

2391/2023

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 492852

S.No. 2000534028/2023
12-11-23

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

01 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this
the 18th day of March - Two Thousand Twenty Three (2023)

নং. ১৫৫ তাং ২১/২/১৩ মূল্য ২০০০

ক্রেতার নাম Smt. Pradya Biswas

সাং ২০, ১. নং. Road, Baidya Bazar, Kolkata-700038

ডেপুটার স্বাক্ষর. কামাখ্যা দেবী

বেহালা এ. ডি. এস. আর. অফিস



J.S.R Benāla

23 MAR 2023

Dist. South 24 Parg.

Monotosh Mondal
Lt. S/o. Moni Mohan Mondal
28, Parui Daspara Road.
Shyam Sundar Pally
Kot - 61
P.S. - Paraana
P.O. - Sarduna.
Business



BETWEEN SRI TAPAN HALDER alias TAPAN KUMAR HALDER, PAN - AHCPH7046L, Aadhaar No. 376017833122, son of Late Chittaranjan Halder, by Nationality - Indian, by faith - **Hindu**, by occupation - Business, residing at 9, J.K. Pal Road, Post Office - **Sahapur**, Police Station - **New Alipore**, Kolkata - 700038, in the District South 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. A.R. CONSTRUCTION, PAN - ABHFA6895K, a registered Partnershi Firm having its Office at 86, S.N. Roy Road, Post Office - **Sahapur**, Police Station - **New Alipore**, Kolkata - 700038, District South 24 Parganas, represented by its two partners namely 1) **MR. PRODIP BAG**, PAN - AGKPB4546N, Aadhaar No. 981598893459, son of Late Becharam Bag, by Nationality - Indian, by faith - Hindu, by



AD. S.R. Behara
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South 24 P.O.

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Business

occupation - Business, residing at 20, S.N. Roy Road, Post Office - **Sahapur**, Police Station - **New Alipore**, Kolkata - 700038, District South 24 Parganas AND 2) **MR. SOURAV ROY**, PAN - ALHPR0226K, Aadhaar No. 4284 64006708, son of Mr. Subrata Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 67/1, S.N. Roy Road, Post Office - **Sahapur**, Police Station - **New Alipore**, Kolkata - 700038, District South 24 Parganas,, hereinafter called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context, be deemed to mean and include **their** heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one SRI KHIRODE BEHARI MUKHERJEE, son of Late Banamali Mukherjee, originally purchased a piece and parcel of land measuring 16 Cottahs 03 Chittaks 17½ Sq.ft. more or less lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200

*under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas from its the the owners namely BINAPANI DEBI, NILMONI BANERJEE and CHINTAMONI BANERJEE by virtue of a registered Kobala dated 20.08.1953, registered and recorded in Book No. I, Volume No. 26, Pages from 227 to 242, being Deed No. 1786 for the year 1953 at Distric Sub-Registrar Office at Behala, District South 24 Parganas and became absolute owner of the said landed property.*

AND WHEREAS *said SRI KHIRODE BEHARI MUKHERJEE, during his lifetime, he sold a portion of land measuring **07 Cottahs 11 Chittaks 10 Sq.ft.** more or less, on the South-Western side out of his land measuring 16 Cottahs 03 Chittaks 17½ Sq.ft. more or less to MR. BADRI PRASAD ARORA and GOPAL LAL ARORA by virtue of a registered Deed of Conveyance which was duly registered*

on 08.03.1967, in the Office of Jt. Sub-Registrar, Alipore at Behala, South 24 Parganas and recorded in Book No. I, Volume No. 10, Pages from 235 to 263, Being No. 963, for the year 1967.

