

4186/2023

T-4210/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 290471

18/08/23
12.00 pm
2/2097841/23
Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

Certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with his document are the Part of the document

Additional District Sub-Registrar
Kadambagachi North 24-Pgs

18 AUG 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 18th day of August, 2023 (Two Thousand and Twentythree) of the Christian Era ;

B E T W E E N

(2)

1) SRI BISWAJYOTI RAY alias BISWAJIT RAY, [Voter Identity Card No. CKW4704037, Aadhaar No. 8340 1134 1502, PAN No. ADCPR9061R] son of Late Birendra Chandra Ray, 2) SRI DEEPJYOTI RAY, [Voter Identity Card No. RQL2651560, Aadhaar No. 6018 9734 9857, PAN No. FIYPR4434J] son of Sri Biswajyoti Ray alias Biswajit Ray, both by faith - Hindu, by Nationality - Indian, by occupation - 1) Retired Person and 2) Business, both are residing at Krishnanagar Road, P.O. Noapara, P.S. Barasat, District North 24 -Parganas, Kolkata - 700125 hereinafter jointly referred to and called as the VENDORS (which terms or expressions 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 FIRST PART.

A N D

SRI LITON SARKAR [Voter Identity Card No. RQL1976174, Aadhaar No. 6892 6047 0157, PAN No. EFEPS8439Q] son of Late Anil Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 22/1, Rabindra Road, Kathgola, P.O. Noapara, P.S. Barasat, District North 24 -Parganas, Kolkata - 700125, hereinafter called and referred to as the PURCHASER (which terms or expressions shall excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS 1) Ela Box Mondal and 2) Omar Ali Mondal were absolutely seized and possessed and/or otherwise well and sufficiently entitled to All That a piece or parcel of 'Danga' land measuring an area of

Contd. P/3.

(3)

47 Decimals more or less comprised in R.S. Dag No. 248 lying and situated at Mouza - Noapara, J.L. No. 83, Re.-Su. No. 137 under Touzi No. 146, P.S. Barasat within the jurisdiction of A.D.S.R.O. Kadambagachi under the limits of Barasat Municipality, District North 24 -Parganas, free from all encumbrances.

AND WHEREAS while in peaceful possession, the said Omar Ali Mondal died intestate leaving behind him his wife Jarina Bibi and three sons namely Jomat Ali Mondal, Hamid Ali Mondal and Aminuddin Mondal and said Ela Box Mondal died intestate leaving behind him his only son namely Enat Ali Mondal as their only legal heirs and successors who thereafter inherited the said property left by the said Omar Ali Mondal and Ela Box Mondal as per Faraz of Muslim Law and absolutely seized and possessed thereon.

AND WHEREAS during the period of Revisional Settlement, the said land was recorded in the name of said Enat Ali Mondal, Jomat Ali Mondal, Hamid Ali Mondal, Aminuddin Mondal. But no land was recorded in the name of said Jarina Bibi. But they were jointly seized and possessed thereon.

AND WHEREAS by separate three Deeds of Conveyance dated 21/01/1959 registered at the office of the Sub-Registrar, Barasat, Being Nos. 665, 666 & 667, the said Enat Ali Mondal, Jomat Ali Mondal, Hamid Ali Mondal, Aminuddin Mondal and Jarina Bibi jointly sold and conveyed 47 Decimals of land in R.S. Dag No. 248 alongwith other landed properties in favour of one Basanti Rani Roy and delivered peaceful possession thereon.

Contd. P/4.

(4)

AND WHEREAS the said Basanti Rani Roy sold and conveyed the said plot of land measuring an area of 47 Decimals more or less in R.S. Dag No. 248 in favour of Padma Rani Chattopadhyay and Gitanjali Bandyopadhyay on 29/07/1967 duly registered at the office of the District Registrar, Alipore and recorded in Book No. 1, Volume No. 105, Pages from 142 to 145 being Deed No. 4046 for the year 1967 and delivered peaceful possession in their favour.

AND WHEREAS by a Deed of Gift being Deed No. 1516 dated 13/03/1974 registered at the office of the District Registrar, Alipore and recorded in Book No. 1, Volume No. 55, Pages from 6 to 10, for the year 1974 the said Padma Rani Chattopadhyay conveyed and transferred her eight annas share of land containing an area of 23.5 Decimals out of 47 Decimals in favour of her sister-in-law, the said Gitanjali Bandyopadhyay and delivered peaceful possession in her favour.

