2020	CHEQUE NO.973394	SBI	Rs.2,00,000/-
21.01.2021	CHEQUE NO.865045	SBI	Rs.10,00,000/-
08.05.2019	RTGS	SBI	Rs.1,00,000/-
13.06.2019	RTGS	SBI	Rs.2,00,000/-
20.11.2019	RTGS	SBI	Rs.5,00,000/-
21.10.2020	CHEQUE No.794512	SBI	Rs.2,50,000/-
24.11.2020	CHEQUE No.184549	SBI	Rs.2,00,000/-
21.01.2021	CHEQUE No.865044	SBI	Rs.50,000/-
09.08.2021	DD NO. 054770	HDFC	Rs.5,00,000/-
06.02.2023	CHEQUE NO.000484	HDFC	Rs.6,05,500/-
06.02.2023	CHEQUE NO.000485	HDFC	Rs.3,94,500/-
	Total		Rs.95,00,000/-

(Rupees Ninety Five Lacs) only

WITNESSES :-

- 1) *Malay Ray*
- 2) *Rabna Senla.*

A. T. I Dipendra Prasad Sinha
by the Per of *Malay Ray*

Payu Senla.

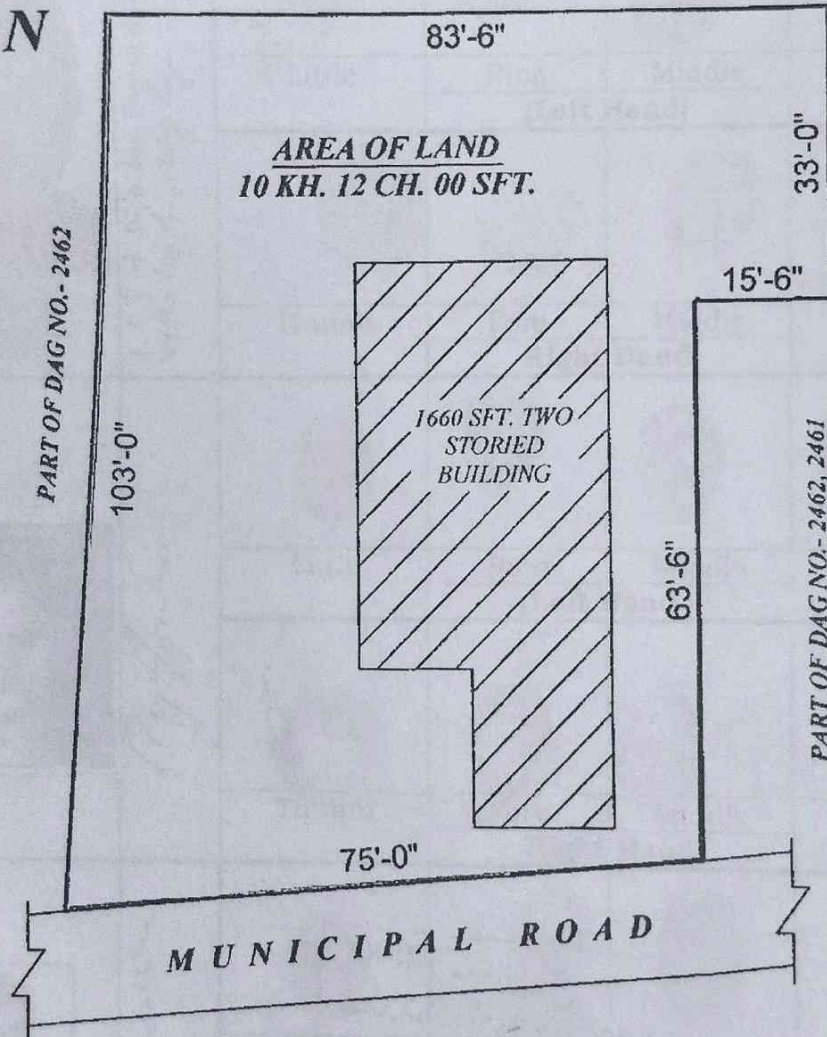
OWNER.S/VENDORS

PLAN OF LAND AT MOUZA - GOPALPUR, J.L. NO.- 02, R.S. NO.- 140, TOUZI NO.- 125B/1, COMPRISED IN C.S. DAG NO.- 3454 & 3454 / 3921, C.S. KHATIAN NO.- 537 & 1529, R.S. KHATIAN NO.- 969, 1641 AND R.S. / L.R. DAG NO.- 2461 & 2462, UNDER L.R. KHATIAN NO.- 23034 & 23035, HOLDING NO.- RGM.- 5/45, BL-G & RGM.- 5/305, BL-G, PURBACHAL, UNDER WARD NO.- 05, AT PRESENT BIDHANNAGAR MUNICIPAL CORPORATION WARD NO.- 04, P.S. - AIRPORT NOW NARAYANPUR, DIST.- NORTH 24 PARGANAS, UNDER BIDHANNAGAR MUNICIPAL CORPORATION, KOLKATA- 700136.

