



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is authentic to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

AG 277625

Addl. District Sub-Registrar
Behala, South 24 Parganas

DEED OF CONVEYANCE

5 MAR. 2021

THIS DEED OF CONVEYANCE made this the 5th day of March
TWO THOUSAND TWENTY ONE (2021)

BETWEEN

91 100 Date 3.3.2021

PABITRA CONSTRUCTIONS PVT. LTD.

28, MG Road, PS - Thakurpukur,
Kolkata - 700104.

A.D.S.R. Office (Behala)

Lisence Stamp Vendor

PK Laskar

R. K. Laskar



A.D.S.R. Behala

- 5 MAR 2021

Dist.- South 24 Pgs.



Major Information of the Deed

Deed No :	I-1607-03634/2021	Date of Registration	05/03/2021
Query No / Year	1607-2000492303/2021	Office where deed is registered	
Query Date	03/03/2021 6:30:41 PM	1607-2000492303/2021	
Applicant Name, Address & Other Details	AMOY GHOSHAL ALIPOER JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331149272, 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. 11,50,000/-	Rs. 12,12,120/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 72,747/- (Article:23)	Rs. 12,135/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road -- J L Sarani (Ward 123,124)) , Premises No:Unassessed by KMC/HMC, Ward No: 123 Pin Code : 700008

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 :-)		Pukur	5 Dec	11,50,000/-	12,12,120/-	Property is on Road
Grand Total :				5Dec	11,50,000 /-	12,12,120 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Debi Rani Dutta Chowdhury Wife of Late Samar Dutta Chowdhury 8/2, Kali Kinkar Road, P.O:- Barisha, 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.:: AXxxxxxx8L, Aadhaar No: 43xxxxxxx6386, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Minati Ghosh Wife of Nitai Pada Ghosh Vill,Post - South Mohanpur, Magrahat, P.O:- South Mohanpur, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 743355 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx6A, Aadhaar No: 80xxxxxxx5057, Status :Individual, Executed by: Attorney, Executed by: Attorney



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PABITRA CONSTRUCTIONS PRIVATE LIMITED 28, M.G.ROAD, Joka, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAXxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

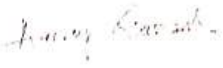
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAMAL KAYAL Son of Mr Pabitra Kanti Koyal Date of Execution - 05/03/2021, , Admitted by: Self, Date of Admission: 05/03/2021, Place of Admission of Execution: Office	Photo  Mar 5 2021 3:47PM	Finger Print  LTI 05/03/2021	Signature  05/03/2021
Joka, Baruipara, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9G, Aadhaar No: 68xxxxxxx2008 Status : Attorney, Attorney of : Mrs Debi Rani Dutta Chowdhury, Mrs Minati Ghosh				
2	Name Mr AMAL KUMAR KOYAL (Presentant) Son of Mr Pabitra Kanti Koyal Date of Execution - 05/03/2021, , Admitted by: Self, Date of Admission: 05/03/2021, Place of Admission of Execution: Office	Photo  Mar 5 2021 3:46PM	Finger Print  LTI 05/03/2021	Signature  05/03/2021
Joka, Baruipara, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6G, Aadhaar No: 59xxxxxxx8332 Status : Attorney, Attorney of : Mrs Debi Rani Dutta Chowdhury, Mrs Minati Ghosh				

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Madhumita Koyal Wife of Mr Amal Kumar Koyal Date of Execution - 05/03/2021, , Admitted by: Self, Date of Admission: 05/03/2021, Place of Admission of Execution: Office			
		Mar 5 2021 3:49PM	LTI 05/03/2021	05/03/2021

Joka, Baruipara, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7D, Aadhaar No: 79xxxxxxx9841 Status : Representative, Representative of : PABITRA CONSTRUCTIONS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amoy Ghoshal Son of Late Sanatan Ghoshal Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	05/03/2021	05/03/2021	05/03/2021
Identifier Of Mr KAMAL KAYAL, Mr AMAL KUMAR KOYAL, Mrs Madhumita Koyal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Debi Rani Dutta Chowdhury	PABITRA CONSTRUCTIONS PRIVATE LIMITED-2.5 Dec
2	Mrs Minati Ghosh	PABITRA CONSTRUCTIONS PRIVATE LIMITED-2.5 Dec

On 04-03-2021

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 12,12,120/-

Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 05-03-2021

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 14:15 hrs on 05-03-2021, at the Office of the A.D.S.R. BEHALA by Mr AMAL KUMAR KOYAL .

