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07/13/2022



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AD 856217

DEED OF CONVEYANCE

THIS INDENTURE MADE this the 31st day of
January, 2022 (Two Thousand and Twenty Two) BETWEEN

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

Addl District Sub - Registrar Garia
South 24-Pgs.

31 JAN 2022

279792

11 DEC 2021

No.....Rs.....Date.....

Name :- C. Banerjee, Advocate

Address :- Alipur Police Court, Kol-27

Vender :-

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



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Addl District Sub - Registrar Garia
South 24-Pgs.

31 JAN 2022

Identified by

Priyanka Halder
D/o. T. Halder

Ali Pore Police Court

Kol-27

18 JAN 2022

SMT. KANAN DAS(PAN No. BULPD7426D)(Adhar No. 947389396555) wife of Sunil Kumar Das, by faith Hindu, by occupation House wife, by Nationality Indian, residing at Boral Panchanantala, P.O. Boral, P.S. Narendrapur, Kolkata 700154, District :- South 24 Parganas, hereinafter called and referred to as the **V E N D O R** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** : Mob No. 6291318585

A N D

(1) **SRI SUVANKAR DAS(PAN No. AGUPD7157M)(Adhar No. 940186074118)** son of Sri Krishna Kanta Das, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Boral Bhattacharjee Para, P.O. Boral, Police Station- Sonarpur, Kolkata – 700154, District – South 24 – Parganas, (2) **SRI PARITOSH PATHAR(PAN No. AWQPP6092H)(Adhar No. 284432008557)** son of Harimohan Pathar, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Boral Bhattacharjee Para, P.O. Boral, Police Station- Sonarpur, Kolkata – 700154, District – South 24 – Parganas, (3) **SRI SANJIT DAS(PAN No. AQBPD3066G)(Adhar No. 680043519164)** son of Sri Ranjit Kumar Das, by faith – Hindu, by Nationality Indian, by occupation – Business, residing at Dhaluya Naba Pally, P.O. Panchpota, Police Station- Sonarpur, Kolkata – 700152, District – South 24 – Parganas, (4) **SMT. RUPA DAS(PAN No. CFHPD3406F)(Adhar No. 898969050179)** wife of Sri Sanjit Das, by faith – Hindu, by Nationality Indian, by occupation – House wife, residing at Dhaluya Naba Pally, P.O. Panchpota, Police Station- Sonarpur, Kolkata – 700152, District – South 24 – Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the



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subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**. Mob No. 9836825993

WHEREAS one Sunil Kumar Das son of Late Nutu Bihari Das along with other co-owners are the absolute recorded owner **ALL THAT** piece and parcel of land measuring 83 Satak, being R.S. Dag No. 566, R.S. Khatian No. 145, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), AND the said owners filed a partition suit within themselves before the Ld. Civil Judge(Sr. Div.) at Baruipur, 24 Parganas(S), T.S. 207/1987, that the Plaintiffs and Defendants of the above suit also filed a solenama by mutually, AND after that the Ld. Court was pleased to pass an order dated 4.03.2003 with a mention " that the suit be and the same is decreed on compromise. The petition of compromise do for part of the Decree", AND as mentioned of the entire schedule of the property is in the part of decree.

AND WHEREAS the said Sunil Kumar Das-son of Late Nutu Bihari Das by virtue of the order of the said Ld. Court, got sole ownership of the land measuring 36 Cotha 5 Chittak 27 Sqft. out of 83 Satak(as per schedule 'Kha' of the said part of decree), being R.S. Dag No. 566, R.S. Khatian No. 145, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), AND mutated his name before the BL & LRO and paying khazna in regular basis, AND during his life time being a owner of the said property due to his love affection with the wife, he transferred & conveyed by way of Gift Deed on 10.02.2012 a part of land measuring about 7 Cotha 12 Chittak 00 Sqft. to his wife namely Kanan Das the owner herein, which was duly registered in the office of the A.D.S.R., Sonarpur, recorded in Book No. I, Volume No. 4, Pages 3653 to 3666, being Deed No. 1549 for the year 2012.



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AND WHEREAS the prevent Vendors has hereunto due to urgent need of money has agreed to sell the above land measuring 6 Cottah 1 chittaks 00 sq.ft. more or less with tile structure standing thereon as fully described in the schedule below in favour of the purchaser at or for the price of **Rs. 50,00,000/-** (Rupees Fifty Lakh) only and the purchaser herein agreed to purchase the same at the said price free from all sorts of encumbrances.

