

2198/24

I - 2200/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 672521

5:20 PM
21/2

S. No. 2000 4364/2024

Notified that the document is sent to registration. The Signature sheet on the endorsement sheet is attached with this document as the part of the document.

Reasonable Mithun

Idi. District Sub-Registrar
Behala, South 24 Parganas

DEED OF CONVEYANCE

05 MAR 2024

THIS DEED OF CONVEYANCE is made on this the 27th day of February, Two thousand twenty four (2024);

BETWEEN

Major Information of the Deed

Deed No :	I-1607-02200/2024	Date of Registration	05/03/2024
Query No / Year	1607-2000436405/2024	Office where deed is registered	
Query Date	18/02/2024 1:45:57 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Mahsin 53, Panch Masjid Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,60,000/-	Rs. 18,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 72,020/- (Article:23)	Rs. 18,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani - Rest (Ward 124)) , Premises No: 149, Ward No: 124 Pin Code : 700063

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	2 Katha	11,28,000/-	13,68,000/-	Width of Approach Road: 12 Ft.
Grand Total :				3.3Dec	11,28,000 /-	13,68,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	640 Sq Ft.	4,32,000/-	4,32,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 320 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 320 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		640 sq ft	4,32,000 /-	4,32,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GITA MUKHERJEE Wife of Mr ASOKE KUMAR MUKHERJEE 5/D, NASKAR PARA ROAD,, City:- , P.O:- PASCHIM PUTIARI, 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.: AFxxxxxx3K, Aadhaar No: 71xxxxxxxx0718, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Pvt. Residence
2	PURNIMA MUKHERJEE Wife of PROBAL KUMAR MUKHERJEE 104/N, NARAYAN ROY ROAD,, City:- , P.O:- SAKHER BAZAR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BFxxxxxx1M, Aadhaar No: 21xxxxxxxx5984, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SD CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- HARIDIEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARUNABHA SAHA (Presentant) Son of Late BHUPENDRA NATH SAHA L/F/4, PURBA BARISHA GOVERMENT QUATER,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: apxxxxxx6b, Aadhaar No: 31xxxxxxxx9510 Status : Representative, Representative of : SD CONSTRUCTION (as PARTNER)
2	Mr RUPAK DUTTA Son of Mr DILIP DUTTA 379, DASPARA ROAD, PURBA BARISHA,, City:- , P.O:- HARIDIEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx6H, Aadhaar No: 96xxxxxxxx3094 Status : Representative, Representative of : SD CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. MD MAHSIN Son of Late SK MD SHAHRIAR 53, PANCH MASJID ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063			
Identifier Of GITA MUKHERJEE, PURNIMA MUKHERJEE, Mr ARUNABHA SAHA, Mr RUPAK DUTTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GITA MUKHERJEE	SD CONSTRUCTION-1.65 Dec
2	PURNIMA MUKHERJEE	SD CONSTRUCTION-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	GITA MUKHERJEE	SD CONSTRUCTION-320.00000000 Sq Ft
2	PURNIMA MUKHERJEE	SD CONSTRUCTION-320.00000000 Sq Ft

Endorsement For Deed Number : I - 160702200 / 2024

On 27-02-2024

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

Presented for registration at 18:25 hrs on 27-02-2024, at the Private residence by Mr ARUNABHA SAHA .

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 18,00,000/-

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

Execution is admitted on 27/02/2024 by 1. GITA MUKHERJEE, Wife of Mr ASOKE KUMAR MUKHERJEE, S/D, NASKAR PARA ROAD,, P.O:-PASCHIM PUTIARI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife. 2. PURNIMA MUKHERJEE, Wife of PROBAL KUMAR MUKHERJEE, 104/N, NARAYAN ROY ROAD,, P.O: SAKHER BAZAR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Sk. MD MAHSIN, . . Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

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

Execution is admitted on 27-02-2024 by Mr RUPAK DUTTA, PARTNER, SD CONSTRUCTION (Partnership Firm), 379, DASPARA ROAD,, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Sk. MD MAHSIN, . . Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