AND WHEREAS after such sale while said SRI KHIRODE BEHARI MUKHERJEE was possessing his remaining land measuring 08 Cottahs 08 Chittaks 7½ Sq.ft. more or less, a portion of land was encroached for widening the adjacent Road/Common Passage and for drain also and after such encroachment, during enjoyment over the remaining net land measuring **8 (eight) Cottahs 0 (zero) Chittak 34 (thirty four) Sft.** more or less along with a two storeyed building standing thereon free from all sorts of encumbrances since 1967, said SRI KHIRODE BEHARI MUKHERJEE died intestate leaving behind him his three sons namely SRI NIRODE BARAN MUKHERJEE (now deceased), SRI JAYANTA KUMAR MUKHERJEE (now deceased), SRI SAMBHU NATH MUKHERJEE (now deceased) and one daughter namely SMT. GEETA BANERJEE (now

deceased) and one daughter-in-law SMT. KALYANI MUKHERJEE, wife of Late Biswanath Mukherjee as his legal heirs and successors to inherit his said land measuring **8 (eight) Cottahs 0 (zero) Chittak 34 (thirty four) Sft.** more or less along with a two storeyed building standing thereon lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas.

AND WHEREAS after demise of said KHIRODE BEHARI MUKHERJEE, his said legal heirs i.e. SRI NIRODE BARAN MUKHERJEE, SRI JAYANTA KUMAR MUKHERJEE, SRI SAMBHU NATH MUKHERJEE and SMT. GEETA BANERJEE and SMT. KALYANI MUKHERJEE became the joint owners (having each **undivided 1/5th** share) of the

said land measuring **8 (eight) Cottahs 0 (zero) Chittak 34 (thirty four) Sft.** more or less along with a two storeyed building standing thereon by way of inheritance as per the Dayabhaga School of Hindu Law of Succession Act, 1956 and thereafter they jointly mutated their names in respect of the said property before the then South Suburban Municipality as Premises No. 6, Joy Krishna Paul Road, previously 126, Joy Krishna Paul Road, Calcutta - 700038

AND WHEREAS during enjoyment over their said property free from all sorts of encumbrances, in need of money said SRI NIRODE BARAN MUKHERJEE, SRI JAYANTA KUMAR MUKHERJEE, SRI SAMBHU NATH MUKHERJEE and SMT. GEETA BANERJEE and SMT. KALYANI MUKHERJEE jointly sold, conveyed and transferred ALL THAT a **demarcated** portion of land measuring **1 (one) Cottah 9 (nine) Chittaks** more or less out of their aforesaid total land measuring about 8 (eight) Cottahs 0 (zero) Chittak 34 (thirty four) Sft. more or less along with a kancha R.T. shed structure measuring **80 Sq.ft.** more or less with right to use

an 8' feet common passage situated and lying and forming part of **West and Southern portion** of the land, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119, K.M.C. Premises No. **6, Joy Krishna Paul Road** (previously 126, Joy Krishna Paul Road), Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas to and in favour of said **SRI TAPAN HALDER alias TAPAN KUMAR HALDER** (the **Vendor** herein) by virtue of a registered Deed of Conveyance which was duly registered on 16.04.2003 at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. I, Volume No. 27, Pages from 133 to 144, Being No. **1357** for the year 2006. It is pertinent to mention that in the Schedule of the said Deed of Conveyance, the Postal Premises number

was wrongly written as 6/9, instead of 9, Joy Krishna Pal Road.

AND WHEREAS after such sale, said SRI NIRODE BARAN MUKHERJEE, SRI JAYANTA KUMAR MUKHERJEE, SRI SAMBHU NATH MUKHERJEE and SMT. GEETA BANERJEE and SMT. KALYANI MUKHERJEE remained the joint owners of **rest/remaining** of land measuring **06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft.** more or less, together with two storeyed building standing thereon, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119, K.M.C. Premises No. **6, Joy Krishna Paul Road**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas.

AND WHEREAS while thus, seized and possessed of the said remaining property i.e. land measuring **06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft.** more or less, together with two storeyed building standing thereon free from all sorts of encumbrances, said SRI SAMBHU NATH MUKHERJEE died intestate on 25.02.2005 leaving behind him surviving his wife namely SMT. MANJUSREE MUKHERJEE, one married daughter namely SMT. SUDIPTA PANDA and one son namely SRI SUPRIO MUKHERJEE as his legal heirs and successors to inherit his said undivided **1/5th share** in the said property and after demise of said SAMBHU NATH MUKHERJEE, his said legal heirs i.e. SMT. MANJUSREE MUKHERJEE, SMT. SUDIPTA PANDA and SRI SUPRIO MUKHERJEE became the joint owners of the said **undivided 1/5th share** left by said SAMBHU NATH MUKHERJEE by way of inheritance as per the DAYABHAGA SCHOOLS of Hindu Law of Succession Act., 1956.

