

5749/24

I 5635/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 549844

29/07/24
02:00 B.W.
9-2-1959829/14
Joint Dist Sub-Registrar
Sunderpur, North 24 Parganas
29 JUL 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 29th
Day of July Two Thousand and Twenty Four (2024) in
Christian Era

Witnessed that the document is admitted to
registration. The signature sheet / sheet's
and the endorser's sheet/s are the
attached with this document.

Joint Dist Sub-Registrar
Sunderpur, North 24 Parganas
29 JUL 2024

ANNAPURNA NIRMALAN
Annapurna Ray
Partner

SUCHISMITA MAHAPATRA, Daughter of Shubhabrata Mahapatra,
Residing at House No. - 061463, 14, Krishnanagar, Agartala Municipality,
Council, Agartala, West Tripura, Pin - 799001.

Pan. BZIPM0376F
Aadhaar No. 4879 1073 9709
Religion Hindu,
Occupation Teacher
Nationality Indian
D.O.B. 12/01/1977

Hereinafter called and referred to as the OWNER/SELLER (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her and her heirs, executors, administrators, successors, legal representatives and or assigns etc.) of the One Part. AND

SRI JYOTI RANJAN SINHA ROY, Son of Late Bihuti Ranjan Sinha Roy,
Residing at 4/83, Nil Ganj Road, Kalyannagar, P.O. - Kalyannagar Via Pansila,
Police Station - Rahara, Kolkata - 700 112

Pan. AKOPS2620Q
Aadhaar No. 3344 2848 7841
Religion Hindu,
Occupation Retired
Nationality Indian
D.O.B. 09/02/1954

Hereinafter called and referred to as the PURCHAER/BUYER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his and his heirs, executors, administrators, successors, legal representatives and or assigns etc.) of the Other Part

1. Subject Matter of Sale: (Sale out Property)

1.1. ALL THAT indefeasible undivided impartible proportionate half $\frac{1}{2}$ share of free hold Homestead Bastu land measuring more or less 02 Kathas 15 Chhitaks 10 Square feet with proportionate impartible undivided share of old Kacha Tile Shed structure measuring more or less 400 Square feet out of

ANNAPURNA NIRMALAN

Anil Bose Roy
Partner

the total land measuring more or less 05 Kathas 14 Chhitaks 20 Square feet and old Kacha Structure measuring more or less 800 Square lying and situates within the jurisdiction of Khardah Municipality, Ward No. - 7, Holding No.- 4/83, Nil Ganj Road, Kalyannagar, P.O.-Kalyannagar via Pansila, appertaining to Mouza- Bandipur, J.L. No. - 17, Re .Su. No. - 90, comprised and contained in C. S. Khatian No. - 201, 402, 378, & 399, R.S. Dag No.- 1601, under R.S. Khatian No.-1184, and 1187, Corresponding to L.R. Dag No.- 1601/2454, under L.R. Khatian No.- 421, within the Police Station - Rahara, District - North 24 Parganas, Kolkata - 700112, within the A.D.S. R. Office at Sodepur, which is clearly stated and described in the Second Schedule herein below. Herein after for the sake of brevity referred to as the **Sold out Property**.

2. Devolution of Title.

2.2 Whereas the State of West Bengal as per State Acquisition Act 1954 by exercising its all powers had acquired vast area of land lying, within the Mouza - Bandipur, Jamindar (Provat Kumar Ghosh) Khatian no. - 200 (Kaa, Khaa, and Gaa) , Proja Khatian No. - 201, 402, 378 , & 399, within the District North 24 Parganas and after acquired the said land The State Government of West Bengal for the development and to better enjoyment of the beneficiaries of the homeless occupiers of the above acquired land had transferred and assigned in favour of "The Kalyannagar Co-Operative Colony Society Ltd" Office at Kalyannagar, (herein after for the sake of brevity called as Society), lying at P.O.- Rahara, P.S. - Khardah (now it is Rahara), Mouza- Bandipur, District - North 24 Parganas, and authorised the said Society to endeavour the transferred land after developing and distributing such lands amongst its members.