AND WHEREAS the Purchaser herein entered into a verbal Agreement with the vendors herein for purchasing the schedule property measuring about total area of land 6 Cotha 1 Chittak against the total consideration amount of **Rs. 50,00,000/-** (Rupees Fifty Lakh) only.

AND WHEREAS the request of the Purchaser herein, the Vendors hereto has agreed to sell, transfer and convey to sell his land for the total price and/or consideration of **Rs. 50,00,000/-** (Rupees Fifty Lakh) only AND the Purchaser herein has agreed to purchase the said property fully mentioned in the schedule hereunder written at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 50,00,000/-** (Rupees Fifty Lakh) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and of and from the same and every part thereof and doth hereby acquit, release and forever discharge the Purchaser as well as the property hereby conveyed), the Vendors doth hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about 6 Cotha 1 Chittak, being R.S. Dag No. 566, R.S. Khatian No. 145, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), within the



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limits of Rajpur Sonarpur Municipality, Ward No. 34, Kolkata 700154, and elaborately described in the Schedule hereunder together with all sorts of easement rights over the ways, paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendors or which the Vendors can procure without any suit or action AND all the estate right tile interest property claim and demand whatsoever of the said Vendors into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever **SUBJECT HOWEVER** to the Purchaser making payment of the municipal rates taxes, ground rent etc. as applicable AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendors AND the Vendors doth hereby further covenant herein that the said owner and all the persons claiming through under or in trust for the Vendors shall and will from time to time and at all material times hereafter and at the request and cost of the Purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed



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and granted or expressed or intended so to be unto and to the use of the Purchaser herein in the manner as aforesaid as shall or may be reasonably required by the Purchaser.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i). THAT notwithstanding any act deed matter or thing whereby the Vendors done or executed or knowingly suffered to the contrary the Vendors herein are now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part or portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

ii). AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendors has now full right power and absolute authority to grant sell, convey, transfer, assign and assure the said property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

iii) AND FURTHER THAT the Vendors and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendors herein shall and will from time to time and at all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause



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to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.

iv) **AND THAT** the Purchaser herein shall and may from time to time and at all material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the vendors herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendors and the vendors shall keep harmless and indemnify or caused to be indemnified the Purchaser herein against all loss and damages, if any sustained by the Purchaser relating to the title of the property hereby conveyed.

v) **AND THAT** the Vendors shall sign and execute all such papers and do and assist in such manner as may be required by the Purchaser for mutation of names of the Purchaser in the office of the Block Land & Land Reforms Office, Municipality or any other authorities concerned, as the occasion shall require.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring about 6 Cotha 1 Chittak 00 Sqft.
along with Tile shed structure on the cement finished floor measuring about 100 Sqft.



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comprised with R.S. Dag No. 566, L.R. Dag No. 723, R.S. Khatian No. 145, L.R. Khatian No. 1249, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), within the limits of Rajpur Sonarpur Municipality, Ward No. 34, Kolkata 700154, together with all sorts of easement rights over the common passage and other benefits, facilities and advantages attached to the said plot and butted and bounded in the manner following ;

ON THE NORTH : R.S. Dag No. 566

ON THE SOUTH : 12' ft. wide Boral-C Road.

*Adjacent to Boral Road
(Rakshiter More - Thanthania)*

ON THE EAST : R.S. Dag No. 588

ON THE WEST : R.S. Dag No. 566

IN WITNESS WHEREOF the Vendors hereunto has set and subscribed his hands on the day month and year first above written.

SIGNED SEALED AT KOLKATA

IN THE PRESENCE OF

WITNESSES :

1. *Smit Dutta Choudhary*
Alipore Police Const.
KM-27.

সমন দাস

SIGNATURE OF THE VENDOR

2. *Kaushik Choudhary*
Alipore Police Const.
KM-27.

সমজিত দাস

Somjit Das

Rupa Das

সুমান দাস

SIGNATURE OF THE PURCHASERS



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South 24-Pgs.

13 1 JAN 2022

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 50,00,000/-** (Rupees Fifty Lakh) only being full and final consideration amount as per memo below ;

MEMO OF CONSIDERATION

By diverse cheques drawn by the Purchaser

in favour of present Vendors

from time to time, by Cash & DD No. 441529 dt 27.01.22,
Indian Bank, DD No. 642117, Canara Bank, dt 28.01.22,
DD No. 856925, dt 28.01.22, SBI, Bansdroni Br.