Execution is admitted on 27-02-2024 by Mr ARUNABHA SAHA, PARTNER, SD CONSTRUCTION (Partnership Firm), 379, DASPARA ROAD,, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Sk. MD MAHSIN, . . Son of Late SK MD SHAHRIAR, 63, PANCH MASJID ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 05-03-2024

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 18,014.00/- (A(1) = Rs 18,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2024 2:44PM with Govt. Ref. No: 192023240400052908 on 26-02-2024, Amount Rs: 18,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 1443695185617 on 26-02-2024, Head of Account 0030-03-104-001-16

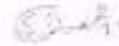
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 72,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 71,970/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 672521, Amount: Rs.50.00/-, Date of Purchase: 13/02/2024, Vendor name: Bidyut Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2024 2:44PM with Govt. Ref. No: 192023240400052908 on 26-02-2024, Amount Rs: 71,970/-, Bank: SBI EPay (SBiEPay), Ref. No. 1443695185617 on 26-02-2024, Head of Account 0030-02-103-003-02



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 56176 to 56205

being No 160702200 for the year 2024.



Digitally signed by SOURAV CHAKRABORTY
Date: 2024.03.05 16:26:54 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 05/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(1) **GITA MUKHERJEE**, (PAN : **AFFPM1893K**, AADHAAR NO. **7129 7397 0718**) wife of Asoke Kumar Mukherjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 5/D, Naskar Para Road, P.O. Paschim Putiari, P.S. Haridevpur, Kolkata - 700041, (2) **PURNIMA MUKHERJEE**, (PAN : **BFIPM5241M**, AADHAAR NO. **2122 0922 5964**) wife of Probal Kumar Mukherjee, by Creed- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 104/N, Narayan Roy Road, P.O. Sakher Bazar, P.S. Thakurpukur, Kolkata - 700008, hereinafter collectively called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, legal representatives and assigns) of the **FIRST PART**.

AND

SD CONSTRUCTION, (PAN : **AEJFS8090K**), a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station - Haridevpur, Kolkata - 700063, represented by its partners (1) **ARUNABHA SAHA**, (PAN : **APMPS8236B**, AADHAAR NO. **3146 0470 9510**), son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station - Thakurpukur, Kolkata -

Gita Mukherjee

Purnima Mukherjee

700063, (2) **RUPAK DUTTA**, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094), Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. - Thakurpukur, P.S. Haridevpur, Kolkata - 700063, District South 24-Parganas, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS originally Smt. Hemoprova Pal, Smt. Surupa Bala Pal and Smt. Anila Bala Pal all jointly by a registered Deed of Conveyance dated 08.12.1949 purchased from Chinibas Poyali **ALL THAT** a piece or parcel of land measuring more or less 40 decimals from Mouza Purba Barisha under Khatian No.538 appertaining to Dag No. 1989.

AND WHEREAS after purchasing the aforesaid property while the said Smt. Hemoprova Pal, Smt. Surupa Bala Pal and Smt. Anila Bala Pal were in possession and enjoyment they faced difficulties in common enjoyment of the property they amicably by a Registered Deed of Partition dated 09.05.1950 partitioned there property by metes and bounds, Deed No.

Gita Mukherjee

Devi Mukherjee

404, Volume no. 08, Book No. I, Pages 129 to 130 & by another Partition Deed No. 405, Pages from 131 to 132, volume no. 8 in the year 1950.

AND WHEREAS by virtue of the said amicable partition Smt. Hemoprova Pal obtained executively in her occupation demarcated 5 cottahs of land from Dag No. 1989.

AND WHEREAS while the said Hemoprova Pal while in possession and enjoyment of her demarcated 5 cottahs of land she for her necessities by a registered Deed of Conveyance dated 15.06.1955, and recorded in Book No. I, volume no. 22, being no. 1515, sold conveyed transferred unto and in favour of Smt. Anita Chatterjee her said demarcated 5 cottahs of land. The said Deed of Sale written in Bengali Language registered in the office of the Sub Registrar of Behala for the year 1955, recorded in Book No. I, Pages from 28 to 31, volume no. 22, being no. 1515.

AND WHEREAS after purchasing the said property Smt. Anita Chatterjee by another Deed of sale dated 15.06.1955 purchased from Smt. Surupa Bala Pal wife of Nilratan Pal **ALL THAT** demarcated piece of land measuring more or less 5

Gula Mahomed

Anita Chatterjee

cottahs from Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian no. 538, appertaining to dag no. 1989. The said Deed of Sale was registered in the office of the Sub Registrar of Behala for the year 1955.

