

1886/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 221285

3
29/4/22
2/1275724/22

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

3
Addl District Sub-Registrar
Bishnupur (Sail Lake City)

29 APR 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 29th day of
April, , Two Thousand Twenty Two (2022), A.D.

BETWEEN

659

07 APR 2022

SL. NO. DATE.....
NAME.....
ADD.....
AMT..... 100/-

UDAY CHANDRA GAYEN
Advocate
High Court, Calcutta

[Signature]
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Signature]
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

29 APR 2022

Arjit Ghosh
S/o - Subhash Ghosh
Teghania, Jyoti, Bengal,
P.S. Ghola, No. 700110.

1) **SMT. DIPALI CHOWDHURY**, wife of Sri Subir Chowdhury, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhaar No.6442 2465 8595, PAN - **AKFPC5829G**, residing at E.P.-175, 3No. Pallysree Colony, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, District -24 Parganas (North), West Bengal, 2) **SMT. RUPA DUTTA**, wife of Late Bikash Dutta, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhaar No.8247 4371 3130, PAN - **ATAPD4573A**, residing at E.P.-175, 3No. Pallysree Colony, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, District -24 Parganas (North), West Bengal, AND 3) **MISS. BIANCA DUTTA**, daughter of Late Bikash Dutta, by Religion - Hindu, by occupation - Student, by Nationality - Indian, Aadhaar No.5512 5299 5627, PAN - **GLFPD6861Q**, residing at E.P.-175, 3No. Pallysree Colony, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, District -24 Parganas (North), West Bengal, hereinafter jointly called the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the **ONE PART**.

AND

1) **SMT. SARMISTHA DAS**, wife of Sri Shyamal Kumar Das, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhaar No.9048 6610 6730, PAN - **BZHPD5557L**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata-700048, District -24 Parganas (North), West Bengal, AND 2) **SMT. MOUMITA CHATTERJEE**, wife of Sri Khokan Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.5594 4823 1607, PAN - **AJTPC5982B**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District -24 Parganas (North), West Bengal, hereinafter jointly called the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the **OTHER PART**.

WHEREAS by a registered Indenture, dated 20-05-1988, registered in the office of the Additional District Registrar, Barasat, North -24 Parganas, recorded in Book No.I, Volume No.24, page 283 to 286, Being No.1789, for the year 1988, THE GOVERNOR STATE OF WEST BENGAL, the Donor therein, conveyed and transferred the property being ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, lying and situate at Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), In E.P. No.175 (S.P.-229), within the jurisdiction of the South Dum Dum Municipality, Police Station - Lake Town, District North-24-Parganas, morefully and particularly described in the Schedule thereunder written, unto in favour of SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donee therein, absolutely and forever.

AND WHEREAS thereafter the said SMT. MAYA DUTTA, mutated her name in the records of the South Dum Dum Municipality and obtained Municipal Holding No.197, (formerly 137), S.K. Deb Road, Kolkata - 700048, after that constructed a two storied dwelling house upon the said land, as aforesaid, morefully and particularly described in the SCHEDULE hereunder written.

AND WHEREAS by a registered Deed of Gift, dated 12-12-2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No.I, CD Volume No.42, pages from 3386 to 3402, Being No.12245, for the year 2010, the said SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donor therein, out of love and affection conveyed and transferred the property being ALL THAT one self contained Flat No.F2, on the Ground floor, South-West portion, measuring super built-up area 1000 (one thousand) Square feet, more or less, consisting of Three Bed Rooms, One Living-cum-Dining, One Kitchen, Two Toilets, One Verandah and One Puja Room, as contained in the building, lying and situated at Municipal Holding No.197 (formerly 137), S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District North-24-Parganas, together with undivided proportionate share in the said land and the building thereon, together with other terms and conditions

contained therein, morefully and particularly described in the Schedules thereunder written, unto in favour her daughter SMT. DIPALI CHOWDHURY, wife of Sri Subir Chowdhury, the Donee therein as well as the Vendor in Sl. No.1 herein, absolutely and forever, thereafter the Vendor in Sl. No.1 herein said SMT. DIPALI CHOWDHURY, mutated her name in the records of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.197/1, S.K. Deb Road, Kolkata - 700 048, in respect of the said flat, as aforesaid, as absolute owner thereof.