AND WHEREAS similarly during enjoyment over the said property free from all sorts of encumbrances, said SRI

NIROD BARAN MUKHERJEE being a Hindu Bachelor throughout his life died intestate on 14.05.2009 and after his death, his share have been returned to the said remaining owners (**save and except** said **SMT. KALYANI MUKHERJEE**) of the said property who have become the joint owners of the said property, having their undivided and un-demarcated share therein as per the DAYABHAGA SCHOOLS of Hindu Law of Succession Act., 1956.

AND WHEREAS while thus, seized and possessed of the said property free from all sorts of encumbrances, said SRI JAYANTA KUMAR MUKHERJEE died intestate on 16.06.2020, leaving behind him surviving his wife namely SMT. SOOMA MUKHERJEE and two married daughters namely SMT. SUJAYA MUKHERJEE (now deceased) and SMT. SUCHARITA SANYAL as his legal heirs and successors to inherit his **undivided 1/4th share** in the said property and after demise of said JAYANTA KUMAR MUKHERJEE, his said legal heirs i.e. SMT. SOOMA MUKHERJEE, SMT. SUJAYA MUKHERJEE and SMT. SUCHARITA SANYAL

became the joint owners of the said **undivided 1/4th share** left by said JAYANTA KUMAR MUKHERJEE by way of inheritance as per the DAYABHAGA SCHOOLS of Hindu Law of Succession Act., 1956.

AND WHEREAS while thus, seized and possessed of the said property free from all sorts of encumbrances, said SMT. SUJAYA MUKHERJEE (daughter of Late Jayanta Kumar Mukherjee) died intestate on 03.01.2022 leaving behind her surviving husband SRI RUPAK KISHORE MOOKERJEE and an-unmarried daughter namely MISS. SURANJANA MOOKERJEE as her legal heirs and successors to inherit her **undivided 1/12th share** in the said property and after demise of said SUJAYA MUKHERJEE, her said legal heirs i.e. SRI RUPAK KISHORE MOOKERJEE and MISS SURANJANA MOOKERJEE became the joint owners of said **undivided 1/12th share** of the said property left by said SMT. SUJAYA MUKHERJEE by way of inheritance as per the DAYABHAGA SCHOOLS of Hindu Law of Succession Act., 1956.

AND WHEREAS while thus seized and possessed of the said property free from all sorts of encumbrances, SMT. GEETA BANERJEE died intestate on 15.10.2019 leaving behind her surviving one son namely SRI SRIRAJ KUMAR BANERJEE and one married daughter namely SMT. MALABIKA CHAKRABORTY as her legal heirs and successors to inherit her said **undivided 1/4th share** in the said property and after demise of said GEETA BANERJEE, her said legal heirs i.e. SRI SRIRAJ KUMAR BANERJEE and SMT. MALABIKA CHAKRABORTY became the joint owners of the said **undivided 1/4th share** left by said GEETA BANERJEE by way of inheritance as per the DAYABHAGA SCHOOLS of Hindu Law of Succession Act., 1956.

AND WHEREAS while said SMT. KALYANI MUKHERJEE (wife of Late Biswanath Mukherjee, daughter-in-law of Khirode Behari Mukherjee) was enjoying her **undivided and undermarked 1/5th share** of said land measuring 06 (six) Cottahs 07 (seven) Chittaks 34 (thirty

four Sq.ft. more or less together with **undivided and undermarcated 1/5the share** said Two Storeyed Building having an area of 1000 Sft. more or less on the Ground floor and an area of 1000 Sft. more or less on the First floor (i.e. total 2000 Sft. more or less) standing thereon, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119, K.M.C. Premises No. **6, Joy Krishna Paul Road**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas free from all sorts of encumbrances, in need of money said SMT. KALYANI MUKHERJEE sold, conveyed and transferred her said **undivided and undermarcated 1/5the share** of said land measuring 06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. i.e. **1 (one) Cottah 4 (four) Chittaks 34 (thirty four) Sft.** more or less together with **undivided**