AND WHEREAS in the manner aforesaid Smt. Anita Chatterjee became the owner of 10 cottahs of land in Mouza Purba Barisha, under khatian no. 538, appertaining to dag no. 1989 and while she was in possession and enjoyment of her aforesaid property.

Anita Chatterjee

AND WHEREAS Smt. Anita Chatterjee by a Registered Deed of Sale dated 31.08.1984 recorded in being no. 2596, volume no. 24, pages from 225 to 232 sold Conveyed transferred demarcated 5 cottahs of land to her elder son Dasu Chatterjee and deliver possession of the same to him. The Joint Sub Registrar Alipore recorded in book no. 1, volume no. 24, pages from 225 to 232, being no. 2596 for the year 1984.

Dasu Chatterjee

AND WHEREAS Subsequently Smt. Anita Chatterjee died intestate on 17.04.2001 leaving behind three sons and two daughter namely Dasu Chatterjee, Ajit Chatterjee, Ashoke

Chatterjee and Gita Mukherjee, Purnima Mukherjee who are jointly have become the owner of undivided 1/5th share of 5 cottahs of land.

AND WHEREAS it is to mention herethat subsequently Dasu Chatterjee the elder son of Anita Chatterjee died intestate on 14.05.2022 leaving behind him surviving his widow Smt. Rama Chatterjee who according to Daybhaga Law of Hindu Succession Act has become the owner of undivided 1/5th share of the land by measuring more or less 1 (one) cottah besides the full ownership of the land owned by Anita Chatterjee.

AND WHEREAS Smt. Gita Mukherjee and Purnima Mukherjee both jointly intend to sell out their undivided 2/5th share of the property inherited by them after the demise of their mother Anita Chatterjee and the Purchasers herein knowing the desire of the Vendors herein agreed to purchase the said undivided 2/5th share of the property, more fully described in the Schedule hereunder written as or for the price of **Rs.15,60,000/- (Rupees fifteen lakhs sixty thousand) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration money of **Rs.15,60,000/- (Rupees fifteen**

Gita Mukherjee
Purnima Mukherjee

lakhs sixty thousand) only being the full price of the said property, more fully described in the SCHEDULE hereunder written (the receipt whereof the Vendor do hereby admit and acknowledge of and from the same and every part thereof do hereby acquit release and forever exonerate the Purchaser and the said property hereby conveyed) the Vendor doth hereby grant, transfer, convey, assign and assure unto and to the Purchaser absolutely and forever free from all encumbrances and in a vacant condition the "**SAID PROPERTY**" at or for a total consideration of **Rs.15,60,000/- (Rupees fifteen lakhs sixty thousand) only** free from all encumbrances, charges, liens, mortgages, lispendense and attachments whatsoever to the said property OR HOWSOEVER OTHERWISE the said land with structure hereditaments or any part thereof now are or is or hereto before were/ was situated, butted, bounded, called, known, numbered, described or distinguished together with free and also to have all rights of easements for water, taps, pipes of water connections, electric coil, cables, telephones, gas and other usual right to enter upon under and along the said property including all other benefits and amenities provided and/or may be provided in future and the paths, passages,

Gate Markings are

Revised Markings

sewers, drains, water, water courses, light and manner or rights, liberties, privileges, easements and appurtenances whatsoever to the said land hereditaments belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest claim or demands whatsoever both at law or in a suit or the Vendor unto and upon the said land hereditaments or any part thereof together with all deeds, pattahs, muniments of title whatsoever in anywise relating to or concerning the said property hereditaments and premises or any part thereof which the Vendor shall deliver to the Purchaser and all rights and advantages of the Vendor and TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchaser absolutely and forever and free from all encumbrances and in a vacant condition and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed of things by the Vendor or by any of her predecessor-in-title done or knowingly suffered to the contrary, the Vendor has good right full power and absolute authority to grant, convey, transfer and assure the said property hereditaments