2.3 Thereafter Said Society After getting absolute Possession and being the absolute Owner one Deed of Indenture was made by and between "The Kalyannagar Co-Operative Colony Society Ltd" Office at Kalyannagar, P.O.- Rahara, P.S. - Khardah (now it is Rahara), District North 24 Parganas, represented by its Secretary Nripen Chandra Sengupta , referred to as the OWNER, therein and Sri Jitendra Kumar Mitra, son of Late Biseswar Mitra, represented as the Purchaser/Buyer therein, where the said Owner duly

ANNAPURNA NIRMALAN

Anirban Basu
Partner

sold, transferred and conveyed ALL THAT piece and parcel of homestead land measuring more or less 06 Kathas 14 Chhitaks 20 Square feet comprised with Scheme Plot No. - 323 and part or portion of western side of Scheme Plot no. - 324, lying within the Mouza- Bandipur, J.L. No. - 17, Re. Su. No. - 90, C. S. Khatian No. - 201, 402, 378, & 399, within the local jurisdiction of Khardah Municipality, under Police Station - Khardah (now it is under Rahara), District North 24 Parganas, A.D.S.R. Office at Barrackpore (Now it is under Sodepur) through one registered Deed of Sale, which was registered on 2nd day of January 1957, in the Office of S.R. at Barrackpore, recorded into Book No. - I, Volume No. - 5, Written in pages from 228 to 233, Being No. 17 of 1957.

2.4 Thus by the above Deed of Sale said Jitendra Kumar Mitra became the absolute Owner and during his absolute Ownership said Jitendra Kumar Mitra duly sold and transferred in respect of land measuring more or less 01 one Katha to one Monoranjan Basu Roy out of his above purchased land and remaining area of land measuring more or less 05 Kathas 14 Chhitaks 20 Square feet lying within the Mouza- Bandipur, J.L. No. - 17, Re. Su. No. -90, within the local jurisdiction of Khardah Municipality, Ward No. - 7, P.O. - Kalyannagar, via Pansila, under Police Station - Khardah (now it is under Rahara), Kolkata - 700112, District North 24 Parganas, had kept under his absolute possession as a legal Owner, and had been seized and possessed his all right, title and interest over his said remaining area of land measuring more or less 05 Kathas 14 Chhitaks 20 Square feet, which is clearly stated and described in the First Schedule herein below, hereinafter called and referred to as the **Said Premises**.

2.5 Thereafter said Jitendra Kumar Mitra being the absolute owner of the Said Premises, having all right, title and interest and free from encumbrances had sold, transferred, assigned and conveyed the said Premises unto one Bibhuti Ranjan Sinha Roy, the father of the present Owner herein through a registered Deed of Sale, which was registered on 13/02/1960, recorded in the Office of S.R. Barrackpore, entered into Book No. - I, Volume No. - 17, Written in pages from 19 to 24, Being No. - 999 for the year 1960.

ANNAPURNA NIELAN

Asim Basu Roy
Partner

2.6. That by the above Deed of Sale said Bibhuti Ranjan Sinha Roy , alias Bibhuti Ranjan Singha Roy became the absolute Owner of the First Schedule Property , since deceased said Bibhuti Ranjan Sinha Roy had been exercising his all sorts of rights , title and interest without any hindrance, and without any impediment free from all encumbrances and had built Kacha structure thereon by his own funds as stated in the First Schedule Land .

2.7. Thereafter said Bibhuti Ranjan Sinha Roy , alias Bibhuti Ranjan Singha Roy died intestate on 23/01/1998 and his wife Smt. Basana Singha Roy predeceased him who died on 11/01/1998 followed by the Dayabhaga Hindu School of Law , leaving behind them his only son namely Sri Jyoti Ranjan Sinha Roy , and only daughter Uditā Mahapatra as their only legal heirs and successors who jointly by the law of inheritance owned the property of the deceased as stated in the First Schedule herein below.

2.8. Thereafter above named Uditā Mahapatra also died intestate on 06/01/2024 , leaving behind her only daughter Smt. Suchismita Mahapatra , the present Owner/ Seller herein , as the only legal heiress and successor according to the Hindu Succession Act, 1956 , be it mentioned herein that Soumyo Mahapatro , the only son of said deceased Uditā Mahapatra died long before her on 13/08/2019.