AND WHEREAS by way of such purchase and gift, the said Gitanjali Bandyopadhyay became the absolute owner of 47 Decimals of land in R.S. Dag No. 248 and absolutely seized and possessed thereon.

AND WHEREAS by a Deed of Conveyance being Deed No. 3995 dated 02/05/1981 registered at the office of the Sub-Registrar, Barasat, the said Gitanjali Bandyopadhyay granted, sold, transferred and conveyed the aforesaid 47 Decimals of land in R.S. Dag No. 248 in favour of Prantik Housing Corporation, represented by its Directors namely Suvra Roy and Protiva Saha and delivered peaceful possession thereon.

Contd. P/5.

(5)

AND WHEREAS by a Deed of Conveyance being Deed No. 10731 dated 23/10/1992 registered at A.D.S.R.O. Barasat and recorded in Book No. 1, Volume No. 144, Pages from 357 to 366, for the year 1992, the said Suvra Roy and Protiva Saha, the Directors of Prantik Housing Corporation granted, sold, conveyed and transferred a piece or parcel of land measuring an area of 04 Cottahas more or less out of 47 Decimals in R.S. Dag No. 248 in favour of one Smt. Jayashree Ray, the wife and mother of the present Vendors herein and delivered peaceful possession in her favour.

AND WHEREAS after purchasing the aforesaid plot of land, the said Smt. Jayashree Ray got her name mutated before the local Barasat Municipality vide Holding No. 370/55, Noapara Kathgola Road, Ward No. 11 and was enjoying and possessing the same by paying relevant taxes accordingly.

AND WHEREAS while in peaceful possession, the said Smt. Jayashree Ray died intestate on 27/03/2019 leaving behind her husband, the present Vendor No. 1 herein and only son, the present Vendor No. 2 herein as her only legal heirs and successors who inherited the property left by her according to Hindu Succession Act, and absolutely seized and possessed thereon.

AND WHEREAS the present Vendor No. 1 herein got his name recorded in the L.R. Record of Rights vide L.R. Khatian No. 4651 (in the name of Biswajit Ray) and the present Vendor No. 2 herein got his name recorded in the L.R. Record of Rights vide L.R. Khatian No. 4666

Contd. P/6.

(6)

(in the name of Deepjyoti Ray) of Mouza - Noapara, J.L. No. 83, P.S. Barasat, District North 24 -Parganas and have been enjoying and possessing the same by paying relevant rent and taxes accordingly.

AND WHEREAS thus the present Vendors herein are now seized and possessed a piece or parcel of 'Danga' land measuring an area of 6.60 Decimals equivalent to 04 Cottahas more or less including 100 Sq. ft. brick built, tiles shed, cemented floor residential house thereon comprised of R.S. & L.R. Dag No. 248 under Khatian No. 29, R.S. Khatian No. 55 corresponding to L.R. Khatian Nos. 4651 & 4666 within Mouza - Noapara, J.L. No. 83, P.S. Barasat within the local limits of Barasat Municipality, District North 24 -Parganas as fully described in the **Schedule** hereunder written, having right, title and interest therein, free from all encumbrances, charges, liens, lispendence, attachments, trusts whatsoever.

AND WHEREAS the Vendors in addition to the above have also represented and declared in full conscience to the Purchaser as follows :-

a) That the Vendors are the absolute owners in respect of the said property morefully and particularly described in the **Schedule** hereunder written and no other person has any right, title, interest, claim, demand whatsoever and howsoever over and in respect of the said property or any part thereof.

b) That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and there is no dispute after or before in the title of the Vendors and the Vendors have good clear and marketable title in respect of the said property.

Contd. P/7.