AREA OF LAND = 10 KH. 12 CH. 00 SFT.

PART OF DAG NO.- 2462, 2457

SCALE :- 1:400



L.T. of Dipendra Prasad
Signed by the Pen of
Mudhy Rya

M/s. B. K. ENTERPRISE

Badeh Karmakar
Proprietor

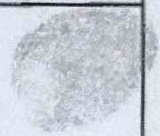
[Signature]

SIGN.OF VENDOR.

[Signature]

SIGN.OF PURCHASER.

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants					
	<i>A.T.I. of Dipendra Prasad Singh by the pen of Mary Raj</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		Right Hand				
	<i>Papulona</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		Right Hand				
	<i>Balbir Kaur</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		Right Hand				



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



192022230282786841

GRN Details

GRN: 192022230282786841 Payment Mode: Online Payment
GRN Date: 06/02/2023 13:21:33 Bank/Gateway: HDFC Bank
BRN : 2038792675 BRN Date: 06/02/2023 13:22:20
GRIPS Payment ID: 060220232028278682 Payment Init. Date: 06/02/2023 13:21:33
Payment Status: Successful Payment Ref. No: 2000219689/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: BABLU KARMAKAR
Address: KOLKATA
Mobile: 9830568781
Contact No: 9830568781
Depositor Status: Buyer/Claimants
Query No: 2000219689
Applicant's Name: Mr MALAY RAY
Identification No: 2000219689/4/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 06/02/2023
Period To (dd/mm/yyyy): 06/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000219689/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	375020
2	2000219689/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	95014
3	2000219689/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	3600

Total 473634

IN WORDS: FOUR LAKH SEVENTY THREE THOUSAND SIX HUNDRED THIRTY FOUR ONLY.

PAYED



Government of West Bengal

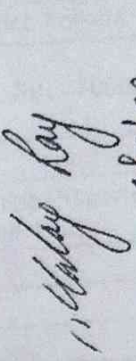
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012000219689/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BABLU KARMAKAR A/AS 40, Arjunpur Charaktala Road ,, City:- , P.O:- Arjunpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Represent ative of Buyer [B K ENTERPR ISE]			Bablu Karmakar 06/02/2023
2	Mr DIPENDRA PROSAD SINHA 35A/2B,SOUTH SINTHI ROAD, City:- , P.O:- SINTHI, P.S:- Sinthi, District:-North 24- Parganas, West Bengal, India, PIN:- 700050	Seller			L.T. I of Dipendra Prosad Sinha by the Pen of Malay Roy 6/2/23
3	Ms PAYEL SINHA 35A/2B,SOUTH SINTHI ROAD, City:- , P.O:- SINTHI, P.S:-Sinthi, District:-North 24- Parganas, West Bengal, India, PIN:- 700050	Seller			Payel Sinha, 6/2/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MALAY RAY Son of Mr N C ROY 14/E CHITTA RANJAN PARK, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	Mr BABLU KARMAKAR, Mr DIPENDRA PROSAD SINHA, Ms PAYEL SINHA		542 	 6/2/23

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1901-01067/2023	Date of Registration	10/02/2023
Query No / Year	1901-2000219689/2023	Office where deed is registered	
Query Date	28/01/2023 2:01:22 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MALAY RAY 6 O.P.ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980247396, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 95,00,000/-	Rs. 95,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,80,020/- (Article:23)	Rs. 95,098/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur, , Ward No: 004, Holding No:RGM 5 45 BI G JI No: 2, Pin Code : 700136