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

Execution is admitted on 05-03-2021 by Mrs Madhumita Koyal, DIRECTOR, PABITRA CONSTRUCTIONS PRIVATE LIMITED (Private Limited Company), 28, M.G.ROAD, Joka, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr Amoy Ghoshal, , Son of Late Sanatan Ghoshal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

1 Execution by Mr KAMAL KAYAL, , Son of Mr Pabitra Kanti Koyal, Joka, Baruipara, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs Debi Rani Dutta Chowdhury 8/2, Kali Kinkar Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, 2. Mrs Minati Ghosh Vill,Post - South Mohanpur, Magrahat, P.O: South Mohanpur, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355 is admitted by him

Indetified by Mr Amoy Ghoshal, , Son of Late Sanatan Ghoshal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mr AMAL KUMAR KOYAL, , Son of Mr Pabitra Kanti Koyal, Joka, Baruipara, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs Debi Rani Dutta Chowdhury 8/2, Kali Kinkar Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, 2. Mrs Minati Ghosh Vill,Post - South Mohanpur, Magrahat, P.O: South Mohanpur, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355 is admitted by him

Indetified by Mr Amoy Ghoshal, , Son of Late Sanatan Ghoshal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,135/- (A(1) = Rs 12,121/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,135/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 3:33PM with Govt. Ref. No: 192020210239667278 on 04-03-2021, Amount Rs: 12,135/-, Bank: SBI EPay (SBIPay), Ref. No. 6226936510637 on 04-03-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 72,747/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 72,647/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 91, Amount: Rs. 100/-, Date of Purchase: 03/03/2021, Vendor name: P K LASKAR

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

Online on 04/03/2021 3:33PM with Govt. Ref. No: 192020210239667278 on 04-03-2021, Amount Rs: 72,647/-, Bank: SBI EPay (SBlePay), Ref. No. 6226936510637 on 04-03-2021, Head of Account 0030-02-103-003-02

Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

(1) SMT. DEBI RANI DUTTA CHOWDHURY (PAN - AXWPD6818L) & AADHAAR NO. 430800226386) wife of Late Samar Dutta Chowdhury, by Religion; Hindu, by nationality; Indian, by Occupation : House wife, residing at 8/2, Kali Kinkar Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, & **(2) SMT MINATI GHOSH (PAN-AYDPG5556A & AADHAAR NO. 806926205057)**, wife of Nitai Pada Ghosh & Daughter of Late Samar Dutta Chowdhury, by Religion; : Hindu, by National : Indian, by Occupation : House-Wife, residing at Vill & Post - South Mohanpur, P.S. Magrahat, Dist - South 24 Parganas. Represented by their constituted attorney's **(1) SRI KAMAL KAYAL (PAN - AGAPK2729G & AADHAAR NO. 682818302008)** and **(2) SRI AMAL KUMR KOYAL (PAN - AMSPK3856G & AADHAAR NO. 597018258332)**, both sons of Sri Pabitra Kanti Koyal, both by religion: Hindu, by occupation: Business, both by Nationality; Indian, both are residing at Joka, Barui Para. P.O. - Joka, P.S. - Thakurpukur, Kolkata - 700104, District 24 Parganas (South) appointed by virtue of registered General Power of Attorney which was registered on dated - 05/02/2015, in the office of A.D.S.R Behala recorded in Book - 1V, Volume No. 1, Pages from 1136 to 1149 being no. 00104 for the year 2015, **which is valid and effective till date and has not been withdrawn or cancelled**, hereinafter called the **VENDORS** which expression shall unless excluded by or repugnant to the context or subject always mean and include their heirs, legal representatives, executors, administrators and assigns of the **ONE PART**.