(7)

c) That no mortgage or charge has been created by the Vendors by deposit of title Deed or otherwise over and in respect of the said property or any part thereof.

d) That there is no legal impediment or bar on the part of the Vendors to sell, assign and transfer the said property or any part thereof.

e) That the said property is not subject to any acquisition or requisition proceeding and the Vendors have no Knowledge of the same and have not received any Notice to that effect from any Authority or Authorities.

f) That no Certificate Case is pending for realisation of any taxes from the Vendors.

g) That no suit or proceeding is pending in any Court regarding the title or any other purpose of the said property or any part thereof or of any other nature whatsoever affecting the said property.

h) That the Vendors have not entered into any Agreement for Sale, transfer, let out the said property as morefully and particularly described in the **Schedule** hereunder written and hereinafter referred to as the said property or any part thereof with any other person or persons whatsoever and/or any other Agreement whatsoever in respect of the said property or any part thereof.

i) There is no suppression of above facts.

Contd. P/8.

(8)

AND WHEREAS relying upon the aforesaid representation and/or declarations of the Vendors and believing the same to be true and acting on good faith and the Vendors are agreeing to sell, assign and transfer a piece or parcel of 'Danga' land measuring an area of **6.60 (six point six zero) Decimals equivalent to 04 (four) Cottahas more or less including 100 Sq. ft. brick built, tiles shed, cemented floor residential house thereon more fully and particularly described in the Schedule** hereunder written and hereinafter referred to as the said property and the Purchaser has agreed to purchase the said property at a total consideration of **Rs. 65,47,499.00 (Rupees Sixtyfive Lac Fortyseven thousand Four hundred Ninety-nine) only** and as per Govt. Market Value, the said plot of land valued at **Rs. 65,47,499.00 (Rupees Sixtyfive Lac Fortyseven thousand Four hundred Ninety-nine) only** free from all encumbrances, liens, charges, lispendences, attachments, trusts whatsoever and howsoever on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 65,47,499.00 (Rupees Sixtyfive Lac Fortyseven thousand Four hundred Ninety-nine) only** as per market value paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written, admit and acknowledge to have received on and from the same and every part thereof, the Vendors doth hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed) the Vendors doth hereby indefeasible grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser its ownership, entitlements, right, title

Contd. P/9.

(9)

and interest in **ALL THAT** a piece or parcel of 'Danga' land measuring an area of 6.60 (six point six zero) Decimals equivalent to 04 (four) Cottahas more or less including 100 Sq. ft. brick built, tiles shed, cemented floor residential house thereon comprised of R.S. & L.R. Dag No. 248 under Khatian No. 29, R.S. Khatian No. 55 corresponding to L.R. Khatian Nos. 4651 & 4666 within Mouza - Noapara, J.L. No. 83, P.S. Barasat within the local limits of Barasat Municipality, District North 24 -Parganas morefully and particularly described in the **Schedule** hereunder written and hereinafter referred to as the said property **TOGETHER WITH** all rights, liberties, easements, privilages, append-ages, paths, passages, tenaments, premises and hereditaments belonging to or in any way appertaining to the said property or any part thereof unto and to the use of the Purchaser absolutely and for ever and the Vendors have delivered vacant, khas and peaceful possession of the said property under the Puchaser on this date at the time of payment of full consideration price and the said Vendors doth hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter or things by the Vendors done, executed or knowingly suffered to the contrary, the Vendors hath good right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchaser absolutely and for ever and the Vendors doth hereby further covenant with the Purchaser that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumberances, attachments, liens, charges and lispendents whatsoever and howsoever and the Purchaser shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues, profits thereof

Contd. P/10.

and therefrom without any lawful eviction, interruption or interference, claim, demand whatsoever from or by the Vendors or any other person or persons claiming through under or in trust for the Vendors further that the Vendors shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute and cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and further that the Vendors shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses, claims, damages, liens, charges, lispendants whatsoever in respect of the said property in these presents.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

ALL THAT a piece or parcel of 'Danga' land measuring an area of 3.30 Decimals more or less out of 44 Decimals having 0.0750 share in R.S. & L.R. Dag No. 248 under Khatian No. 29, R.S. Khatian No. 55 corresponding to L.R. Khatian No. 4651 (in the name of Biswajit Ray) **AND** 'Danga' land measuring an area of 3.30 Decimals more or less out of 44 Decimals having 0.0750 share in R.S. & L.R. Dag No. 248 under Khatian No. 29, R.S. Khatian No. 55 corresponding to L.R. Khatian No. 4666 (in the name of Deepjyoti Ray), total area of land 6.60 (six point six zero) Decimals equivalent to 04 (four) Cottahas more or less including 100 Sq. ft. brick built, tiles shed, cemented floor residential house thereon under Pargana - Anwarpur together with all easementary rights lying and situate at **Mouza - Noapara, J.L. No. 83, Re.-Su. No. 137** under Touzi No. 146 being Municipal Holding

(11)

No. 370/55, Police Station - Barasat, Additional District Sub-Registry Office - Kadambagachi within the local limits of Barasat Municipality, Ward No. 11, District North 24 -Parganas which is shown and delineated in the Plan annexed hereto and Boundary Line marked by colour R E D. The present owner Government of West Bengal represented by its Collector, District North 24 -Parganas.

