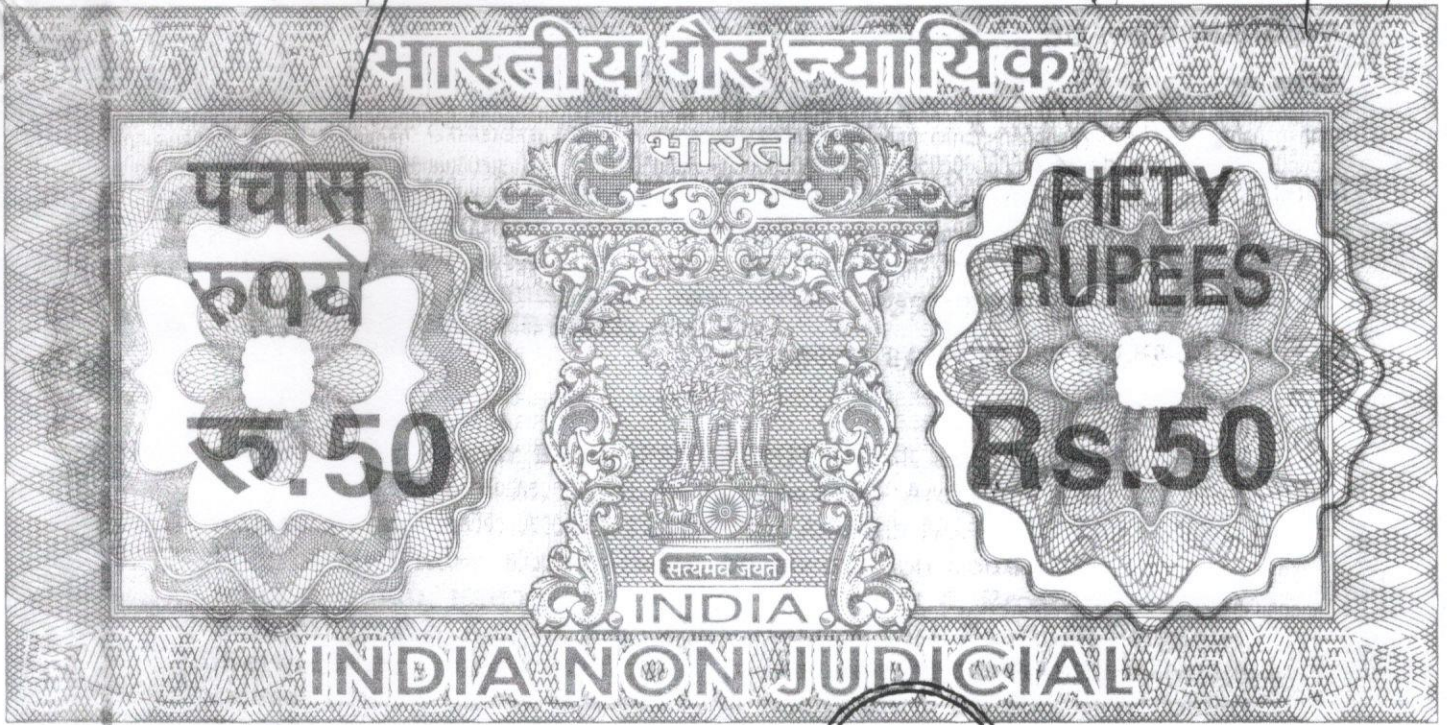


0039/2024

008072024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AH 767803

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

3 JAN 2024

DEED OF CONVEYANCE

1. Date: 03.01.2024
2. Place: Kolkata
3. Parties:

- 3.1 **Sri Sudipto Das**, (PAN: AHSPD6842Q & Aadhar No. 6537-3415-9394), son of Late Sankar Chandra Das, Nationality-Indian, by occupation - Service, by faith-Hindu, residing at 47A Palm Avenue, ~~P.S. Kareya~~, P.O. Ballygunge, Kolkata-700019, in the District: South 24 Parganas, hereinafter referred to as **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of the **ONE PART**;

AND

- 3.2 **(1) Sri Subir Kumar Basu**, (PAN: AEHPB3956K and Aadhar No. 2113 2742 0911), S/o. S.M. Basu, by occupation - Architect **AND (2) Smt. Sujata Basu**, (PAN: AEAPB1211J and Aadhar No. 4415 7633 7744), Wife of Mr. Subir Kumar Basu, by occupation-house wife, both by religion Hindu, nationality - Indian, residing at 4, Broad Street, P.O. Ballygunge, P.S. Kareya, Pin Code - 700019, Dist: South 24 Parganas, (hereinafter jointly referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of the **OTHER PART**;