AND

M/S PABITRA CONSTRUCTIONS PRIVATE LIMITED (AAFCP6006M), incorporated under the Companies Act, 1956 having its registered office at 28, Mahatma Gandhi Road, P.O- Joka, P.S. Thakurpukur, Kolkata -



A.D.S.R Behala

- 5 MAR 2021

Dist.- South 24 Pgs.

700104, District, 24 Parganas (South) represented by the Director **SMT MADHUMITA KAYAL (PAN - AKVPK9107D & AADHAAR NO. 790783709841)** wife of Sri Amal Kumar Koyal, by religion: Hindu, by occupation: Business, by Nationality: Indian, residing at Joka, Baruipara. P.O. - Joka, P.S. - Thakurpukur, Kolkata - 700104, District 24 Parganas (South) hereinafter called the **PURCHASER** which expression shall unless excluded by or repugnant to the context or subject always mean and include its successors, directors, executors, administrators and assigns of the **OTHER PART**.

WHEREAS at all material times Samarendra Nath Dutta Chowdhury alias Samar Dutta Chowdhury son of Late. Suresh Chandra Dutta Chowdhury was the absolute recorded owner in the settlement record of right of undivided and impartible share in possession of 5 decimals of tank lying and situated at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, and 12-16, Khatian No. 2612, L.R. Khatian No. 5006, Dag No. 56, Ward No. 123, under Jurisdiction of Kolkata Municipal Corporation S.S. unit. Borough XVI.

AND WHEREAS the said Samarendra Nath Dutta Chowdhury alias Samar Dutta Chowdhury died on or around 18/10/2014 living behind his widow namely Smt. Debi Rani Dutta Chowdhury and one daughter namely Smt. Minati Ghosh, as his legal heirs and successors and both of them became the absolute owners of the said undivided and

impartible share of tank enjoying the peaceful possession free from all sorts of encumbrances.

AND WHEREAS thus the Vendors herein became the absolute joint owners in respect of the aforesaid property more fully described in the schedule 'A' here under written.

AND WHEREAS the Vendors are seized and possessed of an otherwise will and sufficiently entitled to transfer the said property are manner whatsoever at their free will.

AND WHEREAS the aforesaid property morefully described in the Schedule "A" hereto in force from all encumbrances, lien, mortgages, attachment, lease and liespendences.

AND WHEREAS being in urgent need of money and for their legal necessity the Vendors herein offered to sell and the PURCHASER have agreed to purchase that a Tank measuring more or less 5 Decimals lying and situate at Mouza Purba Barisha, P.S. Thakurpukur, J.L. No.23, R.S. No. 43, Touzi No. 1-6, 8-10,12-16, under R.S. Khatian No 2612, L.R. Khatian No. 5006, comprised in Dag No. 56, within the local limits of Kolkata Municipal Corporation, under the jurisdiction of the Sub-Registry office A.D.S.R. Behala, in the District South 24-Parganas, morefully described in the Schedule "A" hereunder written free from all encumbrances, lien, that mortgages attachment, leaves, lispendences

whatsoever at a consolidated, consideration an amount of Rs. 11,50,000/- (Rupees Eleven Lakhs & Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of **Rs. 11,50,000/- (Rupees Eleven Lakhs & Fifty Thousand) only** truly paid by the Purchaser to the Vendors simultaneously with the execution of this Deed (the receipt whereof the Vendors doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendors as owners of the said Tank do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances **ALL THAT** the said property including liberties, privileges with all using rights and all rights of ingress and egress including all easement right, title, interest, possession of the Vendors into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said property hereby sold, transferred unto the Purchaser absolutely and forever. That the Vendors doth hereby covenant with the Purchaser that notwithstanding any act, deeds, heretofore done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property and the said property is not notified to be acquired under the Land Acquisition Act, or not requisitioned by the Govt. nor by any public body whatsoever and there is no suit or dispute or case pending in any

court in respect of the said property and the Vendors have full power and absolute authority to sell, transfer the said property in manner aforesaid. That the Purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the Vendors or any persons. That the Vendors covenant with the Purchaser to save the said Tank harmless and shall at all time hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages, and charges whatsoever. That the Vendors further covenant with the Purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the Vendors in respect of the schedule below property in that event the Vendors shall be bound to make good or to compensate all losses, damages, sustained by the Purchaser.