The Photographs, Ten fingers impression of the Vendors and the Purchaser and also the said Plan will be treated and considered as the part of the instant Deed of Conveyance.

The Govt. Rent will be fixed as per West Bengal Land Holding Revenue Act.

BUTTED AND BOUNDED BY

- ON THE NORTH** :- 6' wide common passage ;
ON THE SOUTH :- 16' wide Municipal Road ;
ON THE EAST :- Others land ;
ON THE WEST :- 70' wide Krishnanagar Road ;

MEASUREMENT OF SIDES

- ON THE NORTH** :- 72' - 0" ;
ON THE SOUTH :- 72' - 0" ;
ON THE EAST :- 40' - 0" ;
ON THE WEST :- 40' - 0" ;

Contd. P/12.

(12)

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

SIGNED SEALED AND DELIVERED

in the Presence of :

WITNESS :-

1) Soyb Biswas,
Nopara Barasat
Kol - 700125.

1) Biswajyoti Ray alias
Biswajit Ray
2) Deepjyoti Ray
Signature of the Vendors.

2) Babur Sumanta
Nopara Barasat
Kol - 700125.

Pranab Saha

Signature of the Purchaser.

Drafted by :-

Ashim Kr. Bose Ashimkrbose
Advocate
(Civil & Criminal) 18/8/23,
Barasat (SR) ASHIM KR. BOSE)
Barasat 24 Pgs. (Advocate
District Judges' Court
North 24 -Parganas, Barasat.
Enl. No. 83/80/1993

Computer Typed By :-

Mrinmoy Adhikari
(Mrinmoy Adhikari)
Barasat.

(13)

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 65,47,499.00 (Rupees Sixtyfive Lac Fortyseven thousand Four hundred Ninety-nine) only as per market value being the full consideration money as per Memo of Condition below :

<u>Date</u>	<u>Cash/Cheque/Draft No.</u>	<u>Bank</u>	<u>Amount</u>
17/08/2023	in cash	Rs. 2,00,000.00
17/08/2023	Cheque No. 354714	State Bank of India, Barasat Colony more Br.	Rs. 21,15,833.00
17/08/2023	Cheque No. 354715	State Bank of India, Barasat Colony more Br.	Rs. 21,15,833.00
17/08/2023	Cheque No. 354716	State Bank of India, Barasat Colony more Br.	Rs. 21,15,833.00

Total Rs. 65,47,499.00

(Rupees Sixtyfive Lac Fortyseven thousand Four hundred Ninety-nine) only.

WITNESSES :-

1) Sanjib Biswas
Nopara Barasat -
Kol - 700125

2) Balun Sumanta
Nopara Barasat -
Kol - 700125

1) Biswajyoti Ray alias
Biswajit Ray

2) Deepjyoti Roy
Signature of the Vendors.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name Ambar Saha

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Ambar Saha

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name Biswajit Ray alias Biswajit Ray

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Biswajit Ray

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name Deepjyoti Ray

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Deepjyoti Ray

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



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



192023240173293591

GRN Details

GRN:	192023240173293591	Payment Mode:	Online Payment
GRN Date:	17/08/2023 11:23:55	Bank/Gateway:	State Bank of India
BRN :	IK0CKHVGR9	BRN Date:	17/08/2023 11:25:04
GRIPS Payment ID:	170820232017329358	Payment Init. Date:	17/08/2023 11:23:55
Payment Status:	Successful	Payment Ref. No:	2002097841/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	LITON SARKAR
Address:	BARASAT
Mobile:	6291247794
Depositor Status:	Buyer/Claimants
Query No:	2002097841
Applicant's Name:	Mr A K BOSE
Identification No:	2002097841/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/08/2023
Period To (dd/mm/yyyy):	17/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002097841/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	256920
2	2002097841/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	65489
		Total		322409