AND WHEREAS by another registered Deed of Gift, dated 12-12-2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No.I, CD Volume No.42, pages from 3403 to 3428, Being No.12246, for the year 2010, the said SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donor therein, out of love and affection conveyed and transferred the properties being (a) ALL THAT one self contained Flat No.F1, on the Ground floor, measuring super built-up area 300 (three hundred) Square feet, more or less, consisting of One Room, One Toilet and One Verandah, (b) ALL THAT one self contained Flat No.F3, on the First floor, measuring super built-up area 700 (seven hundred) Square feet, more or less, consisting of One Bed Room, One Living-cum-Dining, One Kitchen, One Toilet, and One Balcony, togetherwith adjoining open terrace, measuring an area 600 (six hundred) Square feet, more or less, and (c) ALL THAT open roof/terrace, on the First Floor, measuring an area 700 (seven hundred) Square feet, more or less, the aforesaid properties as contained in the building, lying and situated at Municipal Holding No.197 (formerly 137), S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District North-24-Parganas, together with undivided proportionate share in the said land and the building thereon, together with other terms and conditions contained therein, morefully and particularly described in the Schedules there under written, unto in favour her son SRI BIKASH DUTTA, son of Late Binay Bhusan Dutta, the Donee therein, absolutely and forever, thereafter the said SRI BIKASH DUTTA, mutated his name in the records of the South Dum Dum Municipality and obtained renumbered Municipal Holding

No.197/2, S.K. Deb Road, Kolkata - 700 048, in respect of the said properties, as aforesaid, as absolute owner thereof.

AND WHEREAS the said BIKASH DUTTA, died Intestate on 04-09-2020, leaving him surviving his wife namely SMT. RUPA DUTTA and one daughter MISS. BIANCA DUTTA, as his only legal heiresses, successors and/or legal representatives to the estate left behind by him and, as such, after his death said SMT. RUPA DUTTA, being the Vendor in Sl. No.2 herein AND MISS. BIANCA DUTTA, being the Vendor in Sl. No.3 herein, become the joint owners of the said properties, as aforesaid, by virtue of Inheritance, according to the Hindu Succession Act, 1956, as applicable thereto.

AND WHEREAS in the manner aforesaid, the Vendors herein said SMT. DIPALI CHOWDHURY, SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, become the joint owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being **ALL THAT** partly Two-storied, brick-built, messuage, tenement, hereditament, dwelling house and premises and/or building, containing total constructed area **1666 (one thousand six hundred sixty six) Square Feet**, more or less, — measuring **1082 (one thousand eighty two) Square feet**, constructed area on the **Ground floor** and measuring **584 (five hundred eighty four) Square feet**, constructed area on the **First floor** thereof, TOGETHER WITH the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built, containing an area of **2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet**, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, (Road Zone - Jyoti Mill to T B Hospital), Police Station - Lake Town, Kolkata - 700 048, in Mouza - **Dakshindari**, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.**861(p)**, in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said **"PROPERTY"**, morefully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS the Vendors herein declare that the said "PROPERTY" hereunder sold is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition

and requisition thereof by any Government or Semi Government authorities or statutory or any other authorities, in fact, and further declare that they never executed any documents and/or instruments unto and in favour of any third party respecting the said property hereunder sold and the same is not mortgaged anywhere, either with any Bank or financial Institution or any company or any Government office or to any persons by the Vendors or by the predecessor-in-title of the Vendors.

AND WHEREAS the Purchasers also confirm to have duly inspected the title deeds and other relevant documents whatsoever concerning or relating to the aforementioned property and have fully satisfied themselves with regard to the title and marketability thereof as also in respect of the right of the Owners/Vendors to sell the said property, more fully and particularly described in the Schedule herein below.