Gita Mukherjee

Ramabai Mulhe

hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter quietly enter and peaceably possess and enjoy the said property hereditaments and premises and received the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or interest from him or under his successors or predecessors-in-title, liens, equipments, lispens and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his successors and predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid. AND WHEREAS the Vendor covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever and further that the Vendor and all persons have or equitably claiming any estate or interest in the said property hereditaments and premises or any part thereof from under or in trust for the Vendor or from or under any of her successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed

give me key to

Deanna M. Hedges

all such acts, deeds and things whatsoever for further more perfectly measuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or any reasonably required and the Vendor shall and will at all times and from time to time hereafter at every reasonably request and at the costs of the Purchaser or any other person or persons whom Purchaser may authorize to produce or cause to be produced at any officials, Courts, and commission for examination of witnesses or otherwise as occasion may require all or any of their documents of title papers and writings relating to the said property hereby granted and conveyed more particularly described in the SCHEDULE below in satisfaction or support of the title of the Purchaser other than the Purchaser' deed which the Vendor shall deliver to the Purchaser. There is no Will in respect of the said premises. The Vendor hereby delivers her title deed in respect of her title to the property hereby conveyed and which is mentioned in the SCHEDULE hereunder. The developer shall responsible to negotiate with the existing tenants.

*Residence Mortgage
Gita Maheshjee*

THE SCHEDULE ABOVE REFERRED TO

ALL THAT undivided 2/5th share of land measuring 2 Cottahs 00 Chittacks 00 Sq.ft. together with 320 sq.ft. on the ground floor and 320 sq.ft. 1st floor out of total land measuring more or less 5 Cottahs together with 1600 sq.ft. two storied building standing there i.e, on the 1st floor 800 sq.ft. and ground floor measuring 800 sq.ft. in Mouza Purba Barisha, J.L. No. 23 now new J.L No. 123, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian no. 538, appertaining to dag no. 1989, District- South 24 Parganas, of premises no. 149, Daspara Road, P.S. Haridevpur, Kolkata - 700063, vide Assessee No. 411240401476. The entire property is shown by Red verges on the plan annexed with this Deed and is butted and bounded in the manner following i.e. to say :-

ON THE NORTH	:	12'-0" wide K.M.C Road;
ON THE SOUTH	:	Property of Mr. Jiban Chakraborty;
ON THE EAST	:	Property of Mr. Soubhagya Sarkar & Mr. Achintya Sarkar;
ON THE WEST	:	Property of Indu Tewari.

Gita Mukherjee

Rajiv Kumar Mukherjee

IN WITNESS WHEREOF the Parties have 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 :-

Gita Mukherjee

WITNESSES :-

1. Rama Chatterjee
W/o Late Dasu Chatterjee
1149, Daspara Road
Kolkata 700063.
House - wife

Rama Chatterjee

Signature of the VENDORS

2. Ajit Chatterjee
S/o Late Nani Gopal Chatterjee
322/1, DASPARA ROAD, P.S. Horin-
derpur, Kolkata - 700063, South
24-parganas, Service - Retired.

For SD Construction
Anwarul Haque
Partner

3. Ashoke Chatterjee
S/o Late Nani Gopal
Chatterjee

For SD Construction
Ajay Chatterjee
Partner

- 191, Daspara Road
Tarakpur, Kolkata - 700063
Service - Retired

Signature of the PURCHASER

Drafted by :-

Ashok Kumar Choudhary

ADVOCATE

Alipore Judges' Court,
Kolkata 700027
Enrollment no.

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser the within mentioned sum of **Rs.15,60,000/- (Rupees fifteen lakhs sixty thousand) only** being the full consideration money on diverse dates as per memo below.

MEMO

<u>Sl. No.</u>	<u>Draft</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
1.	Draft No. 057748 infavour of Gita Mukherjee	(23.02.24) 11M Joka Road Branch.	S.B.I Bank, M.G.	7,80,000/-
2.	Draft No. 057747 infavour of Purnima Mukherjee	(23.02.24) J.T.M Joka Road Branch	S.B.I Bank, M.G.	7,80,000/-

TOTAL : Rs.15,60,000/-

(RUPEES FIFTEEN LAKHS SIXTY THOUSAND) ONLY

WITNESSES :

1. Rama Chatterjee
W/O. Late Dasu Chatterjee
149, Daspara Road
Kolkata - 700063

2. Ajit Chatterjee, s/o
Late Nanigopal Chatterjee
322/1, DASPARA ROAD, P.S.
Haridarpur, Kolkata - 700063
Sanku 24 - parganas.
Service - Retired.