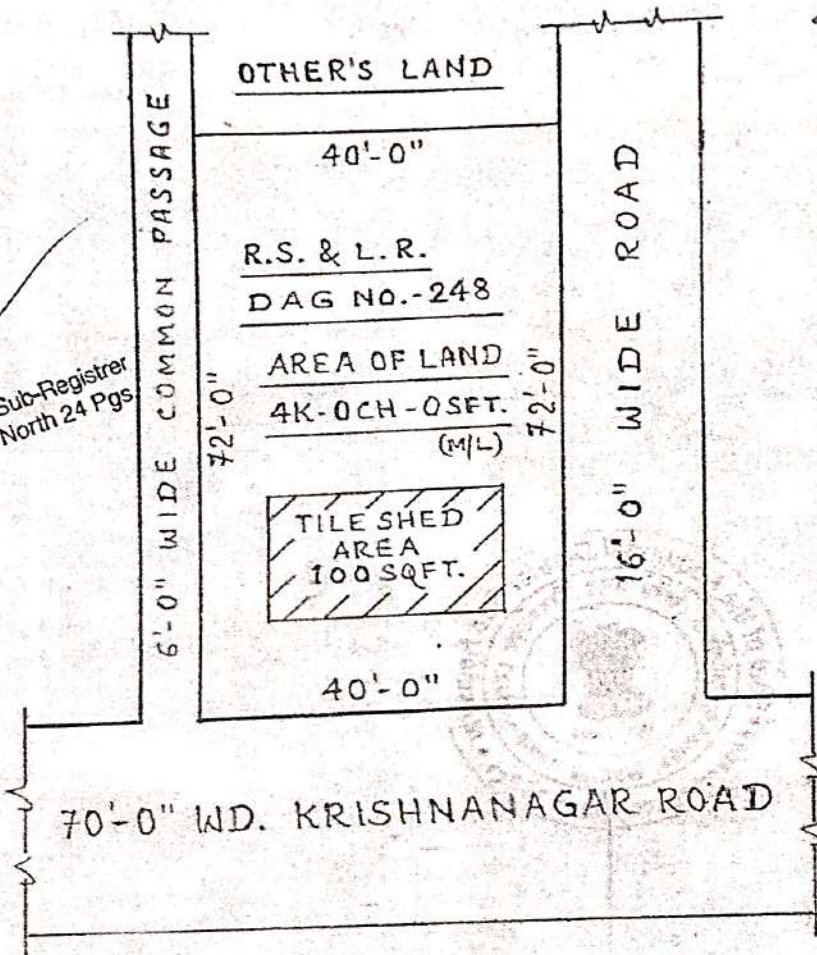
IN WORDS: THREE LAKH TWENTY TWO THOUSAND FOUR HUNDRED NINE ONLY.

A SITE PLAN OF LAND WITH TILE SHED, AT MOUZA-NOAPARA,
 J.L. NO.- 83, R.S. & L.R. DAG NO.- 248, R.S. KHATIAN NO.- 55, L.R. KHATIAN-
 NOS.- 4651 & 4666, UNDER P.S. & MUNICIPALITY- BARASAT,
 WARD NO.- 11, HOLDING NO.- 370/55, NOAPARA KATHGOLA
 ROAD, DISTRICT-NORTH 24-PARGANAS.

SCALE : 1" = 16'-0".

AREA OF LAND = 4K-0CH-0SFT. (M/L)

AREA OF TILE SHED = 100 SFT.



Pradyumn

SIGN. OF THE VENDEE

1. *Pradyumn Ray*

2. *Deepjyoti Ray*

SIGN. OF THE VENDORS

Additional District Sub-Registrar
 Kadambagachi, North 24 Pgs

DRAWN FROM PARTY'S
 PLAN.