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-2461 (RS :-)	LR-23034	Bastu	Bastu	7 Katha 4 Chatak	55,55,000/-	55,55,000/-	Width of Approach Road: 19 Ft..
L2	LR-2462 (RS :-)	LR-23035	Bastu	Bastu	3 Katha 8 Chatak	27,00,000/-	27,00,000/-	Width of Approach Road: 19 Ft..
		TOTAL :			17.7375Dec	82,55,000 /-	82,55,000 /-	
		Grand Total :			17.7375Dec	82,55,000 /-	82,55,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1660 Sq Ft.	12,45,000/-	12,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 830 Sq Ft..Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 830 Sq Ft..Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1660 sq ft	12,45,000 /-	12,45,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIPENDRA PROSAD SINHA Son of Late KALIDAD SINHA 35A/2B,SOUTH SINTHI ROAD, City:- , P.O:- SINTHI, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:: AMxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Pvt. Residence
2	Ms PAYEL SINHA Daughter of Mr DIPENDRA PROSAD SINHA 35A/2B,SOUTH SINTHI ROAD, City:- , P.O:- SINTHI, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No:: ATxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B K ENTERPRISE A/AS 40, Arjunpur Charaktala Road .. City:- , P.O:- Arjunpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No:: ALxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BABLU KARMAKAR (Presentant) Son of Mr Biswanath Karmakar A/AS 40, Arjunpur Charaktala Road ,, City:- , P.O:- Arjunpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: ALxxxxxx4E, Aadhaar No: 95xxxxxxxx7085 Status : Representative, Representative of : B K ENTERPRISE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MALAY RAY Son of Mr N C ROY 14/E CHITTA RANJAN PARK, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032			
Identifier Of Mr BABLU KARMAKAR, Mr DIPENDRA PROSAD SINHA, Ms PAYEL SINHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr DIPENDRA PROSAD SINHA	B K ENTERPRISE-5.98125 Dec
2	Ms PAYEL SINHA	B K ENTERPRISE-5.98125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRA PROSAD SINHA	B K ENTERPRISE-2.8875 Dec
2	Ms PAYEL SINHA	B K ENTERPRISE-2.8875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRA PROSAD SINHA	B K ENTERPRISE-830.00000000 Sq Ft
2	Ms PAYEL SINHA	B K ENTERPRISE-830.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur, , Ward No: 004, Holding No:RGM 5 45 BI G JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2461, LR Khatian No:- 23034	Owner:দীপেন্দ্র প্রসাদ সিনহা, Gurdian:মৃত কালিদাস সিনহা, Address:নিজ . Classification:বাস্তু, Area:0.09000000 Acre,	Mr DIPENDRA PROSAD SINHA
L2	LR Plot No:- 2462, LR Khatian No:- 23035	Owner:পায়েল সিনহা, Gurdian:দীপেন্দ্র প্রসাদ সিনহা, Address:নিজ . Classification:বাস্তু, Area:0.02000000 Acre,	Ms PAYEL SINHA

Endorsement For Deed Number : I - 190101067 / 2023

On 06-02-2023

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

Presented for registration at 21:15 hrs on 06-02-2023, at the Private residence by Mr BABLU KARMAKAR ,

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 95,00,000/-

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

Execution is admitted on 06/02/2023 by 1. Mr DIPENDRA PROSAD SINHA, Son of Late KALIDAD SINHA, 35A/2B,SOUTH SINTHI ROAD, P.O: SINTHI, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 2. Ms PAYEL SINHA, Daughter of Mr DIPENDRA PROSAD SINHA, 35A/2B,SOUTH SINTHI ROAD, P.O: SINTHI, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife

Indetified by Mr MALAY RAY, , , Son of Mr N C ROY, 14/E CHITTA RANJAN PARK, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

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

Execution is admitted on 06-02-2023 by Mr BABLU KARMAKAR. Proprietor, B K ENTERPRISE (Sole Proprietorship), A/AS 40, Arjunpur Charaktala Road , City:- , P.O:- Arjunpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr MALAY RAY, , , Son of Mr N C ROY, 14/E CHITTA RANJAN PARK, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 07-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,098.00/- (A(1) = Rs 95,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 95,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 1:22PM with Govt. Ref. No: 192022230282786841 on 06-02-2023, Amount Rs: 95,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2038792675 on 06-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,80,020/- and Stamp Duty paid by by online = Rs 3,75,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 1:22PM with Govt. Ref. No: 192022230282786841 on 06-02-2023, Amount Rs: 3,75,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2038792675 on 06-02-2023, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

10-02-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,098.00/- (A(1) = Rs 95,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,80,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 40603, Amount: Rs.5,000.00/-, Date of Purchase: 06/02/2023, Vendor name: M GHOSH


Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2023, Page from 40494 to 40521
being No 190101067 for the year 2023.



Digitally signed by pradipta kishore guha
Date: 2023.02.13 11:49:00 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2023/02/13 11:49:00 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)