The **Owner/Vendor** and **Purchasers** shall hereinafter collectively referred to as **"the Parties"** and individually as a **"Party"**.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

- A. A Deed of Conveyance dated 11.05.1992 registered in the office of ADSR, Sonarpur recorded in Book No. I, Vol. No. 50, Being No. 3639 for the year 1992 executed by and between Smt. Dipu Rani Dey as Vendor and (1) Subir Kumar Basu and (2) Smt. Sujata Basu as Purchasers towards sale of all that piece or parcel of Sali land containing an area of 1 Cottah and 8 Chittack lying and situate at School Road in Ward No. 12 within Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas.
- B. Deed of Conveyance dated 11.05.1992 registered in the office of ADSR, Sonarpur recorded in Book No. I, Being No. 3638 for the year 1992 executed by and between Sri Sankar Chandra Das as Vendor and (1) Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of all that piece or parcel of Sali Land at Holding No. 55, School Road in Ward No. Ward No. 12 within Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas.
- C. In the said Deed of Conveyance 4 Chittack land purchased by Shankar Chandra Das over and above 6 Cottah 12 Chittack land has been shown as common passage on the southern side which is inside the said Premises and therefore the land purchased by Subir Kumar Basu & Anr is about 7 Cottah (6 Cottah 12 Chittack + 4 Chittack = 7 Cottah), J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and

Sub-Registration Office Sonarpur in the district of South 24 Parganas. That with respect to 4 Chittack land inside the said premises extra 12 Chittack land inside the said premises be considered for treating the same as vacant land required for sanction purpose.

- D. Deed of Conveyance dated 11.05.1992 registered in the office of ADSR, Sonarpur recorded in Book No. I, Being No. 3669 for the year 1992 executed by and between Sri Dhananjay Kumar Roy as Vendor and (1) Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of all that piece or parcel of Sali Land containing an area of 1 Cottah and 8 Chittack lying and situate at Holding No. 54, School Road in Ward No. 12 within Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas.
- E. In accordance with the aforesaid deeds Subir Kumar Basu and Sujata Basu are presently seized and possessed and are entitled to area measuring 10 Cottah which is tabulated/detailed as under:

Deed No.	Area
3639 for the year 1992	1 Cottah and 8 Chittack
3638 for the year 1992	7 Cottah
3669 for the year 1992	1 Cottah and 8 Chittack
Total:	10 Cottah

- F. This Deed of Conveyance only records that the area of 04 Chittack which was purchased by the father of the Owner/Vendor was shown as common passage on the southern side and this is inside the said premises and by this conveyance the schedule land is being transferred in favour of the Purchasers in accordance with law.
- G. This Deed of Conveyance to be henceforth read conjointly with the Deeds of Conveyance No. 3639 for the year 1992, 3638 for the year 1992 & 3669 for the year 1992 to record that 04 Chittack more fully described in the **schedule** hereunder is part and parcel of the schedule premises.

THE SCHEDULE

ALL THAT land measuring about **04 Chittack** forming part and parcel of the total area of 10 Cottah lying and situated in R.S. Plot Number 389 recorded in R.S. Khatian Number - 94 & corresponding L.R. Plot Number - 375, at Mouza - Dhamaitala, J.L. Number - 75, Touzi Number - 3, 4, and 5 under the jurisdiction of Rajpur - Sonarpur Municipality recorded as Holding No. 199, Ward No. 025, bearing Assessee no. 1104302160772 of Rajpur - Sonarpur Municipality, Road Name: School Road, Pin code - 700151, Police Station and A.D.S.R. office - Sonarpur, in the district of South 24 Parganas, butted and bounded as follows:

ON THE NORTH	4M Diagnostics, 402, School Road, Dhamaitala
ON THE SOUTH	Land of Prafulla Kumar Das & amp; Sourav Das
ON THE EAST	Southern By pass
ON THE WEST	School Road

4. Execution & Delivery:

- 4.1 In witness whereof the parties have executed and delivered this deed of Conveyance on the day, month and year given above.

Sudipto Das

(SUDIPTO DAS)

Signature of the Vendor / Owner

Subir Kumar Basu

1.

(SUBIR KUMAR BASU)

Sujata Basu

2.

(SUJATA BASU)

Signature of the Purchaser (S)

Witnesses: *Ranjit Singh*

Signature

Name : Ranjit Singh

Father's Name: Gobindo Singh

Address: Village and P.O. - Tajpur

P.S. - Amta, Howrah - 711413.