..... **Rs. 50,00,000.00**

Total

Rs. 50,00,000.00

WITNESSES:

1. *Debabrata Das*
DEBABRATA DAS

BORAL PANCHAYAT TAL
BORAL UTTARPARA
24 BARGANAS (South)
700154

দেবদত্ত দাস

SIGNATURE OF THE VENDOR

2. *Sumit Dutta Chowdhury*
Alipore Police Comr.
KM-27.

Drafted & prepared by :

Sumit Dutta Chowdhury

(SUMIT DUTTA CHOWDHURY)

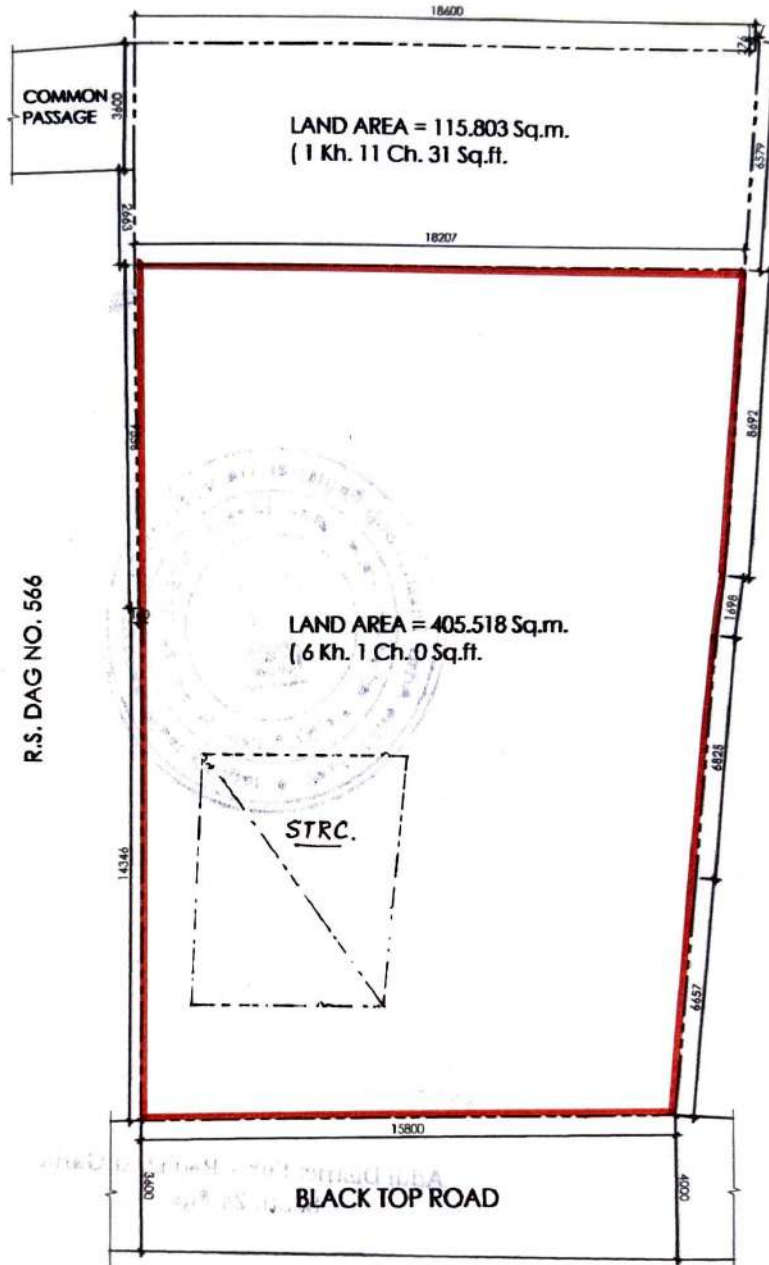
Advocate,
Calcutta High Court, Kolkata 700001
F-487/276/2001

13 1 JAN 2022

A site plan for a Land measuring about 6 Cotha 01 Chittak 00 Sqft. comprised with R.S. Dag No. 566, L.R. Dag No. 723, R.S. Khatian No. 145, L.R. Khatian No. 1249, under Mouza Boral, J.L. No. 61, Police Station Sonarpur now Narendrapur, District 24-Parganas (South), within the limits of Rajpur Sonarpur Municipality, Ward No. 34, Kolkata 700154.