THAT the Purchaser shall have all right to mutate his/her/their name as owner and occupier in respect of the schedule below property in the appropriate authorities.

FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said Tank or any part thereof

from under or in trust for the vendors shall and will from time to time or at all times hereafter at the cost and request of the purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said Tank and hereditaments to the purchaser as shall or may be reasonably required.

THE Vendors also declare that the Tank hereby sold has not been previously leased, mortgaged, sold nor in any way transpired and there is no charge, lien, lispensens or any attachment. There is no case, suit or proceeding pending before any court of law. The Vendors have sold the said Tank while having khas possession and have delivered khas possession of the said Tank to the purchaser.

IF any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for civil and criminal action and shall be bound to refund the enter consideration with stamp duty, registration fees interest at the rate of interest 10% per annum and unliquid damages.

IF any error or omission is transpired in this Deed in future the Vendors shall at the cost and request of the Purchaser execute and register any supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser.

SCHEDULE "A" AS ABOVE REFERED TO :

ALL THAT piece and parcel of undivided and undemarcated tank, measuring more or less 05 Decimals out of total 25 decimals lying and situate at Mouza Purba Barisha, P.S. Thakurpukur, J.L. No.23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No 2612, L.R. Khatian No. 5006, comprised in Dag No. 56, within the local limits of Kolkata Municipal Corporation, under the Jurisdiction of the Sub-Registry office A.D.S.R. Behala, in the District South 24-Parganas, Ward No. 123, Chandi Charan Ghosh Road, under Jurisdiction of Kolkata Municipal corporation S.S. Unit. Borough - XVI.

The property is butted and bounded as follows :

North : Owners Land & House,
South : House of Sudhindranath Dutta Chowdhury,
East : Land & Building Kamalesh Purkait,
West : Land & Building Amal Dutta Chowdhury & Ors,
(Property is on Road)

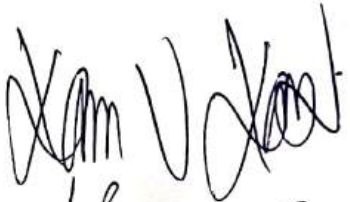
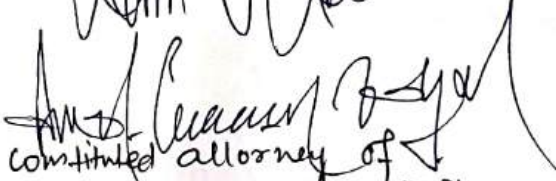
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day month and year first above written.

Signed sealed and delivered

in the presence of the witnesses:

1. Tanmoy Chakraborty
S/O Late Ajay Chakraborty
Sreebarnan Pally, P.O. Joka,
P.S. - Thakurpukur, Kolkata-700104

2. Nabarupa Dasgupta
36A, Kalighat Road,
Kolkata - 700026.



AS CONTINUED attorney of
DEBI RANI DUTTA CHOWDHURY
MINATI GHOSH.

Signature of the Owner's/Vendors

PABITRA CONSTRUCTIONS PVT. LTD.


Director.

**Signature of the Directors of
Pabitra Constructions Pvt. Ltd.
with Seal. (PURCHASER)**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 11,50,000/- (Rupees Eleven Lakhs & Fifty Thousand) only**. Being the total consideration money for sale of the Said tank in the manner as follows :-

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Cheque /DD no</u>	<u>Amount in Rs.</u>
08/09/15	OBC Panagarh Branch		006896	Rs. 420,000/-
31/12/15	OBC Panagarh Branch		006933	Rs. 420,000/-
13/04/16	OBC Panagarh Branch		006933	Rs. 310,000/-

Total Rs. 11,50,000/-

(Rupees Eleven Lakhs & Fifty Thousand) only,

**Signed sealed and delivered
in the presence of the witnesses:**

1. Tanmay Chakraborty
S/o Late Ujjay Chakraborty
Sreebandhan Pally, P.O.-Joka
P.S.- Thakurpukur, Kolkata-700104.

2. Nabaniya Dasgupta.
36A, Kalighat Road,
Kolkata - 700026.

As Constituted attorney of
DEBI RANI BUTTA CHOWDHURY
MINATI GHOSH.