AND WHEREAS the Vendors herein have agreed to sell and the Purchasers herein have agreed to purchase **ALL THAT** partly Two-storied, brick-built, messuage, tenement, hereditament, dwelling house and premises and/or building, containing total constructed area **1666 (one thousand six hundred sixty six) Square Feet**, more or less, — measuring **1082 (one thousand eighty two) Square feet**, constructed area on the **Ground floor** and measuring **584 (five hundred eighty four) Square feet**, constructed area on the **First floor** thereof, TOGETHER WITH the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built, containing an area of **2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet**, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, (Road Zone – Jyoti Mill to T.B. Hospital), Police Station – Lake Town, Kolkata – 700 048, in Mouza – **Dakshindari**, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.**861(p)**, in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said **"PROPERTY"**, morefully and particularly described in the **SCHEDULE** hereunder written, at or for a total consideration of Rs.**70,00,000/- (Rupees seventy lakh)** only, free from all encumbrances and charges, and the Vendors herein have delivered

peaceful vacant possession of the said "**PROPERTY**", in favour of the Purchasers on simultaneous with the execution hereof.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs.70,00,000/- (*Rupees seventy lakh*) only, of the true and lawful money of the Union of India well and truly paid by the Purchasers herein to the Vendors at or immediately before the execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge, and of and from the same and every part thereof acquit, release, and discharge the Purchasers, their heirs, executors, administrators representatives and/or assigns, and also the said "**PROPERTY**", the Vendors as beneficial owners do by these presents indefeasibly **GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE** unto the Purchasers, their heirs, executors, administrators representatives and/or assigns free from all encumbrances, attachments and other defects in title of the property being **ALL THAT** partly Two-storied, brick-built, messuage, tenement, hereditament, dwelling house and premises and/or building, containing total constructed area **1666 (one thousand six hundred sixty six) Square Feet**, more or less, —measuring **1082 (one thousand eighty two) Square feet**, constructed area on the **Ground floor** and measuring **584 (five hundred eighty four) Square feet**, constructed area on the **First floor** thereof, **TOGETHER WITH** the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built, containing an area of **2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet**, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, (Road Zone – Jyoti Mill to T B Hospital), Police Station – Lake Town, Kolkata – 700 048, in Mouza – **Dakshindari**, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said "**PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written, **OR HOWSOEVER** otherwise said "**PROPERTY**" now or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** fixtures, and benefit and advantages of ancient and other rights, liberties,

easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendors into and upon the said **"PROPERTY"** or every part thereof **AND** all deeds, pattas, monuments, writings and evidence of title which in any wise relate to the said **"PROPERTY"** or any part or parcel thereof and which now are or hereafter shall, or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators or representatives or any person from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said **"PROPERTY"** and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their right, members and appurtenance unto and to the use of the Purchasers, their heirs, executors, administrators representatives and/or assigns, forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims liens etc. whatsoever created or suffered by the Vendors to these presents **AND THE** Vendors doth hereby for themselves, their heirs, executors, administrators and representatives, covenant with the Purchasers, their heirs, executors, administrators representatives and/or assigns, **THAT NOTWITH STANDING** any act, deed, or thing whatsoever by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and have good right, full power, absolute authority and indefeasible title to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE** the said **"PROPERTY"** hereby **GRANTED, SOLD, CONVEYED AND TRANSFERRED OR EXPRESSED OR INTENDED** so to be, unto and to the use of the Purchasers, their heirs, executors, administrators representatives and/or assigns, in the manner as aforesaid **AND THAT** the Purchasers, their heirs, executors, administrators representatives and/or assigns, shall and may at all times hereafter

peaceably and quietly enter into, hold, possess and enjoy the said **"PROPERTY"** and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or, from or under any of his ancestors or predecessors in title **AND THAT FREE AND CLEAR AND FREELY AND CLEARLY** absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently save indemnify and keep indemnified the Purchasers, of from and against all and manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said **"PROPERTY"** or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers, their heirs, executors, administrators representatives and/or assigns, do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said **"PROPERTY"** and every part thereof unto and to the use of the Purchasers, their heirs, executors, administrators representatives and/or assigns, according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** that if thereby any suit or litigations of any from respecting the property hereunder sold may be pending before any Court or be instituted in future the Purchasers shall be entitled to defend the same or to be substituted or added as parties thereto, or get relief's as may be sought for therein on behalf of the Vendors, and the Vendors, their heirs, executors, legal representatives, and/or assigns shall render every assistance to the Purchasers to institute, defend, conduct, and continue such suits and litigations for ascertaining, establishing and/or defending the Purchasers' title to the Property hereunder sold, as also to institute suit respecting the property hereunder sold to assure and defend their title thereto **AND**

FURTHERMORE THAT if and in case the declaration as made by the Vendors herein respecting title of the Vendors to the property hereunder sold may be founded to be untrue and/or incorrect, and if and in case defects in the Vendors title may be detected at any point of time in future and in consequence the Purchasers may have to suffer injuries or losses therefore the Vendors, their heirs, executors, and administrators shall be liable to indemnify the Purchasers paying back the amount of consideration as mentioned herein by reason of such defects in title of the Vendors or any breach of the covenants hereunder contained resulting from such suppression of facts as to title of the Vendors to the property hereunder sold.