and undermarked 1/5th share said Two Storeyed Building having an area of 1000 Sft. i.e. **200 Sft.** more or less on the Ground floor and an area of 1000 Sft. i.e. **200 Sft.** more or less on the First floor standing thereon, situated at K.M.C. Premises No. **6, Joy Krishna Paul Road**, Kolkata - 700038 to and in favour of said **SRI TAPAN HALDER alias TAPAN KUMAR HALDER** (the **Vendor** herein) by virtue of a registered Deed of Conveyance which was duly registered on 15.01.2015 at the office of A.D.S.R. Alipore, South 24 Parganas and recorded at Book No. I, C.D. Volume No. 2, Pages from 78 to 96, Being No. 00231 for the year 2015

AND WHEREAS in the manner as aforesaid, said **SRI TAPAN HALDER alias SRI TAPAN KUMAR HALDER** (the **Vendor** herein) become the absolute owner of ALL THAT a **demarcated** portion of land measuring **1 (one) Cottah 9 (nine) Chittaks** more or less along with a kancha R.T. shed structure measuring **80 Sq.ft.** more or less with right to use an 8' feet common passage situated and lying

and forming part of **West and Southern portion** of the land, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119, K.M.C. Premises No. **6, Joy Krishna Paul Road**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas AND ALL THAT **undivided and undermarcated 1/5the share** of land measuring 06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. i.e. **1 (one) Cottah 4 (four) Chittaks 34 (thirty four) Sft.** more or less together with **undivided and undermarcated 1/5the share** a Two Storeyed Building having an area of 1000 Sft. i.e. **200 Sft.** more or less on the Ground floor and an area of 1000 Sft. i.e. **200 Sft.** more or less on the First floor standing thereon, lying and situated at Mouza -

*A.K. Chatterjee
(Tapan Kumar Halder)*

Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporation, Ward No. 119, K.M.C. Premises No. **6, Jaikrishna Road**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas and thereafter said **SRI TAPAN HALDER alias SRI TAPAN KUMAR HALDER** (the **Vendor** herein) mutated his name before the Kolkata Municipal Corporation as K.M.C. Premises No. **6A, Jaikrishna Paul Road**, vide Assessee No. **411190402877**, Kolkata - 700038 in respect of said land measuring 1 Cottah 09 Chittaks together with structure standing thereon and the Vendor herein also mutated his name with his other co-sharers in respect of said undivided land measuring 1 (one) Cottah 4 (four) Chittaks 34 (thirty four) Sft. more or less together with undivided structure standing thereon as K.M.C. Premises No. **6, Jaikrishna Paul**

Road, vide Assessee No. **411190400066**, Kolkata - 700038 and since then said **SRI TAPAN HALDER alias SRI TAPAN KUMAR HALDER** (the **Vendor** herein) has been possessing and enjoying his said property (morefully described in the Schedule hereunder written) by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

AND WHEREAS due to legal necessities of money, the Vendor herein has desired to sell, convey and transfer **ALL THAT undivided and undermarcated 1/5th share** of land measuring 06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. i.e. **1 (one) Cottah 4 (four) Chittaks 34 (thirty four) Sft.** more or less together with **undivided and undermarcated 1/5th share** a Two Storeyed Building having an area of 1000 Sft. i.e. **200 Sft.** more or less on the Ground floor and an area of 1000 Sft. i.e. **200 Sft.** more or less on the First floor standing thereon, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L.