2.9. By the foregoing facts and events above named Sri Jyoti Ranjan Sinha Roy and Smt. Suchismita Mahapatra jointly became the Owners of the said Premises consisting with land measuring more or less 05 Katha 14 Chhitaks 20 Square feet with Kacha Tin Shed Structure measuring more or less 800 Square feet lying and situates within the Khardah Municipality, ward no. - 7, P.O. - Kalyannagar via Pansila, Mouza- Bandipur, J.L. No. - 17, Re .Su. No. - 90, comprised and contained in C.S. Khatian No. - 201, 402, 378, & 399, Corresponding R.S. Dag No.- 1601, under R.S. Khatian No. -1184, & 1187, corresponding L.R. Dag No.- 1601/2454, Under L.R. Khatian No.- 421, Police Station - Rahara (formerly it was Khardah), District North 24 Parganas, Kolkata - 70112, A.D.S.R. Office at Sodepur , as stated in the First Schedule herein below and having each equal undivided impartible half $\frac{1}{2}$ share of the First Schedule property, i.e. each having undivided impartible share of

ANNAPURNA NIRMALAN

Jyoti Ranjan Sinha Roy
Partner

land measuring more or less 02 Kathas 15 Chhitaks 10 Square feet with proportionate impartible undivided share of Kacha structure measuring more or less 400 Square feet.

2.10. The above named Sri Jyoti Ranjan Sinha Roy duly mutated his name with the local Municipality, and got Municipal Holding No. - 4/83, Nil Ganj Road, Under Ward No. - 7, lying within the Mouza- Bandipur, comprised and contained in R.S. Dag No. - 1601, under R.S. Khatian No. -1184, & 1187, corresponding to L.R. Dag No- 1601/2454, under L.R. Khatian No. - 421.

2.11. Now the Owner/Seller due to some emergent crisis of fund and some other reasons has decided to sale out her undivided $\frac{1}{2}$ half Share of land measuring more or less 02 Kathas 15 Chhitaks 10 Square feet with proportionate impartible undivided share of Tile Shed Kacha Structure measuring more or less 400 Square feet, situates within the Holding No. - 4/83, Nil Ganj Road. Under Ward No. - 7, P.O.- Kalyannagar Via Pansila, P.S. - Rahara, Kolkata - 700112. District - North 24 Parganas , at a price of Rs. 37,00,000/- Rupees Thirty Seven Lakh only , which is prevail the highest Market value at this locality , regarding the property which is described in the Second Schedule herein below, and herein after called as the **Sold out Property**, to the other Co - Owner Sri Jyoti Ranjan Sinha Roy, the Purchaser/Buyer herein and the said Sri Jyoti Ranjan Sinha Roy also agreed to purchase the said Sold out Property at the above prices.

3. Thereafter the Purchaser/Buyer by has paid the entire consideration amount of Rs. 37,00,000/- Rupees Thirty Seven Lakh only to the Owner in the manners stated herein below and the Owner/Seller also after received and acknowledged the full and final consideration amount And at the request of the Purchaser/Buyer, the Owner/Seller is execute and register the Deed of Conveyance in favour of the Purchaser/Buyer .

Now this Deed of Witnesseth as follows

That in pursuant to the above Agreement for sale the purchaser has duly paid the total full and final consideration amount of Rs. 37,00,000/- Rupees Thirty Seven Lakh of the lawful money of the Union of India well and truly