SCHEDULE ABOVE REFERRED TO :

ALL THAT partly Two-storied, (thirteen years old) brick-built, messuage, tenement, hereditament, dwelling house and premises and/or building, containing total constructed area **1666 (one thousand six hundred sixty six) Square Feet**, more or less, —measuring **1082 (one thousand eighty two) Square feet**, constructed area on the **Ground floor** and —measuring **584 (five hundred eighty four) Square feet**, constructed area on the **First floor** thereof, TOGETHER WITH the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built, containing an area of **2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet**, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, (Road Zone – Jyoti Mill to T B Hospital), Police Station – Lake Town, Kolkata – 700 048, in Mouza – **Dakshindari**, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.**861(p)**, in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), AND delineated map or plan is annexed hereto, being bordered in **RED** colour line, butted and bounded as follows: —

ON THE NORTH	: By E.P. No.174;
ON THE SOUTH	: By E.P. No.176;
ON THE EAST	: By 30'-0" wide S.K. Deb Road;
ON THE WEST	: By 16'-0" wide Colony Road.

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

SIGNED AND DELIVERED BY
THE VENDORS AND THE PURCHASERS
AT KOLKATA
IN PRESENCE OF :

1. *Uday Chandra Gayen*
Adv-

Dipali Chowdhury

1) SMT. DIPALI CHOWDHURY

Rupa Dutta

2) SMT. RUPA DUTTA

Bianca Dutta

3) MISS. BIANCA DUTTA

....VENDORS/ONE PART

2. *Arjit Ghosh*

Tegharia, Jughena,

P.S. *Gulala. Kol-700110.*

Sarmistha Das

1) SMT. SARMISTHA DAS

Moumita Chatterjee

2) SMT. MOUMITA CHATTERJEE

....PURCHASERS/OTHER PART

Drafted by me :

Uday Chandra Gayen

Uday Chandra Gayen

Advocate

High Court, Calcutta

Reg. No.WB/1430/2002

RECEIVED from the within named PURCHASERS herein, a sum of Rs.70,00,000/- (Rupees seventy lakh) only towards total consideration for sale of the property, as aforesaid, as per memo of consideration as under, as full and final settlements as agreed upon.

MEMO OF CONSIDERATION

Cheque No./Cash	Dated	Drawn on	Amount Rs.
RTGS	11/10/21	Indusind Bank	5,00,000/-
RTGS	11/10/21	DO	5,00,000/-
RTGS	28/04/22	Punjab and Sind Bank	29,65,000/-
RTGS	29/04/22	Indusind Bank	29,65,000/-
TDS-			70,000/-
TOTAL RUPEES SEVENTY LAKH ONLY.		Total Rs.	70,00,000/-

WITNESSES :

1. *Vijay Chandra Chavan*
For-

Dipali Chowdhury

1) SMT. DIPALI CHOWDHURY

2. *Anjali Ghosh*

Rupa Dutta

2) SMT. RUPA DUTTA

Bianca Dutta

3) MISS. BIANCA DUTTA

....VENDORS/ONE PART



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

GRN Details

GRN: 192022230016518711
GRN Date: 28/04/2022 15:33:01
BRN : CKT5349785
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 28/04/2022 15:34:05
Payment Ref. No: 2001275724/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BISWAS CONSULTANCY
Address: 101C SOUTH SINTHEE ROAD
Mobile: 9239880397
Depositor Status: Others
Query No: 2001275724
Applicant's Name: Mr Uday Chandra Gayen
Identification No: 2001275724/2/2022
Remarks: Sale, Sale Document