**Signature of the Owner's/Vendors
(First Party)**

Prepared in my office
Read over and explained
By me.



Advocate
AMOY GHOSHAL
Advocate
Ailpore Judge's Court
Kolkata-27
F-815/17

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

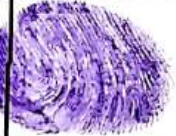
Name MADHUMITA KOYAL

Signature Madhumita Koyal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name KAMAL KAYAL

Signature Kamal Kayal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature



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

Query No / Year	2000492303/2021	Office where deed will be registered
Query Date	03/03/2021 6:30:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AMOY GHOSHAL ALIPOER JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331149272, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 11,50,000/-	Rs. 12,12,120/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 72,747/- (Article:23)	Rs. 12,135/- (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. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road -- J L Sarani (Ward 123,124)) , , Premises No:Unassessed by KMC/HMC, Ward No: 123, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Pukur	5 Dec	11,50,000/-	12,12,120/-	Property is on Road
Grand Total :				5Dec	11,50,000 /-	12,12,120 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Debi Rani Dutta Chowdhury Wife of Late Samar Dutta Chowdhury, 8/2, Kali Kinkar Road, P.O:- Barisha, 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. AXxxxxxx8L, Aadhaar No.: 43xxxxxxxx6386, Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2000492303 of 2021. Printed On: Mar 3 2021 7:34PM, Generated from wbregistration.gov.in

(Handwritten signature)

(Handwritten signature)





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

Query No / Year	2000492303/2021	Office where deed will be registered
Query Date	03/03/2021 6:30:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
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Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 11,50,000/-	Rs. 12,12,120/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 72,747/- (Article:23)	Rs. 12,135/- (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. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Charan Ghosh Road, Road Zone : (D H Road -- J L Sarani (Ward 123,124)) , , Premises No:Unassessed by KMC/HMC, Ward No: 123, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Pukur	5 Dec	11,50,000/-	12,12,120/-	Property is on Road
Grand Total :				5Dec	11,50,000 /-	12,12,120 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Debi Rani Dutta Chowdhury Wife of Late Samar Dutta Chowdhury, 8/2, Kali Kinkar Road, P.O:- Barisha, 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. AXxxxxxx8L, Aadhaar No.: 43xxxxxxx6386, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2000492303 of 2021, Printed On: Mar 3 2021 7:34PM, Generated from wbregistration.gov.in

AS- 1 of 3



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2	Mrs Minati Ghosh Wife of Nitai Pada Ghosh Vill, Post - South Mohanpur, Magrahat, P.O:- South Mohanpur, P.S:- Magrahat, District:-South 24- Parganas, West Bengal, India, PIN - 743355 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYxxxxxx6A, Aadhaar No: 80xxxxxxx5057, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
---	--	------------	-----------------------

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	PABITRA CONSTRUCTIONS PRIVATE LIMITED 28, M.G.ROAD, Joka, P.O:- Joka, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.: AAxxxxxx6M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr KAMAL KAYAL Son of Mr Pabitra Kanti Koyal Joka, Baruipara, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx9G, Aadhaar No: 68xxxxxxx2008	Mrs Debi Rani Dutta Chowdhury, Mrs Minati Ghosh
2	Mr AMAL KUMAR KOYAL Son of Mr Pabitra Kanti Koyal Joka, Baruipara, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx6G, Aadhaar No: 59xxxxxxx8332	Mrs Debi Rani Dutta Chowdhury, Mrs Minati Ghosh

Representative Details :

SI No	Name & Address	Representative of
1	Mrs Madhumita Koyal Wife of Mr Amal Kumar Koyal Joka, Baruipara, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx7D, Aadhaar No: 79xxxxxxx9841	PABITRA CONSTRUCTIONS PRIVATE LIMITED (as - DIRECTOR)