No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporation, Ward No. 119, K.M.C. Premises No. **6, Jaikrishna Paul Road**, Assessee No. **411190400066**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and more particularly delineated in the map or plan annexed hereto and bordered by **RED** colour thereof for a **total** price or consideration of **Rs. 70,20,000/-** - (Rupees **Seventy Lakhs Twenty Thousand** only) and the Purchasers herein have agreed to purchase the said **property** (morefully described in the **SCHEDULE** hereunder written) from the Vendor herein for the said Consideration price of **Rs. 70,20,000/-** (Rupees **Seventy Lakhs Twenty Thousand** only) free from all encumbrances and after

discussion, the parties herein entered into an Agreement for Sale.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 70,20,000/- (Rupees Seventy Lakhs Twenty Thousand only)** well and truly paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges as per memo of consideration hereunder written and of and from the payment of the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the Purchasers as well as the land hereby sold, transferred and conveyed) the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT undivided and undermarked 1/5th share of land measuring 06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. i.e. 1 (one) Cottah 4 (four) Chittaks 34 (thirty four) Sft. more or less together with undivided and undermarked 1/5th share a Two Storeyed**

Building having an area of 1000 Sft. i.e. **200 Sft.** more or less on the Ground floor and an area of 1000 Sft. i.e. **200 Sft.** more or less on the First floor standing thereon, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119, K.M.C. Premises No. **6, Jaikrishna Paul Road**, Aşsessee No. **411190400066**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas morefully and specifically described in the Schedule hereunder written and delineated in the Map of Plan annexed hereto and depicted by **RED** border lines therein **OR HOWSOEVER OTHERWISE** the said land and hereditament now is or are or heretofore was or were situated, butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all

*parts, passages, ways and all other former and ancient right, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, use, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate, right, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and hereditaments and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidences of title whatsoever which exclusively relates to the said land or every part thereof which now are or hereafter may be in the custody, power, control or possessions of the Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchasers absolutely forever free from all encumbrances **AND** the Vendor doth hereby covenant with the Purchasers that notwithstanding any act, deed and matters whatsoever*

made, done, executed or knowingly suffered to the contrary the Vendor now have now good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land hereby sold or expressed or intended so to be unto and to the use of said Purchasers in manner aforesaid and delivered vacant possession of the said land to the Purchasers simultaneously with the execution of these presents.

AND *the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting the name of the Purchasers mutated within the records of the **Kolkata Municipal Corporation** and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated,*

discharge, saved, harmless and keep the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Vendor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estates or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for better and more perfectly assuring and conveying the said land to and unto the Purchasers as shall or may be reasonably required.

THE Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, lien,

lispendence, encumbrances and attachments whatsoever. The said land is not subject to any litigation nor any case, suit or proceeding is pending against the said land before any Court of Law. The Vendor sold the said land while having good, clear and market, title therein and free from all encumbrances.

IF *any of the statements or covenants made hereinbefore by the Vendor are found to false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.*

IF *any error or omission is detected in this Deed in future, the Vendor at the costs and request of the Purchasers, his/her/their heirs, representatives, administrators and assigns shall do and execute or cause to be done and executed any sort of Declaration/ Rectification or any supplementary deed in favour of the Purchasers or his/her/their representatives and assigns.*

THE SCHEDULE ABOVE REFERRED TO

ALL THAT **undivided and undermarcated 1/5th** share of **Bastu** land measuring 06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft. i.e. **1 (one) Cottah 4 (four) Chittaks 34 (thirty four) Sft.** more or less together with **undivided and undermarcated 1/5th share a mosaic-flooring Two Storeyed Building** having an area of 1000 Sft. i.e. **200 Sft.** more or less on the Ground floor and an area of 1000 Sft. i.e. **200 Sft.** more or less on the First floor standing thereon, lying and situated at Mouza - Sahapur, Pargana - Magura, J.L. No. 8, Revenue Survey No. 179, Touzi Nos. 93 & 101, comprised in C.S. Dag No. 200 under C.S. Khatian No. 332, R.S. Dag No. 305 under R.S. Khatian No. 1500, presently within the limits of the Kolkata Municipal Corporatoin, Ward No. 119, K.M.C. Premises No. **6, Jaikrishna Paul Road**, Assessee No. **411190400066**, Kolkata - 700038 under Police Station - New Alipore, Addl. District Sub-Registrar Office - **Alipore**, District Sub-Registrar Office - **Alipore**, in the District of South 24 Parganas together

with all easement rights and benefits of the **Road/Common Passage** adjacent to the property hereby sold on which the Purchasers shall have every right to take all sorts of connections in or underneath the said passage.

The said Total property shown in the annexed plan or map herewith and delineated by **RED** border lines and the said plan or map will be treated as the part and parcel of this Indenture.