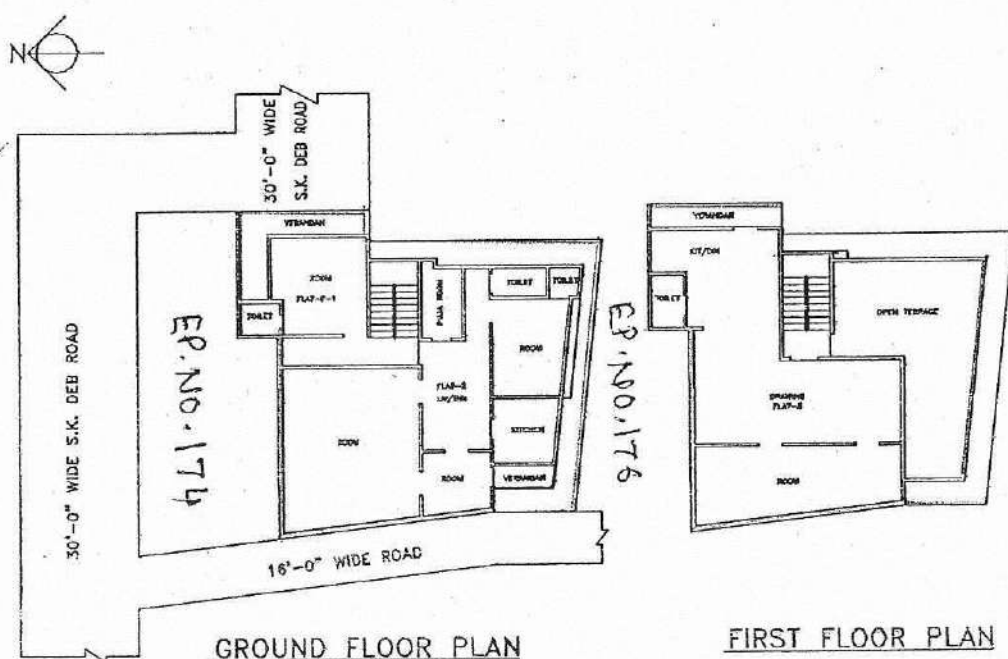
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001275724/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	279928
2	2001275724/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	70016
Total				349944

IN WORDS: THREE LAKH FORTY NINE THOUSAND NINE HUNDRED FORTY FOUR ONLY.



SITE PLAN IN RESPECT OF PARTLY TWO-STORIED BUILDING, TOTAL CONSTRUCTED-AREA **1666 SQ.FT.**, MORE OR LESS, —MEASURING **1082 SQ.FT.**, CONSTRUCTED AREA ON THE **GROUND FLOOR** AND —MEASURING **584 SQ.FT.**, CONSTRUCTED AREA ON THE **FIRST FLOOR**, TOGETHER WITH THE PIECE OR PARCEL OF BASTU LAND, CONTAINING AN AREA OF **2 (TWO) COTTAHS 4 (FOUR) CHITTAKS 39 (THIRTY NINE) SQ.FT.**, MORE OR LESS, LYING AND SITUATE AT MUNICIPAL HOLDING NOS.197/1 AND 197/2, S.K. DEB ROAD, P.S. LAKE TOWN, KOLKATA 700 048, MOUZA - **DAKSHINDARI**, J.L. NO.25, C.S./R.S. PLOT/DAG NO.**861(P)**, E.P. NO.175 (S.P.-229), MUNICIPAL WARD NO.31, WITHIN THE JURISDICTION OF THE SOUTH DUM DUM MUNICIPALITY, DISTRICT -24 PARGANAS (NORTH).



Sarmistha Das

Monmota Chatterjee

SIGN. OF THE PURCHASERS

Bipali Chowdhury
Rupa Dutta

SIGN. OF THE VENDORS

Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGERS PRINT

	<i>Dipak Choudhary</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						

	<i>Rupia Dutta</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						

 BIANCA DUTTA 02.08.2019	<i>Bianca Dutta</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						

Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGERS PRINT

	Samistha Das		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

	Moumita Chatterjee		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Major Information of the Deed

Deed No :	I-1504-01865/2022	Date of Registration	29/04/2022
Query No / Year	1504-2001275724/2022	Office where deed is registered	
Query Date	28/04/2022 7:43:18 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uday Chandra Gayen 15/1, Sadhana Ausadhalaya Road, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 9051864918, 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. 70,00,000/-	Rs. 70,00,188/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,80,028/- (Article:23)	Rs. 70,016/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