Signature *Biswadeep Garguly*

Name: BISWADEEP GARGULY

Father's Name: *Peter Pradyumn Garguly*

Address: 7A Raja Bazar, K. K. Rd.

Kel - 26.

**Drafted by me as per instruction
of the parties hereto and Prepared in my office:**

Amarnath Chowdhury

(AMARNATH CHOWDHURY), ADVOCATE

High Court, Calcutta

Enrolment No. WB/794/2005

(Live Data As On 10/03/2023 16:34:51)

জে.এল নং (J.L No.): 75 থানা (P.S.): সোনারপুর

খতিয়ান নং (Khatian No): 1470

রায়তের নাম (Owner Name): সুজাতা বসু

পিতা/স্বামী (Father/Husband): সুবীর কুমার বসু

ঠিকানা (Address): নিজ

জমির পরিমাণ (Total Land): 0.06(একর/Acre)

দাগের সংখ্যা (Total Plot): 1

খতিয়ান তৈরীর তারিখ (Khatian Creation Date): 10/03/2023

অগ্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classification শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
375	শালি	0.2064	0.0600	Nil

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



192023240334565538

GRN Details

GRN:	192023240334565538	Payment Mode:	SBI Epay
GRN Date:	03/01/2024 13:11:31	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6464449481219	BRN Date:	03/01/2024 13:12:13
Gateway Ref ID:	240030276271	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	030120242033456552	Payment Init. Date:	03/01/2024 13:11:31
Payment Status:	Successful	Payment Ref. No:	2003192461/11/2023
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr AMARNATH CHOWDHURY
Address:	HARE STREET KOLKATA 700001
Mobile:	9830045078
Email:	gangulibiswadeep@yahoo.com
Period From (dd/mm/yyyy):	03/01/2024
Period To (dd/mm/yyyy):	03/01/2024
Payment Ref ID:	2003192461/11/2023
Dept Ref ID/DRN:	2003192461/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003192461/11/2023	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2003192461/11/2023	Property Registration- Registration Fees	0030-03-104-001-16	84
Total				5005

IN WORDS: FIVE THOUSAND FIVE ONLY.



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



192023240333682678

GRN Details

GRN:	192023240333682678	Payment Mode:	SBI Epay
GRN Date:	02/01/2024 16:41:33	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6214379301213	BRN Date:	02/01/2024 16:42:12
Gateway Ref ID:	240029814853	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	020120242033368266	Payment Init. Date:	02/01/2024 16:41:33
Payment Status:	Successful	Payment Ref. No:	2003192461/6/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AMARNATH CHOWDHURY
Address:	HARE STREET KOLKATA 700001
Mobile:	9830045078
Email:	gangulybiswadeep@yahoo.com
Period From (dd/mm/yyyy):	02/01/2024
Period To (dd/mm/yyyy):	02/01/2024
Payment Ref ID:	2003192461/6/2023
Dept Ref ID/DRN:	2003192461/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003192461/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	1239
Total				1239

IN WORDS: ONE THOUSAND TWO HUNDRED THIRTY NINE ONLY.

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs. 10,000/- (Rupees ten thousand only)** towards full and final payment of the Agreed Consideration for sale of the Said land, described in the **Schedule** above.

Mode of Payment	Name of Bank and date	Cheque no	Rupees (Rs.)
By Cheque	HDFC 03.01.2024	000459	Rs. 10,000/-
		Total	Rs. 10,000/-

(Total Rupees ten thousand only)

Sudipto Das

(SUDIPTO DAS)

Signature of the Vendor / Owner

Witnesses:

Signature Ranjit Singh

Name : Ranjit Singh

Father's Name: Gobindo Singh

Address: Village and P.O. - Tajpur

P.S. - Amta, Howrah - 711413.