By:- *Partha Mallick*
 16/08/23

PARTHA MALLICK
 Arch. Engg
 RVSD/037 68/2001
 MALLICK & ASSOCIATES
 28, K.N.C. Road, Barasat

Major Information of the Deed

Deed No :	I-1519-04210/2023	Date of Registration	18/08/2023
Query No / Year	1519-2002097841/2023	Office where deed is registered	
Query Date	16/08/2023 3:32:23 PM	A.D.S.R..KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	A K BOSE BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9647272333, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
	Additional Transaction		
	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 65,47,499/-	Rs. 65,47,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,61,920/- (Article:23)	Rs. 65,489/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



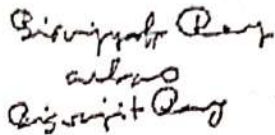


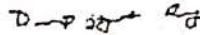
District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Krishnanagar Road, Mouza: Napara, , Ward No: 11 JI No: 83, Pin Code : 700125

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-248	RS-55	Bastu Danga	4 Katha	64,79,999/-	64,79,999/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road,
Grand Total :				6.6Dec	64,79,999 /-	64,79,999 /-	



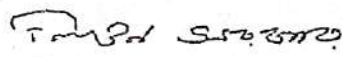
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	67,500/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	67,500 /-	67,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BISWAJYOTI RAY, (Alias: BISWAJIT RAY) (Presentant) Son of Late BIRENDRA CHANDRA RAY Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	 18/08/2023	 LTI 18/08/2023	 18/08/2023
KRISHNANAGAR ROAD, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700125 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri DEEPJYOTI RAY Son of Shri BISWAJYOTI RAY ALIAS BISWAJIT RAY Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	 18/08/2023	 LTI 18/08/2023	 18/08/2023
KRISHNANAGAR ROAD, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700125 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Fxxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Liton Sarkar Son of Late Anil Sarkar Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office	 18/08/2023	 LTI 18/08/2023	 18/08/2023
Son of Late Anil Sarkar 22/1 Rabindra Road Kathgola, City:- , P.O:- Nopara, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700125 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: efxxxxxx9q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office				

Assessment For Deed Number : I - 151904210 / 2023

On 18-08-2023

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 12:00 hrs on 18-08-2023, at the Office of the A.D.S.R. KADAMBAGACHI by Shri

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

65,47,499/-

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

Execution is admitted on 18/08/2023 by 1. Shri BISWAJYOTI RAY, Alias BISWAJIT RAY, Son of Late BIRENDRA

CHANDRA RAY, KRISHNANAGAR ROAD, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Business, 2. Shri DEEPIJYOTI RAY, Son of Shri BISWAJYOTI RAY ALIAS BISWAJIT RAY, KRISHNANAGAR ROAD, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Business, 3. Shri Liton Sarkar, Son of Late Anil Sarkar, 22/1 Rabindra Road Kathgola, P.O: Nopara, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Business

Indetified by SANJIB BISWAS, , , Son of ANIL BISWAS, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,489.00/- (A(1) = Rs 65,475.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 65,489/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 11:25AM with Govt. Ref. No: 192023240173293591 on 17-08-2023, Amount Rs: 65,489/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKHVGR9 on 17-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,61,920/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,56,920/-

Description of Stamp

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



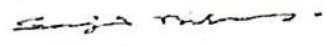
2. Stamp: Type: Impressed, Serial no 5140, Amount: Rs.5,000.00/-, Date of Purchase: 16/08/2023, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 11:25AM with Govt. Ref. No: 192023240173293591 on 17-08-2023, Amount Rs: 2,56,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKHVGR9 on 17-08-2023, Head of Account 0030-02-103-003-02

Smritikana Sen

SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

Identifier Details :

Name	Photo	Finger Print	Signature
SANJIB BISWAS Son of ANIL BISWAS NOAPARA, City:- , P.O:- NOAPARA, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
	18/08/2023	18/08/2023	18/08/2023

Identifier Of Shri BISWAJYOTI RAY, Shri DEEPJYOTI RAY, Shri Liton Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJYOTI RAY	Shri Liton Sarkar-3.3 Dec
2	Shri DEEPJYOTI RAY	Shri Liton Sarkar-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJYOTI RAY	Shri Liton Sarkar-50.00000000 Sq Ft
2	Shri DEEPJYOTI RAY	Shri Liton Sarkar-50.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2023, Page from 95244 to 95267
being No 151904210 for the year 2023.



Digitally signed by SMRITIKANA SEN
Date: 2023.08.22 15:17:58 +05:30
Reason: Digital Signing of Deed.

Spanda

(SMRITIKANA SEN) 2023/08/22 03:17:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

(This document is digitally signed.)