SCALE = 1:250



Rajpur Sonarpur

জনন দাস

SIGN. OF THE OWNER

Samjit Das

Rupa Das

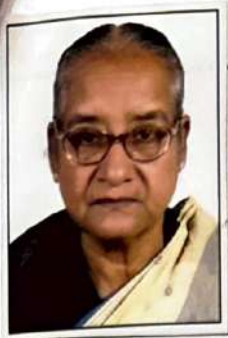
(Signature)

SIGN. OF THE PURCHASER



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South 24-Pgs.

13 1 JAN 2022



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KANAN DAS
 Signature কানন দাস



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUVANKAR DAS
 Signature Suvankar Das



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PARITOSH PATHAR
 Signature পারিতোষ পাথর



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANJIT DAS
 Signature Sanjit Das



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31 JAN 2022



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RUPA DAS

Signature Rupa Das

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature



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South 24-Pgs.

31 JAN 2022



Sanjit Das



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0640/53104/29746

To
Sanjit Das
S/O: Ranjit Kumar Das
SHRI PUR UDAYAN PALLY
Rajpur Sonarpur(m)
Boral
Boral South 24 Parganas
West Bengal

24/03/2014

185710439

700154

9836737471

ME857104398FH



आपका आधार क्रमांक / Your Aadhaar No. :

6800 4351 9164

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sanjit Das
DOB : 28/10/1979
Male



6800 4351 9164

मेरा आधार, मेरी पहचान

Sanjit Das



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O: Ranjit Kumar Das,
SHRI PUR, UDAYAN PALLY, Rajpur
Sonarpur(m), Boral, South 24
Parganas, West Bengal, 700154



6800 4351 9164



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help@uidai.gov.in

www.uidai.gov.in

Sanjit Das



Rupa Das



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/23068/00350

To
রুপা দাস
Rupa Das
D/O: Makhan Lai Das
DHALUYA NABAPALLY uttar para
Rajpur Sonarpur
Panchpota
Sonarpur South 24 Parganas
West Bengal 700152
47658720
MN476587202FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8989 6905 0179

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রুপা দাস
Rupa Das
জন্মতারিখ / DOB : 14/11/1987
মহিলা / Female



8989 6905 0179

আধার - সাধারণ মানুষের অধিকার

Rupa Das



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
D/O: মাকান লাল দাস, ঢালুয়া,
নবপল্লী, রাজপুর সোনারপুর,
পঞ্চপোতা, দক্ষিণ ২৪ পরগনা,
পশ্চিমবঙ্গ, 700152

ভারতীয় অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
D/O: Makhan Lal Das, DHALUYA,
NABAPALLY uttar para, Rajpur
Sonarpur, Panchpota, South 24
Parganas, West Bengal, 700152

8989 6905 0179

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Rupa Das



ভারত সরকার
Government of India



কানন দাস
Kanan Das
জন্মতারিখ/ DOB: 07/04/1952
মহিলা / FEMALE



9473 8939 6555

আমার আধার, আমার পরিচয়



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

ওয়াই/ও: সুনীল কুমার দাস, উত্তর
পাড়া, পঞ্চানন তলা, রাজপুর
সোনারপুর (গ্রাম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700154

Address:

W/O: Sunil Kumar Das, Uttar
para, panchanan tala, Rajpur
Sonarpur(m), South 24
Parganas,
West Bengal - 700154

9473 8939 6555



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www

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কানন দাস

आयकर विभाग
INCOME TAX DEPARTMENT
KANAN DAS
KALICHARAN KAYAL
01/01/1952
Permanent Account Number
BULPD7426D
Signature

भारत सरकार
GOVT. OF INDIA




In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTIITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
 आयकर पैन सेवा यूनिट, UTIITSL
 प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई-400 614.