Signature Biswadeep Ganguly

Name: BISWADEEP GANGULY

Father's Name: Late Pritybata Ganguly

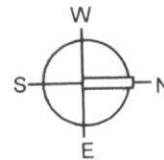
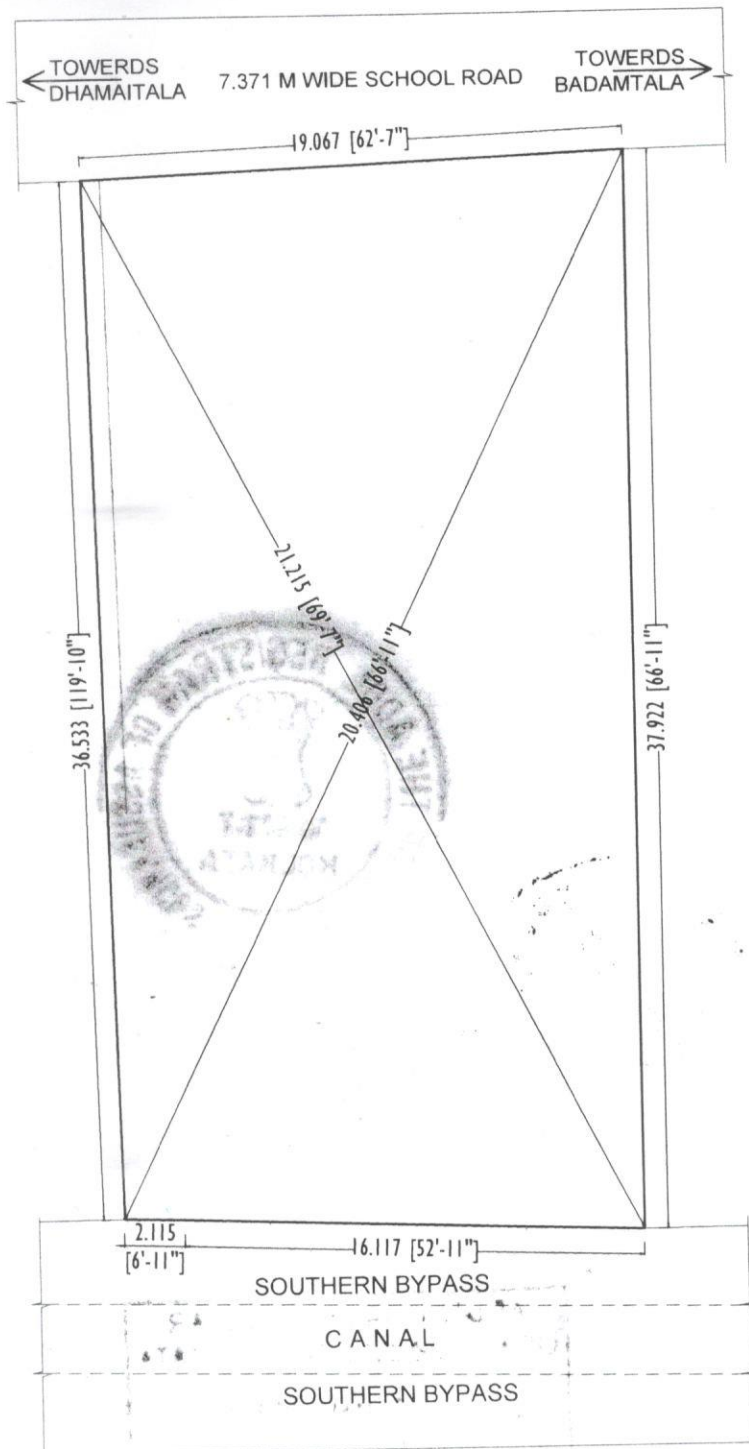
Address: 7A Raja Basanta V, Kank
land - 28

SPECIMEN FORM FOR TEN FINGER PRINT

	<i>Sudipto Das</i>					
		LEFT HAND PRINT				
						
RIGHT HAND PRINT						
	<i>Sanjay Kumar</i>					
		LEFT HAND PRINT				
						
RIGHT HAND PRINT						
	<i>Sujata Bose</i>					
		LEFT HAND PRINT				
						
RIGHT HAND PRINT						
PHOTO		SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
RIGHT HAND PRINT						

LAND MEASURING ABOUT 04 CHITTACK FORMING PART AND PARCEL OF THE TOTAL AREA OF 10 COTTAH LYING AND SITUATED IN R.S. PLOT NUMBER 389 AND CORRESPONDING L.R. PLOT NUMBER - 375, RECORDED IN R.S. KHATIAN NUMBER - 94 AT MOUZA - DHAMAITALA, J.L. NUMBER - 75, UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY RECORDED AS HOLDING NO. 199, WARD NO. 025, BEARING ASSESSEE NO. 1104302160772 OF RAJPUR - SONARPUR MUNICIPALITY, ROAD NAME: SCHOOL ROAD, PIN CODE - 700151, POLICE STATION AND A.D.S.R. OFFICE - SONARPUR, IN THE DISTRICT OF SOUTH 24 PARGANAS

SCALE- 1 : 2



Sujati Basu

Subu Kumar

SURVEYED & DRAWN BY:-
TUHIN MUKHERJEE
MOBILE NO- 8961410916
9748870534

Sudipto

SIGN. OF OWNERS.