paid by the Purchaser/Buyer to the Owner/Seller before execution hereof, the receipt whereof the Owner/Seller doth hereby and also by the receipt hereunder written admitted and acknowledged to have been received of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser as well as the Said Sold out property particularly described in the Second Schedule hereunder written, hereby granted, sold and conveyed, the Owner/Seller do hereby absolutely and indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser/Buyer ALL THAT undivided impartible $\frac{1}{2}$ half Share of land measuring more or less 02 Kathas 15 Chhitaks 10 Square feet with proportionate impartible undivided share of Tile Shed Kacha structure measuring or less 400 Square feet as stated in the Second Schedule herein below standing thereon situates at Holding No. - 4/83, Nil Ganj Road. Under Ward No. - 7, P.O.- Kalyannagar Via Pansila, Police Station - Rahara, Kolkata - 700112. District - North 24 Parganas appertaining to Mouza- Bandipur, J.L. No. - 17, Re. Su. No. - 90, comprised and contained in R.S. Dag No.- 1601, R. S. Khatian No. - 1184 & 1187, Corresponding L.R. Dag No.- 1601/2454, under L.R. Khatian No.- 421, hereunder written, the right, title and interest of the land tenement and hereditament and all easement right over the path and passages for free egress and ingress to the said Property more fully and particularly described in the map or plan annexed hereto border red ink thereof now are / or is any times or time hereto before were or was butted and bounded known, numbered, described or distinguished together with all building structures, fixtures, erection, sewerage, ways, paths, passages, whatsoever to the said Premises or thereunto belonging or which with the same or any part thereof now is / or are or at anytime or times heretofore was or were held, used, occupied or enjoyed therewith or reputed to belong or be appertaining thereto and all the estate right, title, interest, property claim or demand or whatsoever the Owner/Seller unto or upon the Said Sold out Property hereinafter granted and conveyed or otherwise expressed or intended so to be and every part thereof and the reversion or reversions, reminder or reminders and / or the rent, issue and profit thereof and or every part thereof and TO HOLD the land measuring more or less 02 Kathas 15 Chhitaks 10 Square feet with proportionate impartible undivided

half $\frac{1}{2}$ share of Kacha structure measuring total more or less 400 Square feet standing thereon AND ALL the estates , right, title interest , claim and demand whatsoever of the Owners/Vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said Premises hereby granted , sold, conveyed , transferred and assured and assigned or expressed or intended so to be unto and to the use of the Purchaser/Buyer herein, the Owner/Seller is now lawfully, rightfully and absolutely seized , possessed and / or otherwise well and sufficiently entitled to the said Sold out Property more fully and particularly described in the Schedule hereunder written and every part thereof and indefeasible estate, inheritance in very simple in possession and or estate equivalent thereto free from all encumbrances , attachments or defects in title whatsoever and that the Owners/ Vendors has good , right full power , absolute authority to grant , convey , transfer, assure , assign the Said Premises hereto before granted, transferred , conveyed , assure and / or assign or otherwise expressed and intended in the manner aforesaid so to be unto to the use of the Purchaser/Buyer and the said Purchaser /Buyer shall and may at all times hereinafter peaceably and equitably possess and enjoy the said Sold out Property without any lawful ejection or interruption , claim and / or demand whatsoever from or by the Owner/Seller or any person or persons having lawful or equitable claiming any estate and / or interest in the said premises from under or in trust over the Owner/Seller and the Owner/Seller further covenant that he /they shall and will from time to time and at all times hereinafter at the request and cost of the Purchaser/Buyer , his executors , administrators or assigns do or executed or cause to be done or executed all such lawful acts , matters, deeds and things whatsoever for further and more perfectly conveying and assuring the said Premises unto and to the Purchaser/Buyer in the manners aforesaid according to the true intent and meaning of this Deed and shall or may be reasonably required and will be bound to indemnify against any claim or any person in respect of the said Premises herein sold and conveyed and will make good any loss sustained by the Purchaser/Buyer.

The present Purchaser/Buyer Sri Jyoti Ranjan Sinha Roy, by virtue of the Law of Inheritance and by virtue of the present Deed of sale hereinafter

became the absolute Owner of the entire Premises lying within the First Schedule Property at Premises under Holding No. - 4/83, Nil Ganj Road. Under Ward No. - 7, P.O.- Kalyannagar Via Pansila, Police Station - Rahara, Kolkata - 700112. District - North 24 Parganas appertaining to Mouza-Bandipur, J.L. No. - 17, Re .Su. No. - 90, comprised and contained in R. S. Dag No. - 1601 , Under R.S. Khatian No. - 1184, & 1187, Corresponding L.R. Dag No.- 1601/2454, under L.R. Khatian No.- 421, which is clearly stated and described in the First Schedule herein below.