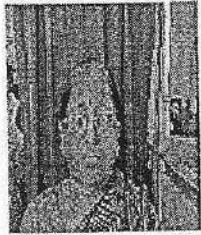
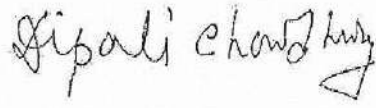
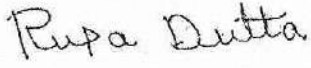
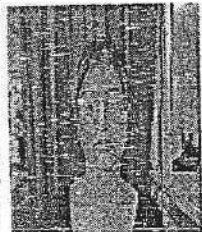
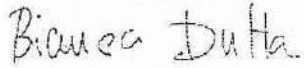
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(jyotimill to TB Hospital), Mouza: Dakshindari, , Ward No: 31 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-861		Bastu	Bastu	2 Katha 4 Chatak 39 Sq Ft	59,10,000/-	59,10,188/-	Width of Approach Road: 30 Ft.,
Grand Total :					3.8019Dec	59,10,000 /-	59,10,188 /-	

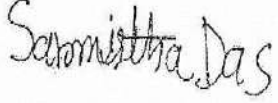
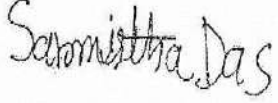
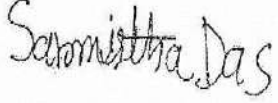
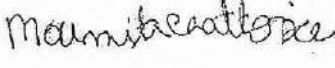
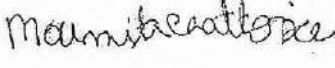
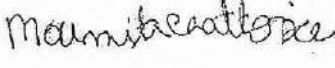
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1666 Sq Ft.	10,90,000/-	10,90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1082 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 14 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 584 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 14 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1666 sq ft	10,90,000 /-	10,90,000 /-	

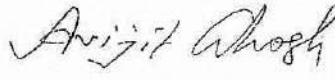
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Dipali Chowdhury Wife of Shri Subir Chowdhury Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
E.P.175, 3No., Pallysree Colony, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx9g, Aadhaar No: 64xxxxxxxx8595, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				
2	Smt Rupa Dutta Wife of Late Bikash Dutta Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
E.P.175, 3No., Pallysree Colony, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxxx3a, Aadhaar No: 82xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				
3	Miss Bianca Dutta Daughter of Late Bikash Dutta Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022	 29/04/2022
E.P.175, 3No., Pallysree Colony, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: glxxxxxx1q, Aadhaar No: 55xxxxxxxx5627, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				

Buyer Details :

Sl No	Name Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Sarmistha Das (Presentant) Wife of Shri Shyamal Kumar Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>29/04/2022</td> <td></td> <td>LTI 29/04/2022</td> <td>29/04/2022</td> </tr> </tbody> </table> Wife of Shri Shyamal Kumar Das 14, Amalangshu Sen Road, City:- Not Specified, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bzxxxxxx7l, Aadhaar No: 90xxxxxxxx6730, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Sarmistha Das (Presentant) Wife of Shri Shyamal Kumar Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				29/04/2022		LTI 29/04/2022	29/04/2022
Name	Photo	Finger Print	Signature										
Smt Sarmistha Das (Presentant) Wife of Shri Shyamal Kumar Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office													
29/04/2022		LTI 29/04/2022	29/04/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Moumita Chatterjee Wife of Shri Khokan Chatterjee Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>29/04/2022</td> <td></td> <td>LTI 29/04/2022</td> <td>29/04/2022</td> </tr> </tbody> </table> Wife of Shri Khokan Chatterjee 127/1, Green Park, Block-A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx2b, Aadhaar No: 55xxxxxxxx1607, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Moumita Chatterjee Wife of Shri Khokan Chatterjee Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				29/04/2022		LTI 29/04/2022	29/04/2022
Name	Photo	Finger Print	Signature										
Smt Moumita Chatterjee Wife of Shri Khokan Chatterjee Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office													
29/04/2022		LTI 29/04/2022	29/04/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Avijit Ghosh Son of Shri Subhas Ghosh Teghoria, City:- Not Specified, P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110			
	29/04/2022	29/04/2022	29/04/2022

Identifier Of Smt Dipali Chowdhury, Smt Rupa Dutta, Miss Bianca Dutta, Smt Sarmistha Das, Smt Moumita Chatterjee