Major Information of the Deed

Deed No :	I-1904-00080/2024	Date of Registration	03/01/2024
Query No / Year	1904-2003192461/2023	Office where deed is registered	
Query Date	28/12/2023 5:28:48 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMARNATH CHOWDHURY High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8013526695, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,000/-	Rs. 1,22,513/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,971/- (Article:23)	Rs. 1,323/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

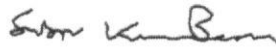
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dharmaitala, , Holding No:199 JI No: 75, Pin Code : 700151

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-375 (RS :389)	(RS:-94\0)	Bastu	Bastu	4 Chatak	10,000/-	1,22,513/-	Property is on Road
Grand Total :					.4125Dec	10,000 /-	1,22,513 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sudipto Das Son of Late Sankar Chandra Das Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	47A, Palm Avenue, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHxxxxxx2Q, Aadhaar No: 65xxxxxxxxx9394, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office	03/01/2024	LTI 03/01/2024	03/01/2024

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subir Kumar Basu (Presentant) Son of Late Satyendra Basu Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office	Photo  03/01/2024	Finger Print  Captured LTI 03/01/2024	Signature  03/01/2024
Son of Late Satyendra Basu 4, Broad Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: aexxxxxx6k, Aadhaar No: 21xxxxxxxx0911, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office				
2	Name Smt Sujata Basu Wife of Mr Subir Kumar Basu Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office	Photo  03/01/2024	Finger Print  Captured LTI 03/01/2024	Signature  03/01/2024
Wife of Mr Subir Kumar Basu 4, Broad Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: aexxxxxx1j, Aadhaar No: 44xxxxxxxx7744, Status :Individual, Executed by: Self, Date of Execution: 03/01/2024 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT SINGH Son of Mr GOBINDO SINGH ,,Village - Tajpur, City:- Not Specified, P.O:- TAJPUR, P.S:-Amta, District:- Howrah, West Bengal, India, PIN:- 711413	 03/01/2024	 Captured 03/01/2024	 03/01/2024
Identifier Of Mr Sudipto Das , Mr Subir Kumar Basu , Smt Sujata Basu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sudipto Das	Mr Subir Kumar Basu-0.20625 Dec,Smt Sujata Basu-0.20625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD
(CHOWHATI), Mouza: Dhamaitala, , Holding No:199 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 375		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190400080 / 2024

On 03-01-2024

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 12:03 hrs on 03-01-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Subir Kumar Basu , one of the Claimants.

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 1,22,513/-

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

Execution is admitted on 03/01/2024 by 1. Mr Sudipto Das , Son of Late Sankar Chandra Das , 47A, Road: Palm Avenue, , P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 2. Mr Subir Kumar Basu , Son of Late Satyendra Basu , 4, Road: Broad Street, , P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Professionals, 3. Smt Sujata Basu , Wife of Mr Subir Kumar Basu , 4, Road: Broad Street, , P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr RANJIT SINGH , , Son of Mr GOBINDO SINGH , , Village - Tajpur, P.O: TAJPUR, Thana: Amta, , Howrah, WEST BENGAL, India, PIN - 711413, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,323.00/- (A(1) = Rs 1,225.00/- ,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 0.00/-, by online = Rs 1,323/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/01/2024 4:42PM with Govt. Ref. No: 192023240333682678 on 02-01-2024, Amount Rs: 1,239/-, Bank: SBI EPay (SBlePay), Ref. No. 6214379301213 on 02-01-2024, Head of Account 0030-03-104-001-16
Online on 03/01/2024 1:12PM with Govt. Ref. No: 192023240334565538 on 03-01-2024, Amount Rs: 84/-, Bank: SBI EPay (SBlePay), Ref. No. 6464449481219 on 03-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,921/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1900, Amount: Rs.50.00/-, Date of Purchase: 12/12/2023, Vendor name: A Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/01/2024 4:42PM with Govt. Ref. No: 192023240333682678 on 02-01-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6214379301213 on 02-01-2024, Head of Account
Online on 03/01/2024 1:12PM with Govt. Ref. No: 192023240334565538 on 03-01-2024, Amount Rs: 4,921/-, Bank: SBI EPay (SBlePay), Ref. No. 6464449481219 on 03-01-2024, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 33641 to 33659

being No 190400080 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.01.13 14:11:52 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/01/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.