And the Owner/Seller doth hereby further Covenant with the Purchaser/Seller as follows :-

THAT notwithstanding any deed matter or thing whatsoever by the Owner/Vendor done or executed or knowing suffered to the contrary the Owners are now lawfully, rightfully and absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said Premises hereby granted conveyed transferred assigned or intended so to be and every part thereof for a perfect and indefeasible estate without any manner or conditions use trust encumbrances or make void the same.

A. THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Owners now have good right full power and absolute authority to grant convey transfer and assign all and singular the Said Premises.

C THAT the said Premises hereby granted and conveyed or expressed or intended so to be is now free from all claims, demands, encumbrances , liens , attachments , leases , lis pendens, debutter , or trust made or suffered by the Owner or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors.

D. THAT the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the said Premises and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid.

E. THAT the Purchaser/Buyer shall be free, cleared and absolutely discharged saved harmless and kept indemnified against all estates charges, encumbrances, liens attachments lis pendens, debuttar or trust or claims and demands whatsoever created occasioned or made by the Purchasers or any person or persons lawfully or equitable claiming as aforesaid.

F. The Owner/Seller doth hereby undertake to indemnify the purchaser/Buyer against any loss if sustain by the purchaser/Buyer due to any mis-statement on the part of the Owner and the defect of title of the Said Premises and the Owner/Seller under take to execute any Deed and registered the same at the cost of the Owner/Seller if it is required to make the title of the Said Premises perfect

G. The Subject to the provisions contained in the Deed including the Schedule and subject to the provisions or law for the time being in force the Purchaser/Buyer shall be entitled to the exclusive ownership possession and enjoyment of the Premises purchased or acquired by them together with all the benefits and facilities as herein provided.

The First Schedule Above Referred to Said Premises

ALL THAT piece and parcel of homestead Bastu land measuring more or less 05 Katha 14 Chhitaks 20 Square feet Together with old dilapidated Tile Shed cemented flooring Kacha structure measuring more or less 800 Square feet lying and situates within the jurisdiction of Khardah Municipality, Premises at Holding No. - 4/83, Nil Ganj Road, Under Ward No. - 7, P.O.- Kalyannagar Via Pansila, appertaining to Mouza- Bandipur, J.L. No. - 17, Re .Su. No. - 90, comprised and contained in R. S. Dag No. - 1601 , Under R.S. Khatian No. - 1184, & 1187, Corresponding L.R. Dag No.- 1601/2454, under L.R. Khatian No.- 421, Police Station - Rahara, Kolkata - 700112. District - North 24 Parganas A.D.S.R. Office at Sodepur The entire landed property butted and bounded by :-

On the North : Scheme Plot No. - 315 & 316 (Tirupati Apartment)
On the South : 16ft wide Kalyannagar Road
On the East : "Ekanta Apan Apartment" & Scheme Plot No.324 (part)
On the West: : H/o Late Monoranjan Bose Roy & Scheme Plot No.-322

The Second Schedule Above Referred to (Sold out Property)

ALL THAT piece and parcel of undivided impartible half $\frac{1}{2}$ Share of homestead Bastu land measuring more or less 02 Katha 15 Chhjtaks 10 Square feet Together with proportionate undivided $\frac{1}{2}$ half share of old dilapidated cemented flooring Tile Shed Structure measuring more or less 400 Square feet is HERBY SOLD OUT , out of the First Schedule Property , stated herein above, lying and situates within the Premises at Holding No. - 4/83, Nil Ganj Road lying under the jurisdiction of Khardah Municipality, ward no. - 7, P.O. - Kalyannagar via Pansila , under Police Station - Khardah (now it is under Rahara) , District North 24 Parganas, Kolkata - 70112, A.D.S.R. Office Sodepur),

In Witness whereof the Parties hereto have hereunto set and subscribed their hands and seal and executed this Deed of Conveyance the Day Month and year First above written.

Singed and delivered
By the Owner/Seller
Suchismita Mahapatra
In the presence of

Tapas Chandra
Advocate

Suchismita Mahapatra
Signature of the Owner/Seller

Singed and delivered
By the Purchaser/Buyer
Sri Jyoti Ranjan Sinha Roy
In the presence of

Sankar Mukherjee
Late Porosh Chandra Mukherjee
Pallynore
Po-Rahona, Dist- 24 Pcs (N)
Kolkata - 700118

Jyoti Ranjan Sinha Roy
Signature of the Purchaser/Buyer

Prepared by

Tapas Chandra

Advocate

Sealdah Civil Court Complex

Kolkata - 700014

Enrolment No.- WB/731/1992

MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs 37,00,000/- (Rupees Thirty Seven Lakh) only as per memo of consideration mentioned in below.