कनन दास

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARITOSH PATHAR
HARIMOHAN PATHAR

10/10/1966
Permanent Account Number
AWQPP6092H

सविजयशर
Signature



सविजयशर



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2189/71028/46936

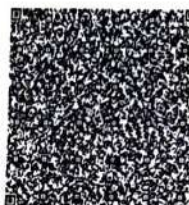
To
Paritosh Pathar
S/O: Harimohan Pathar
BHATTACHARJEE PARA
BORAL
Rajpur Sonarpur(m)
Boral
South 24 Parganas West Bengal - 700154
8334832170

Download Date: 22/02/2019

Generation Date: 31/01/2019

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2019.02.22 10:00:18
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

2844 3200 8557

VID : 9179 5029 5151 9354

मेरा आधार, मेरी पहचान



भारत सरकार

Unique Identification Authority of India



Paritosh Pathar
Date of Birth/DOB: 10/10/1966
Male/ MALE

2844 3200 8557

VID : 9179 5029 5151 9354

मेरा आधार, मेरी पहचान

अतिरिक्त

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUVANKAR DAS
KRISHNA KANTA DAS
29/08/1979

Permanent Account Number

AGUPD7157M

Suvankar Das

Signature



Suvankar Das.



भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 0640/53104/00635

To
Suvankar Das
S/O: Krishnakanta Das
BHATTACHARYA PARA
BORAL
Rajpur Sonarpur(m)
Boral
South 24 Parganas West Bengal - 700154
9836825993

Signature valid

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- नागरिकता का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- आधार का इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार शिप्य में सरकारी और गैर-सरकारी सेवाओं में लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आपका आधार क्रमांक / Your Aadhaar No.:

9401 8607 4118

VID: 9110 5009 6463 8083

मेरा आधार, मेरी पहचान

भारत-सरकार
Government of India

Suvankar Das
Date of Birth: 29/08/1979
Male/MALE

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Krishnakanta Das, BORAL
BHATTACHARYA PARA, Rajpur
Sonarpur(m), South 24 Parganas,
West Bengal - 700154

9401 8607 4118

VID: 9110 5009 6463 8083

मेरा आधार, मेरी पहचान

9401 8607 4118

VID: 9110 5009 6463 8083

Suvankar Das.

Suvankar Das.



भारत सरकार
Unique Identification Authority of India

Enrolment No.: 2189/71244/20314

To
Priyanka Halder
BIO Tagor Halder
UTTAM PURUSCHAI PARA
BANGARACHOLE
Bathugh
Bathugh
South 24 Parganas West Bengal - 700103
9873408078

Downloaded from 2007/02/04



QR Code with Photo/Signature

आपका आधार क्रमांक / Your Aadhaar No. :

7140 5161 3759

VID : 9121 1134 5886 7887

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



Priyanka Halder
Date of Birth: 15/12/1983
Female/ FEMALE

7140 5161 3759

VID : 9121 1134 5886 7887

मेरा आधार, मेरी पहचान

Priyanka Halder



भारत सरकार
GOVERNMENT OF INDIA



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ कागज है।

INFORMATION

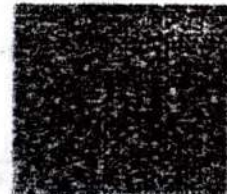
- Aadhaar is a proof of identity, not of citizenship.
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- Aadhaar is valid throughout the country.
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भारत सरकार
GOVERNMENT OF INDIA

Address:
D/O Tapan Halder, UTTAR PASHCHIM PARA,
BAGHARGHOLE, Barhugli, South 24
Parganas,
West Bengal - 700163



QR Code with Photograph

7140 5161 3759

VID : 9121 1134 5096 7807



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

GRN Details

GRN:	192021220172578368	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	28/01/2022 15:23:43	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5864320668218	BRN Date:	28/01/2022 15:01:45
Gateway Ref ID:	IGAMXERDK3	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2000200100/3/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SANJIT DAS
Address:	SREEPUR UDAYAN PALLY, BORAL, K
Mobile:	9836737471
Contact No:	9836737471
Depositor Status:	Buyer/Claimants
Query No:	2000200100
Applicant's Name:	Mr Sumit Dutta Chowdhury
Identification No:	2000200100/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000200100/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	236880
2	2000200100/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	59242
3	2000200100/3/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	600
Total				296722

IN WORDS: TWO LAKH NINETY SIX THOUSAND SEVEN HUNDRED TWENTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1629-00713/2022	Date of Registration	31/01/2022
Query No / Year	1629-2000200100/2022	Office where deed is registered	
Query Date	19/01/2022 7:14:30 PM		1629-2000200100/2022
Applicant Name, Address & Other Details	Sumit Dutta Chowdhury Alipore Police Court,, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831214197, 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. 50,00,000/-	Rs. 59,22,754/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,930/- (Article:23)	Rs. 59,242/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Boral, , Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-723 (RS :-)	LR-1249	Bastu	Bastu	6 Katha 1 Chatak	49,70,000/-	58,92,754/-	Width of Approach Road: 12 Ft.,
Grand Total :					10.0031Dec	49,70,000 /-	58,92,754 /-	