3. Ashoke Chatterjee
s/o - Late Nanigopal
Chatterjee
131, Daspara Thakur
Park - Kolkata - 63.

Gita Mukherjee

Purnima Mukherjee

Signature of the VENDORS

SITE PLAN FOR RAMA CHATTERJEE, GITA MUKHERJEE, AJIT CHATTERJEE, ASHOKE CHATTERJEE & PURNIMA MUKHERJEE AT PREMISES NO.- 149, DAS PARA ROAD, WARD NO. 124, BOROUGH NO - XVI, UNDER K.M.C.

TOTAL AREA OF LAND = 05 KH. 00 CH. 00 SFT.
UNDIVIDED SOLD AREA = 02 KH. 00 CH. 00 SFT.

VENDORS : 1. GITA MUKHERJEE
2. PURNIMA MUKHERJEE

PURCHASERS : M/S SD. CONSTRUCTION
(PARTNERS ARUNABHA SAHA & RUPAK DUTTA)

SCALE :- 1 : 200



Annabhai Sales

For SD Construction
Dwayne R. Rutter
Partner

SIGN. OF PURCHASERS:
Gita Mulchandani

Prima Materice

SIGN. OF VENDORS:

Biswajit Pal
BISWAJIT PAL
CIVIL DRAUGHTSMAN
Room, No.-G012E0003100

DRAWN BY

Thumb 1st Finger Middle Finger Ring finger Small Finger



Left hand					
Right hand					

Name ARUNABHA SAHA
Signature Arunabha Saha

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name RUPAK DUTTA
Signature Rupak Dutta

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name Gita Mukherjee
Signature Gita Mukherjee

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name Purnima Mukherjee
Signature Purnima Mukherjee



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072000436405/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	GITA MUKHERJEE S/D, NASKAR PARA ROAD,, City:- , P.O:- PASCHIM PUTIARI, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700041	Seller			Gita Mukherjee 27.02.2024
2	PUERNIMA MUKHERJEE 104/N, NARAYAN ROY ROAD,, City:- , P.O:- SAKHER BAZAR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Seller			Purnima Mukherjee 27.02.2024
3	Mr ARUNABHA SAHA L/F/4, PURBA BARISHA GOVERNMENT QUATER,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063	Representative of Buyer [SD CONSTRUCTION]			Mr SD Construction Arunabha Saha Partner 27-02-2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr RUPAK DUTTA 379, DASPADA ROAD, PURBA BARISHA, City:-, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063	Representative of Buyer [SD CONSTRUCTION]			For SD Construction Rupak Dutta Partner 27.02.2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sk. MD MAHSIN Son of Late SK MD SHAHRIAR 63, PANCH MASJID ROAD, City:-, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	GITA MUKHERJEE, PURNIMA MUKHERJEE, Mr ARUNABHA SAHA, Mr RUPAK DUTTA			Sk. md. Mahsin 27.02.2024

(Sourav Chakraborty)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BEHALA
 South 24-Parganas, West
 Bengal

verfu



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000436405/2024	Office where deed will be registered
Query Date	18/02/2024 1:45:57 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road., Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status : Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 15,60,000/-	Rs. 18,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 72,020/- (Article:23)	Rs. 18,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani -- Rest (Ward 124)) , Premises No: 149, , Ward No: 124, Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha	11,28,000/-	13,68,000/-	Width of Approach Road: 12 Ft.,
Grand Total :				3.3Dec	11,28,000 /-	13,68,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	640 Sq Ft.	4,32,000/-	4,32,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 320 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 320 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		640 sq ft	4,32,000 /-	4,32,000 /-	