Through RTGS ON BANDHAN BANK
DATED 29/07/2024

Rs. 37,00,000/-

Total Rs. 37,00,000/-

Singed and delivered
By the Owner/Seller
Suchismita Mahapatra
In the presence of

Suchismita Mahapatra
Signature of the Owner/Seller

Sandip Das
S/o Sri Dip Das
R.K. Buz, P.O. - Bunkhat,
P.S. - Khordah, Kot-114.

JWS THE LAND & BUILDING AT J.L. NO- 17, MOUZA-
K.S. NO - 90, COMPRISED & CONTAINED C.S. & R.S.
601, C.S.KHATIAN NOS - 201, 402, 378 & 399, R.S. KHATIAN
87 & 1184, L.R. DAG NO- 1601/2454, L.R. KHATIAN NO- 421,
RD NO- 7, HOLDING NO- 4/83, NILGANJ ROAD, P.O. &
- RAHARA, MUNICIPALITY- KHARDAH, DIST.- 24 PGS.(N).

SCALE = 1:100

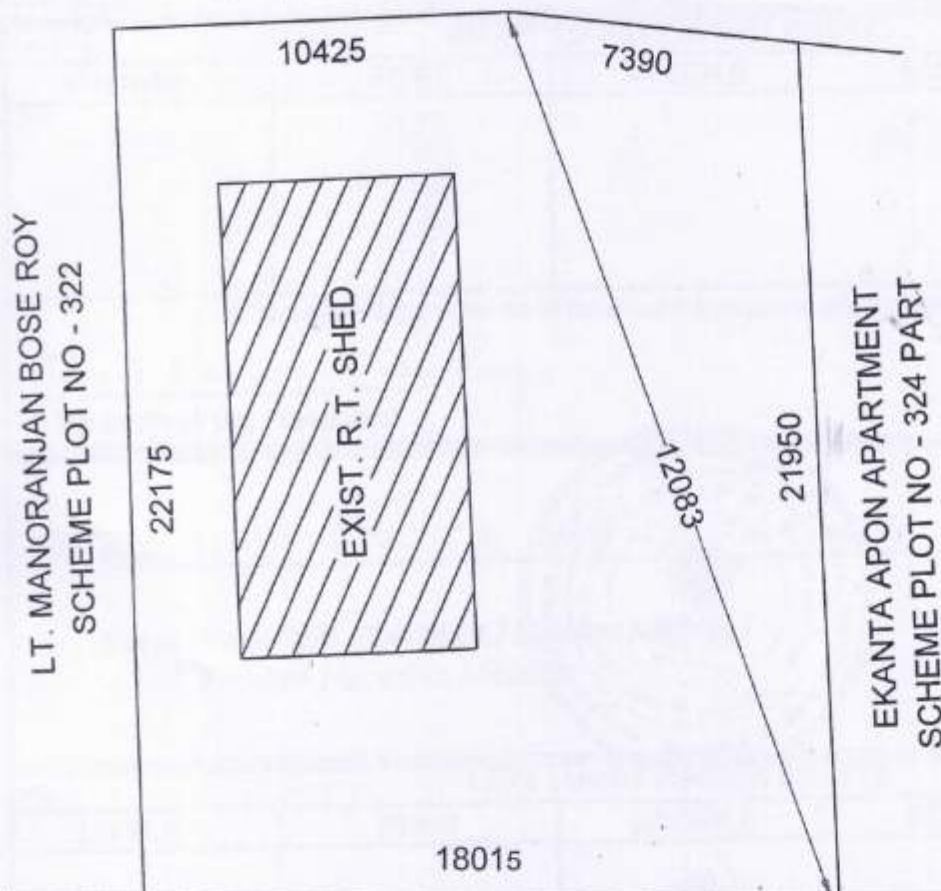
AREA OF LAND - 5 K - 14 CH - 20 SFT.
UNDIVIDED 50% SHARE OF LAND - 2 K - 15 CH - 10 SFT.