Annual rent of the said property is payable to the Collector of South 24 Parganas regularly.

Said entire land measuring **06 (six) Cottahs 07 (seven) Chittaks 34 (thirty four) Sq.ft.** together with **entire Two Storeyed Building** is butted and bounded as follows :-

ON THE NORTH : 10' FEET WIDE PASSAGE OF DIPANKAR BANERJEE AND SUBHANKAR BANERJEE

ON THE SOUTH : LAND OF TAPAN HALDER,
2 FEET ' COMMON PASSAGE

ON THE EAST : 30' WIDE JAKRISHNA PAUL ROAD

ON THE WEST : BUILDING OF SATISH ARORA
AND PRADIP ARORA.

Tapan Kumar Halder.

IN WITNESS WHEREOF the Parties herein have hath hereunto set and subscribed their hands on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the **PARTIES** in the presence of
WITNESSES :-

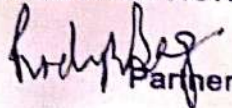
1. Jaydeep Bhattacharya
47, N. C. Das Road,
Kt- 34

2.
Manojosh Mandal
28, Paruri Das para Rd.
shyam sundar pally
Kot- 61

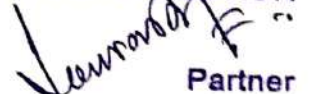
Tapan Kumar Halder.

SIGNATURE OF THE VENDOR

AR CONSTRUCTION


Partner

AR CONSTRUCTION


Partner

SIGNATURE OF THE PURCHASERS



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



280220232031537943

GRIPS Payment Detail

GRIPS Payment ID:	280220232031537943	Payment Init. Date:	28/02/2023 18:52:58
Total Amount:	350034	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	2065390806	BRN Date:	28/02/2023 18:54:04
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SOURAV ROY
Mobile: 9831109027

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230315379441	Directorate of Registration & Stamp Revenue	350034
Total			350034

IN WORDS: THREE LAKH FIFTY THOUSAND THIRTY FOUR ONLY.

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





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



192022230315379441

GRN Details

GRN:	192022230315379441	Payment Mode:	Online Payment
GRN Date:	28/02/2023 18:52:58	Bank/Gateway:	HDFC Bank
BRN :	2065390806	BRN Date:	28/02/2023 18:54:04
GRIPS Payment ID:	280220232031537943	Payment Init. Date:	28/02/2023 18:52:58
Payment Status:	Successful	Payment Ref. No:	2000537028/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SOURAV ROY
Address:	86 S N ROY ROAD KOLKATA, West Bengal, 700038
Mobile:	9831109027
Depositor Status:	Buyer/Claimants
Query No:	2000537028
Applicant's Name:	Mr Deblina Banerjee
Identification No:	2000537028/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	28/02/2023
Period To (dd/mm/yyyy):	28/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000537028/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	279820
2	2000537028/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	70214
Total				350034

IN WORDS: THREE LAKH FIFTY THOUSAND THIRTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1607-02396/2023	Date of Registration	01/03/2023
Query No / Year	1607-2000537028/2023	Office where deed is registered	
Query Date	27/02/2023 6:14:20 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Deblina Banerjee 23,Parui Daspara Road.S.S.Pally.,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 7439615762, 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. 70,20,000/-	Rs. 70,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,80,820/- (Article:23)	Rs. 70,214/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jaykrishna Paul Road, , Premises No: 6, , Ward No: 119 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 4 Chatak 34 Sq Ft	67,14,000/-	67,14,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.1404Dec	67,14,000 /-	67,14,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	3,06,000/-	3,06,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	3,06,000 /-	3,06,000 /-	



Details :
Name, Address :
Mr Tapan :
(Alias :
(Pre :
C :



Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Tapan Kumar Halder, (Alias: Mr Tapan Halder) (Presentant) Son of Late Chittaranjan Halder Executed by: Self, Date of Execution: 01/03/2023 Admitted by: Self, Date of Admission: 01/03/2023, Place : Office			Tapan Kumar Halder.
01/03/2023	LTI 01/03/2023	01/03/2023	