Identifier Details :

Name & address
Mr Amoy Ghoshal Son of Late Sanatan Ghoshal Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr KAMAL KAYAL, Mr AMAL KUMAR KOYAL, Mrs Madhumita Koyal



Query No: 2000492303 of 2021, Printed On : Mar
5 2021 12:37PM, Generated from Registration
office

AS- 2 of 3



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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 02-04-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 02-04-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



Query No 2000492303 of 2021, Printed On Mar 3 2021 7 34PM, Generated from wbregistration.gov.in





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

GRN Details

GRN: 192020210239667278 Payment Mode: Online Payment (SBI Epay)
GRN Date: 04/03/2021 15:30:58 Bank/Gateway: SBlePay Payment Gateway
BRN : 6226936510637 BRN Date: 04/03/2021 15:03:49
Gateway Ref ID: 0059557911 Method: ICICI Bank - Corporate NB
Payment Status: Successful Payment Ref. No: 2000492303/4/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: AMOY GHOSHAL
Address: ALIPORE JUDGES COURT
Mobile: 9331149272
Depositor Status: Advocate
Query No: 2000492303
On Behalf Of: Mr AMOY GHOSHAL
Identification No: 2000492303/4/2021
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000492303/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	72647
2	2000492303/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	12135
Total				84782

IN WORDS: EIGHTY FOUR THOUSAND SEVEN HUNDRED EIGHTY TWO ONLY.



आयकर विभाग

INCOME TAX DEPARTMENT

MADHUMITA KOYAL

KALIPADA KAR

27/03/1979

Permanent Account Number

AKVPR9107D

Madhumita Koyal

Signature



भारत सरकार

GOVT. OF INDIA



11052013

Madhumita Koyal.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBIRANI DUTTACHOWDHURY

ABANI MOHAN DEY

22/07/1945

Permanent Account Number

AXWPD6818L

रजनीमोहन देव

Signature



20032010



भारत सरकार Government of India भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India Enrolment No. 0656/04275/06637 To Debrani Dutta Chowdhury C/O: Netaji Pada Ghosh Mohanpur South 24 Parganas, West Bengal - 743610 9749506985 Signature valid आपका आधार क्रमांक / Your Aadhaar No. 4308 0022 6386 VID : 9174 0854 0246 7257 मेरा आधार, मेरी पहचान	सूचना - आधार केवल का प्रमाण है, नागरिकता का नहीं। - सुरक्षित ऑन लाइन / ऑफलाइन XMAJ / ऑनलाइन कोडिफिकेशन से प्राप्त प्रमाणित है। - यह एक इलेक्ट्रॉनिक प्रमाण है। INFORMATION - Aadhaar is a proof of identity, not of citizenship - Verify identity using Secure QR Code/ Offline XMAJ Online Authentication - This is electronically generated letter - आधार देश भर में मान्य है। - आधार कई सरकारी और गैर सरकारी सेवाओं को प्राप्त करना सहायता है। - आधार में मोबाइल नंबर और ईमेल ID अपडेट करें। - आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ। - Aadhaar is valid throughout the country. - Aadhaar helps you avail various Government and non-Government services easily - Keep your mobile number & email ID updated in Aadhaar. - Carry Aadhaar in your smart phone - use mAadhaar App.
भारत सरकार Government of India Debrani Dutta Chowdhury Date of Birth: 08/22/07/1993 Female/FEMALE 4308 0022 6386 VID : 9174 0854 0246 7257 मेरा आधार, मेरी पहचान	भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India Address: C/O: Netaji Pada Ghosh, Mohanpur, South 24 Parganas, West Bengal - 743610 4308 0022 6386 VID : 9174 0854 0246 7257 10th 10th 10th 10th 10th 10th 10th 10th 10th 10th

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MINATI GHOSH
SAMAR DATTACHOWDHURY

06/04/1971

Permanent Account Number
AYDPG5556A

Minati Ghosh
Signature





ভারত সরকার
Unique Identification Authority of India
Government of India

এমপ্লয়মেন্ট আইডি / Employment ID 11907031100045

24.06.2014
To
MINATI GHOSH
মিনতি ঘোষ
W/O Netai Pada Ghosh
Jitter Mohanpur
South Mohanpur, South-24 Parganas
West Bengal - 743610