NORTH



SCHEME PLOT NO -315 &
316 (TIRUPATI APARTMENT)

COVERED AREA (R.T. SHED) - 800 SFT.
UNDIVIDED 50% SHARE OF COVERED
AREA (R.T. SHED) - 400 SFT.



4880 (16'-0") WIDE KALYAN NAGAR ROAD

Tyoti Ranjan Saha Roy

BUYER'S SIGNATURE

Suchismita Mahapatra
SELLER'S SIGNATURE

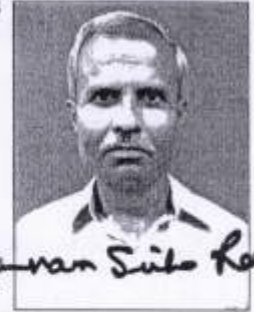
Ajit Das
Ajit Das
8/8 Balaknathala
Rashkhola, Khardah
LIC No.- 11723438.

DELT

DISTRICT NORTH 24 PARGANAS
THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name JYOTI RANJAN SINHA ROY

Status : Presentant



Jyoti Ranjan Sinha Roy.

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Jyoti Ranjan Sinha Roy.
 Signature of the Presentant

2.

Name SUCHISMITA MAHAPATRA

Status : Presentant / Executant / Claimant Attorney /
 Principal / Guardian / Testator



Suchismita Mahapatra

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Suchismita Mahapatra.
 Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



270720242013999443

GRIPS Payment Detail

GRIPS Payment ID:	270720242013999443	Payment Init. Date:	27/07/2024 11:20:56
Total Amount:	317462	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1901837988155	BRN Date:	27/07/2024 11:21:34
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Tapas Chanda
Mobile: 7980626720

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250139994448	Directorate of Registration & Stamp Revenue	317462
Total			317462

IN WORDS: THREE LAKH SEVENTEEN THOUSAND FOUR HUNDRED SIXTY TWO 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



192024250139994448

GRN Details

GRN:	192024250139994448	Payment Mode:	SBI Epay
GRN Date:	27/07/2024 11:20:56	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1901837988155	BRN Date:	27/07/2024 11:21:34
Gateway Ref ID:	IGARPJMAR6	Method:	State Bank of India NB
GRIPS Payment ID:	270720242013999443	Payment Init. Date:	27/07/2024 11:20:56
Payment Status:	Successful	Payment Ref. No:	2001959829/3/2024
[Query No */Query Year]			

Depositor Details

Depositor's Name:	Mr Tapas Chanda
Address:	Sealdah Civil Court Complex
Mobile:	7980626720
E-Mail:	tapchanda97@gmail.com
Period From (dd/mm/yyyy):	27/07/2024
Period To (dd/mm/yyyy):	27/07/2024
Payment Ref ID:	2001959829/3/2024
Dept Ref ID/DRN:	2001959829/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001959829/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	271387
2	2001959829/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	46075
Total				317462

IN WORDS: THREE LAKH SEVENTEEN THOUSAND FOUR HUNDRED SIXTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-05635/2024	Date of Registration	29/07/2024
Query No / Year	1524-2001959829/2024	Office where deed is registered	
Query Date	23/07/2024 9:14:52 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapas Chanda Sealdah Civil Court,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, 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. 37,00,000/-	Rs. 46,06,110/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,76,387/- (Article:23)	Rs. 46,075/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nilganj Road (Khardaha Municipality), Mouza: Bandipur, , Ward No: 7, Holding No:4/83 JI No: 17, , Kalyannagar Pin Code : 700112

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1601	RS-1184	Bastu	Bastu	1 Katha 7 Chatak 27.5 Sq Ft	18,00,000/-	22,43,055/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-1601	RS-1187	Bastu	Bastu	1 Katha 7 Chatak 27.5 Sq Ft	18,00,000/-	22,43,055/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			4.8698Dec	36,00,000 /-	44,86,110 /-	
	Grand Total :				4.8698Dec	36,00,000 /-	44,86,110 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	1,00,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	400 sq ft	1,00,000 /-	1,20,000 /-	