9 J K Pal Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6L, Aadhaar No: 37xxxxxxxx3122, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023
Admitted by: Self, Date of Admission: 01/03/2023, Place : Office

Buyer Details :



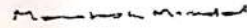
Sl No	Name,Address,Photo,Finger print and Signature
1	A R CONSTRUCTION 86 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, PAN No.:: ABxxxxxx5K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr Prodip Bag Son of Late Becharam Bag Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office</p>			
	Mar 1 2023 12:29PM	LTI 01/03/2023		01/03/2023
<p>20 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6N, Aadhaar No: 98xxxxxxxx3459 Status : Representative, Representative of : A R CONSTRUCTION (as Partner)</p>				

Name	Photo	Finger Print	Signature
Mr Sourav Roy Son of Mr Subrata Roy Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office			
	Mar 1 2023 12:29PM	LTI 01/03/2023	01/03/2023
67/1 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6K, Aadhaar No: 42xxxxxxxx6708 Status : Representative, Representative of : A R CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Monotosh Mondal Son of Late Monimohon Mondal 28 Parui Das Para Road S.s Pally, City:- Not Specified, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061			
	01/03/2023	01/03/2023	01/03/2023
Identifier Of Mr Tapan Kumar Halder, Mr Prodip Bag, Mr Sourav Roy			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Halder	A R CONSTRUCTION-2.14042 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Halder	A R CONSTRUCTION-400.00000000 Sq Ft

01-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:11 hrs on 01-03-2023, at the Office of the A.D.S.R. BEHALA by Mr Tapan Kumar Halder Alias Mr Tapan Halder, 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 70,20,000/-

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

Execution is admitted on 01/03/2023 by Mr Tapan Kumar Halder, Alias Mr Tapan Halder, Son of Late Chittaranjan Halder, 9 J K Pal Road, P.O: Sahapur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Christian, by Profession Business

Indetified by Mr Monotosh Mondal, , Son of Late Monimohon Mondal, 28 Parui Das Para Road S.s Pally, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

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

Execution is admitted on 01-03-2023 by Mr Prodip Bag, Partner, A R CONSTRUCTION (Partnership Firm), 86 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr Monotosh Mondal, , Son of Late Monimohon Mondal, 28 Parui Das Para Road S.s Pally, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Execution is admitted on 01-03-2023 by Mr Sourav Roy, Partner, A R CONSTRUCTION (Partnership Firm), 86 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr Monotosh Mondal, , Son of Late Monimohon Mondal, 28 Parui Das Para Road S.s Pally, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,214.00/- (A(1) = Rs 70,200.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 70,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2023 6:54PM with Govt. Ref. No: 192022230315379441 on 28-02-2023, Amount Rs: 70,214/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2065390806 on 28-02-2023, Head of Account 0030-03-104-001-16



Stamp Duty

that required Stamp Duty payable for this document is Rs. 2,80,820/- and Stamp Duty paid by Stamp Rs 2,79,820/-, by online = Rs 2,79,820/-

Description of Stamp

Stamp: Type: Impressed, Serial no 492852, Amount: Rs.1,000.00/-, Date of Purchase: 21/02/2023, Vendor name: Shasanka Sekhar Ray Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2023 6:54PM with Govt. Ref. No: 192022230315379441 on 28-02-2023, Amount Rs: 2,79,820/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2065390806 on 28-02-2023, Head of Account 0030-02-103-003-02

Sourav

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



ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 1607-2023, Page from 81064 to 81105
ing No 160702396 for the year 2023.



Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.03.02 17:55:25 +05:30
Reason: Digital Signing of Deed.