Sl.No	From	To. with area (Name-Area)
1	Smt Dipali Chowdhury	Smt Sarmistha Das-0.633646 Dec,Smt Moumita Chatterjee-0.633646 Dec
2	Smt Rupa Dutta	Smt Sarmistha Das-0.633646 Dec,Smt Moumita Chatterjee-0.633646 Dec
3	Miss Bianca Dutta	Smt Sarmistha Das-0.633646 Dec,Smt Moumita Chatterjee-0.633646 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Dipali Chowdhury	Smt Sarmistha Das-277.66666700 Sq Ft,Smt Moumita Chatterjee-277.66666700 Sq Ft
2	Smt Rupa Dutta	Smt Sarmistha Das-277.66666700 Sq Ft,Smt Moumita Chatterjee-277.66666700 Sq Ft
3	Miss Bianca Dutta	Smt Sarmistha Das-277.66666700 Sq Ft,Smt Moumita Chatterjee-277.66666700 Sq Ft

On 29-04-2022

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 13:02 hrs on 29-04-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Smt Sarmistha Das, 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 70,00,188/-

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

Execution is admitted on 29/04/2022 by 1. Smt Dipali Chowdhury, Wife of Shri Subir Chowdhury, E.P.175, 3No., Pallysree Colony, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Smt Rupa Dutta, Wife of Late Bikash Dutta, E.P.175, 3No., Pallysree Colony, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 3. Miss Bianca Dutta, Daughter of Late Bikash Dutta, E.P.175, 3No., Pallysree Colony, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Student, 4. Smt Sarmistha Das, Wife of Shri Shyamal Kumar Das, 14, Amalangshu Sen Road, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 5. Smt Moumita Chatterjee, Wife of Shri Khokan Chatterjee, 127/1, Green Park, Block-A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Shri Avijit Ghosh, , Son of Shri Subhas Ghosh, Teghoria, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,016/- (A(1) = Rs 70,002/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,016/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2022 3:34PM with Govt. Ref. No: 192022230016518711 on 28-04-2022, Amount Rs: 70,016/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT5349785 on 28-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,80,028/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 2,79,928/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 659, Amount: Rs.100/-, Date of Purchase: 07/04/2022, Vendor name: M Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2022 3:34PM with Govt. Ref. No: 192022230016518711 on 28-04-2022, Amount Rs: 2,79,928/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT5349785 on 28-04-2022, Head of Account 0030-02-103-003-02

Rita Lepcha

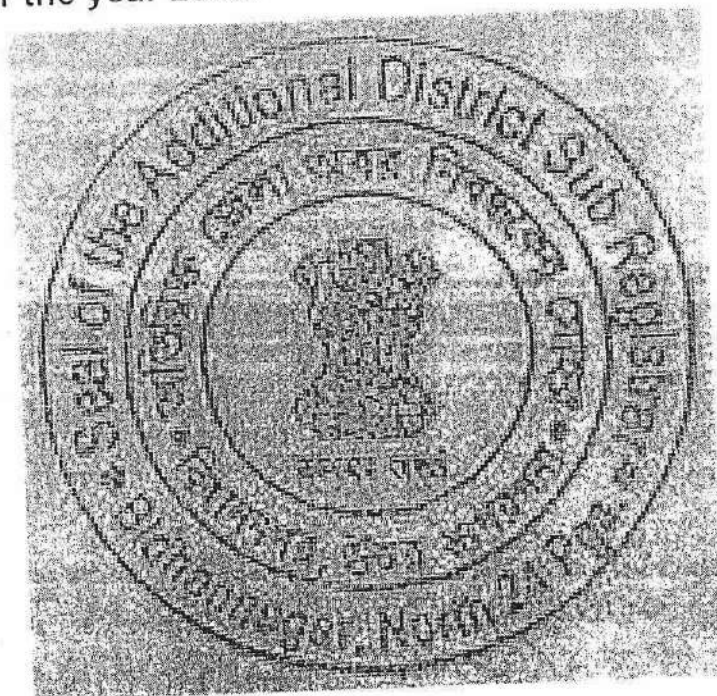
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 94363 to 94387
being No 150401865 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.05.06 17:29:27 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/05/06 05:29:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)