ANNAPURNA NIRMALAN

Anam Bose Roy
Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SUCHISMITA MAHAPATRA (Presentant) Daughter of SUBHABRATA MAHAPATRA Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo  29/07/2024	Finger Print  Captured LTI 29/07/2024	Signature  29/07/2024
HOUSE NO. - 061463, 14, KRISHNANAGAR, AGARTALA MUNICIPALITY, COUNCIL, AGARTALA, WEST TRIPURA, City:- , P.O:- AGARTALA, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BZxxxxxx6F, Aadhaar No: 48xxxxxxxx9709, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri JYOTI RANJAN SINHA ROY Son of Late BIBHUTI RANJAN SINHA ROY Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo  29/07/2024	Finger Print  Captured LTI 29/07/2024	Signature  29/07/2024
Son of Late BIBHUTI RANJAN SINHA ROY 4/83, NIL GANJ ROAD, KALYANNAGAR, City:- , P.O:- KALYANNAGAR VIA PANSILA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AKxxxxxx0Q, Aadhaar No: 33xxxxxxxx7841, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, City:- Panihati, P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114	 29/07/2024	 Captured 29/07/2024	 29/07/2024

ANNAPURNA NIR IAN

Ann Das Roy
 Partner

Identifier Of SUCHISMITA MAHAPATRA, Shri JYOTI RANJAN SINHA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUCHISMITA MAHAPATRA	Shri JYOTI RANJAN SINHA ROY-2.4349 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUCHISMITA MAHAPATRA	Shri JYOTI RANJAN SINHA ROY-2.4349 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUCHISMITA MAHAPATRA	Shri JYOTI RANJAN SINHA ROY-400.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nilganj Road (Khardaha Municipality),
Mouza: Bandipur, , Ward No: 7, Holding No:4/83 JI No: 17, , Kalyannagar Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1601, RS Khatian No:- 1184		
L2	RS Plot No:- 1601, RS Khatian No:- 1187		

ANNAPURNA NIRJAN

Annapurna Nirjan
Partner

Endorsement For Deed Number : I - 152405635 / 2024

On 29-07-2024

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.

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

Presented for registration at 14:00 hrs on 29-07-2024, at the Office of the A.D.S.R. SODEPUR by SUCHISMITA MAHAPATRA ,Executant.

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 46,06,110/-

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

Execution is admitted on 29/07/2024 by 1. SUCHISMITA MAHAPATRA, Daughter of SUBHABRATA MAHAPATRA, HOUSE NO. - 061463, 14, KRISHNANAGAR, AGARTALA MUNICIPALITY, COUNCIL, AGARTALA, WEST TRIPURA, P.O: AGARTALA, Thana: AGARTALA WEST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession Others, 2. Shri JYOTI RANJAN SINHA ROY, Son of Late BIBHUTI RANJAN SINHA ROY, 4/83, NIL GANJ ROAD, KALYANNAGAR, P.O: KALYANNAGAR VIA PANSILA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person

Indetified by Shri SANDIP DAS, . . Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,075.00/- (A(1) = Rs 46,061.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 46,075/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/07/2024 11:21AM with Govt. Ref. No: 192024250139994448 on 27-07-2024, Amount Rs: 46,075/-, Bank: SBI EPay (SBlePay), Ref. No. 1901837988155 on 27-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,76,387/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,71,387/-

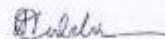
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 6555, Amount: Rs.5,000.00/-, Date of Purchase: 25/07/2024, Vendor name: S C Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/07/2024 11:21AM with Govt. Ref. No: 192024250139994448 on 27-07-2024, Amount Rs: 2,71,387/-, Bank: SBI EPay (SBlePay), Ref. No. 1901837988155 on 27-07-2024, Head of Account 0030-02-103-003-02



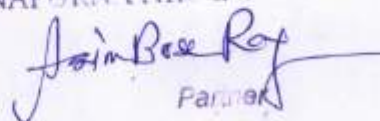
Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

ANNAPURNA NIR IAN


Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 165077 to 165101
being No 152405635 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.07.30 12:35:43 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 30/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA NIRMAL

Asim Bose Roy
Partner