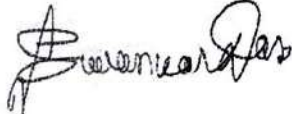
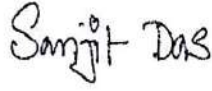
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Kanan Das Wife of Mr Sunil Kumar Das Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office	 31/01/2022	 LTI 31/01/2022	 31/01/2022
Boral Panchanantala,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BUxxxxxx6D, Aadhaar No: 94xxxxxxxx6555, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Suvankar Das (Presentant) Son of Mr Krishna Kanta Das Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office	 31/01/2022	 LTI 31/01/2022	 31/01/2022
Son of Mr Krishna Kanta Das Boral Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx7M, Aadhaar No: 94xxxxxxxx4118, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office				
2	Mr Sanjit Das Son of Mr Ranjit Das Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office	 31/01/2022	 LTI 31/01/2022	 31/01/2022
Son of Mr Ranjit Das Sripur Udayan Pally,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx6G, Aadhaar No: 68xxxxxxxx9164, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Rupa Das Daughter of Mr Makhanlal Das Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			Rupa Das
31/01/2022	LTI 31/01/2022	31/01/2022	
Daughter of Mr Makhanlal Das Dhaluya Nabapally,, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxxx6F, Aadhaar No: 89xxxxxxxx0179, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Paritosh Pathar Son of Mr Harimohan Pathar Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			21/1/2022
31/01/2022	LTI 31/01/2022	31/01/2022	
Son of Mr Harimohan Pathar Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx2H, Aadhaar No: 28xxxxxxxx8557, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Priyanka Halder Daughter of Mr Tapan Halder Alipore Police Court,, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			Priyanka Halder
31/01/2022	31/01/2022	31/01/2022	
Identifier Of Mrs Kanan Das, Mr Suvankar Das, Mr Sanjit Das, Mrs Rupa Das, Mr Paritosh Pathar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kanan Das	Mr Suvankar Das-2.50078 Dec,Mr Sanjit Das-2.50078 Dec,Mrs Rupa Das-2.50078 Dec,Mr Paritosh Pathar-2.50078 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kanan Das	Mr Suvankar Das-25.00000000 Sq Ft,Mr Sanjit Das-25.00000000 Sq Ft,Mrs Rupa Das-25.00000000 Sq Ft,Mr Paritosh Pathar-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Boral, , Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 723, LR Khatian No:- 1249	Owner:সুনীল কুমার দাস, Gurdian:নুকুবিহারী , Address:নিজ , Classification:বাগান, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 31-01-2022

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 12:09 hrs on 31-01-2022, at the Office of the A.D.S.R. GARIA by Mr Suvankar 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 59,22,754/-

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

Execution is admitted on 31/01/2022 by 1. Mrs Kanan Das, Wife of Mr Sunil Kumar Das, Boral Panchanantala,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 2. Mr Suvankar Das, Son of Mr Krishna Kanta Das, Boral Bhattacharjee Para,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 3. Mr Sanjit Das, Son of Mr Ranjit Das, Sripur Udayan Pally,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 4. Mrs Rupa Das, Daughter of Mr Makhanlal Das, Dhaluya Nabapally,, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 5. Mr Paritosh Pathar, Son of Mr Harimohan Pathar, Bhattacharjee Para,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mrs Priyanka Haldar, , , Daughter of Mr Tapan Haldar, Alipore Police Court,, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 59,242/- (A(1) = Rs 59,228/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 59,242/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2022 3:25PM with Govt. Ref. No: 192021220172578368 on 28-01-2022, Amount Rs: 59,242/-, Bank: SBI EPay (SBlePay), Ref. No. 5864320668218 on 28-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,930/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,36,880/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 279792, Amount: Rs.50/-, Date of Purchase: 11/12/2021, Vendor name: I Chakraborty
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2022 3:25PM with Govt. Ref. No: 192021220172578368 on 28-01-2022, Amount Rs: 2,36,880/-, Bank: SBI EPay (SBlePay), Ref. No. 5864320668218 on 28-01-2022, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 23580 to 23610

being No 162900713 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.02.01 15:53:05 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/02/01 03:53:05 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)