Query No: 2000436405 of 2024, Printed On : Feb 27 2024 12:44AM, Generated from wregistration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	GITA MUKHERJEE Wife of Mr ASOKE KUMAR MUKHERJEE,5/D, NASKAR PARA ROAD,, City:- , P.O:- PASCHIM PUTIARI, 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. AFxxxxxx3K, Aadhaar No.: 71xxxxxxxx0718,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	PURNIMA MUKHERJEE Wife of PROBAL KUMAR MUKHERJEE,104/N, NARAYAN ROY ROAD,, City:- , P.O:- SAKHER BAZAR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BFxxxxxx1M, Aadhaar No.: 21xxxxxxxx5964,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SD CONSTRUCTION (Partnership Firm) ,379, DASPARA ROAD,, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 PAN No. AExxxxxx0K, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr ARUNABHA SAHA Son of Late BHUPENDRA NATH SAHA/F/4, PURBA BARISHA GOVERMENT QUATER,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. apxxxxxx6b , Aadhaar No.: 31xxxxxxxx9510	SD CONSTRUCTION (as PARTNER)
2	Mr RUPAK DUTTA Son of Mr DILIP DUTTA379, DASPARA ROAD, PURBA BARISHA,, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx6H , Aadhaar No.: 96xxxxxxxx3094	SD CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Sk. MD MAHSIN Son of Late SK MD SHAHRIAR 63, PANCH MASJID ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, Identifier Of GITA MUKHERJEE, PURNIMA MUKHERJEE, Mr ARUNABHA SAHA, Mr RUPAK DUTTA



Query No: 2000436405 of 2024. Printed On : Feb 27 2024 12:44AM. Generated from wbregristration.gov.in

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GITA MUKHERJEE	SD CONSTRUCTION-1.65 Dec
2	PURNIMA MUKHERJEE	SD CONSTRUCTION-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	GITA MUKHERJEE	SD CONSTRUCTION-320 Sq Ft
2	PURNIMA MUKHERJEE	SD CONSTRUCTION-320 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
A1	Assessment No. : 411240401348 Premises No. : 135 Ward No. : 124 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SHOVA RANI BISWAS,SUPTI DIAS , SUMITA LOBWO,SUSMITA MAKHAL , SANGRAMJOYEE BISWAS Owner Address : 135, DAS PARA ROAD , THAKURPUKUR, KOLKATA Pin No. : 700063	Plan Sanction No.: Building Type : Building Height : Is Heritage: Plot Area : Total Floor Area: Covered Parking Area:
L1	Assessment No. : 411240401476 Premises No. : 149 Ward No. : 124 Street Name : DAS PARA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : RAMA CHATTERJEE, GITA MUKHERJEE , AJIT CHATTERJEE, ASHOKE CHATTERJEE , PURNIMA MUKHERJEE Owner Address : 149, DAS PARA ROAD , THAKURPUKUR, KOLKATA Pin No. : 700063	Character of Premises: Constructed Building Total Area of Land: 5 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-03-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-03-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



Query No: 2000436405 of 2024, Printed On : Feb 27 2024 12:44AM, Generated from wbregistration.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260220242040005289

GRIPS Payment Detail

GRIPS Payment ID:	260220242040005289	Payment Init. Date:	26/02/2024 14:44:03
Total Amount:	89984	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1443695185617	BRN Date:	26/02/2024 14:44:23
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ARUNABHA SAHA
Mobile: 9674056322

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240400052908	Directorate of Registration & Stamp Revenue	89984
Total			89984

IN WORDS: EIGHTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

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





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



192023240400052908

GRN Details

GRN:	192023240400052908	Payment Mode:	SBI Epay
GRN Date:	26/02/2024 14:44:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1443695185617	BRN Date:	26/02/2024 14:44:23
Gateway Ref ID:	CHP1733598	Method:	State Bank of India NB
GRIPS Payment ID:	260220242040005289	Payment Init. Date:	26/02/2024 14:44:03
Payment Status:	Successful	Payment Ref. No:	2000436405/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr ARUNABHA SAHA
Address:	THAKURPUKUR, KOLKATA-700063
Mobile:	9674056322
Period From (dd/mm/yyyy):	26/02/2024
Period To (dd/mm/yyyy):	26/02/2024
Payment Ref ID:	2000436405/2/2024
Dept Ref ID/DRN:	2000436405/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000436405/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	71970
2	2000436405/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	18014
Total				89984

IN WORDS: EIGHTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

PAID