Sourav

(Sourav Chakrobarty) 2023/03/02 05:55:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	2000537028/2023	Office where deed will be registered
Query Date	27/02/2023 6:14:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Doblna Banerjee 23, Parul Daspara Road, S.S. Pally., Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 7439615762, 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. 70,20,000/-	Rs. 70,20,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,80,820/- (Article:23)	Rs. 70,214/- (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. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jaykrishna Paul Road, , Premises No: 6, , Ward No: 119 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 4 Chatak 34 Sq Ft	67,14,000/-	67,14,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.1404Dec	67,14,000 /-	67,14,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	3,06,000/-	3,06,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	3,06,000 /-	3,06,000 /-	

Name & address	Status	Execution Admission Details :
Mr Tapan Kumar Halder, (Alias: Mr Tapan Halder) Son of Late Chittaranjan Halder, 9 J. K Pal Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx6L, Aadhaar No.: 37xxxxxxx3122, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	A R CONSTRUCTION (Partnership Firm) 36 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 PAN No. ABxxxxxx5K, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Prodip Bag Son of Late Becharam Bag 20 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx6N, Aadhaar No.: 98xxxxxxx3459	A R CONSTRUCTION (as Partner)
2	Mr Sourav Roy Son of Mr Subrata Roy 67/1 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx6K, Aadhaar No.: 42xxxxxxx6708	A R CONSTRUCTION (as Partner)

Identifier Details :

Name & address
Mr Monotosh Mondal Son of Late Monimohon Mondal 28 Parul Das Para Road S.s Pally, City:- Not Specified, P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Tapan Kumar Halder, Mr Prodip Bag, Mr Sourav Roy

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Halder	A R CONSTRUCTION-2.14042 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Halder	A R CONSTRUCTION-400 Sq Ft



Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 411190400066 Premises No. : 6 Ward No. : 119 Street Name : JAIKRISHNA PAUL ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT SUDIPTA PANDA, SRI SUPRIO MUKHERJEE , SMT MANJUSREE MUKHERJEE, SRI SRIRAJ KUMAR BANERJEE , SMT MALABIKA CHAKRABORTY, RUPAK SMT SOMA MUKHERJEE , SMT SUCHARITA SANYAL, SRI TAPAN KUMAR HALDER , RUPAK KISHORE MOOKERJEE, SURANJANA MOOKERJEE Owner Address : 9, JAIKRISHNA PAUL ROAD , KOLKATA Pin No. : 700038	Character of Premises: Constructed Building Total Area of Land: 6 Cottah, 7 Chatak, 34 SqFeet,

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 29-03-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-03-2023)
- Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- 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
- 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.
- 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.
- 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



- : MEMO OF CONSIDERATION :-

RECEIVED of and from the within named Purchasers the within mentioned the sum of **Rs. 70,20,000/-** (Rupees **Seventy Lakhs Twenty Thousand Lakhs** only) being the full and entire consideration money as per memo below :-

<u>DATE</u>	<u>CHEQUE NO./</u> <u>CASH</u>	<u>MEMO</u> <u>BANK & BRANCH</u>	<u>AMOUNT</u> <u>RS.</u>
25/11/22	000492	Kotak	30,00,000/-
24/02/23	RTGS	New Alipore KOTAK	30,00,000/-
28/02/23	RTGS	New Alipore Kotak New Alipore	10,20,000/-
Total Rs			<u>70,20,000/-</u>

(Rupees **Seventy Lakhs Twenty Thousand** only)

WITNESSES :-

1. Jaydeep Bhattacharya.

2. Monotosh Mandal
28, Parul Daspara Rd.
Shyamundar pally
KOL - 61

Tapan Kumar Haldar.

SIGNATURE OF THE VENDOR

Drafted by me,

Subhendra Banerjee.
22, 1st Baranagar, 7,
AD. S.R.O. Behala

Computer Printed at :

Behala
Kolkata - 700034.

By: Tapan Kumar Haldar







































✓

A.D.S.R Behar

= 1 MAR 2023

Dist. Secy 24 Bgs.

Signature							
 							
	Small Finger	Ring Finger	Middle Finger	Ist Finger	Thumb		
	Left hand						
							
	Small Finger	Ring Finger	Middle Finger	Ist Finger	Thumb		
		Right hand					
 							
	Small Finger	Ring Finger	Middle Finger	Ist Finger	Thumb		
	Left hand						
							
	Small Finger	Ring Finger	Middle Finger	Ist Finger	Thumb		
		Right hand					
 							
	Small Finger	Ring Finger	Middle Finger	Ist Finger	Thumb		
	Left hand						
							
	Small Finger	Ring Finger	Middle Finger	Ist Finger	Thumb		
		Right hand					