KL950724412FT

95072441



আপনার আধার সংখ্যা / Your Aadhaar No. :

8069 2620 5057

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

মিনতি ঘোষ

MINATI GHOSH



জন্ম তারিখ / DOB (DD/MM/YYYY)

মহিলা / Female

8069 2620 5057



আধার - সাধারণ মানুষের অধিকার



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0647/00034/79844

Download Date: 23/01/2021

To
Madhu Mita Koyal
BARUIPARA
Kolkata (MC)
Joka
Kolkata West Bengal - 700104
9331177279

Issue Date: 01/12/2020

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021.01.23 14:20:44
BT



आपका आधार क्रमांक / Your Aadhaar No. :

7907 8370 9841

VID : 9110 9310 9435 6446

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Madhu Mita Koyal
Date of Birth/DOB: 27/03/1979
Female/ FEMALE

Issue Date: 01/12/2020

Download Date: 23/01/2021

7907 8370 9841

VID : 9110 9310 9435 6446

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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Unique Identification Authority of India



Address:
BARUIPARA, Kolkata (MC), Kolkata,
West Bengal - 700104



7907 8370 9841

VID : 9110 9310 9435 6446

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Madhumita Koyal.



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGAPK2729G

नाम / Name
KAMAL KAYAL

पिता का नाम / Father's Name
PABU TRAKANTI KOYAL

जन्म की तारीख
Date of Birth
01/01/1973

हस्ताक्षर / Signature

67072019

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMSPK3856G

नाम / Name
AMAL KUMAR KOYAL

पिता का नाम / Father's Name
PABITRA KANTI KOYAL

जन्म की तारीख
Date of Birth
08/01/1972

हस्ताक्षर / Signature

14092020





ভারত সরকার
Unique Identification Authority of India
সরকারের আধার

ভালিকাঙ্কিত নম্বর/Enrolment No.: 1213/30030/00556

To
কমল কয়াল
Kamal Kayal
BARUI PARA
JOKA
Kolkata (MC)
Kolkata Joka
West Bengal - 700104
9330149272

Download Date: 03/06/2017
Generation Date: 29/06/2017

Signature valid

Digitally signed by
Kamal Kayal
DN: cn=Kamal Kayal, o=Unique Identification
Authority of India, ou=India, email=Kamal.Kayal@uidai.gov.in, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

6828 1830 2008

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



কমল কয়াল
Kamal Kayal
জন্মতারিখ/ DOB: 01/01/1971
পুরুষ / MALE



6828 1830 2008

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
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ভারতীয় 'রিপাউন্স' পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

বাড়ই পাড়া, জোকা, কোলকাতা (এম সি), কোলকাতা,
পশ্চিম বঙ্গ - 700104

Address:

BARUI PARA, JOKA, Kolkata
(MC), Kolkata,
West Bengal - 700104

6828 1830 2008



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(Handwritten signature)





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Unique Identification Authority of India

Enrollment No 0647/00034/79845

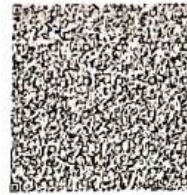
To
Amal Kumar Koyal

BARUI PARA
JOKA
VTC: Kolkata (MC), PO: Joka,
Sub District: Kolkata, District: Kolkata,
State: West Bengal, PIN Code: 700104,
Mobile: 9875588792

30103573



KF301035738F1



आपका आधार क्रमांक / Your Aadhaar No. :

5970 1825 8332

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 01/04/2014



Amal Kumar Koyal
DOB: 08/01/1972
Male

5970 1825 8332

मेरा आधार, मेरी पहचान





सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 07/12/2020

Address: BARUI PARA, JOKA, Kolkata (MC),
Kolkata, West Bengal, 700104



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 139905 to 139936
being No 160703634 for the year 2021.



Digitally signed by SANDIP BISWAS
Date: 2021.03.10 18:53:59 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2021/03/10 06:53:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

