

12/165

8-11614/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमवङ्ग प्रविश्य बंगाल WEST BENGAL

K-429801

24-11-17
4-0
3827/17

Certified that the document is admitted to register. The signature sheet/counter & the endorsement sheet/counter attached with this document are the part of this document.

Additional District Sub-Registrar
Barrack, New Town, Mohit 24/17

27 NOV 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this

.....²⁴th day of November..... Two Thousand and Seventeen (2017)

(2)

BETWEEN

- (1) SRI SUPROKASH CHAKRABORTY, (PAN - AWMPC7182R), son of Late Sankar Chakraborty & Late Chaya Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at - Vill - Nawpara, P.O. Hatiara, P.S. - New Town, Kolkata - 700157.
- (2) SRI SUPROVAS CHAKRABORTY, (PAN - BKVPC3710P), son of Late Sankar Chakraborty & Late Chaya Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at - Vill - Nawpara, P.O. Hatiara, P.S. - New Town, Kolkata - 700157,
- (3) SMT. SULEKHA GHOSAL, (PAN - BBEPG2260G), wife of Subrata Ghosal, daughter of Late Sankar Chakraborty & Late Chaya Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at - Ghatakpukur, Hazratata, P.O. & P.S. - Bhangar, Dist. - South 24 Parganas, PIN - ...743502....., hereinafter referred to and called as the "VENDORS" (Which terms or

Sulekha Ghosal

(3)

expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

(1) SRI PRABIR KUMAR SAHA, (PAN – AZSPS6841C), son of Late Rashbehari Saha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at – Atghara, Jhowtala, P.O. – Hatiara, P.S. – Baguiati, Kolkata – 700157,

(2) SMT. RUNU SAHA, (PAN – DDGPS1385Q), wife of Sri Prabir Kumar Saha, daughter of Suresh Chandra Seal, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Atghara, Jhowtala, P.O. – Hatiara, P.S. – Baguiati, Kolkata – 700157,

(3) SMT. PRIYANKA SAHA GAYEN, (PAN – DMQPS6693G), wife of Ashis Gayen, daughter of Sri Prabir Kumar Saha, by faith – Hindu, by Nationality – Indian, by Occupation –

Housewife, residing at – Atghara, Jhowtala, P.O. – Hatiara, P.S. – Baguiati, Kolkata – 700157, hereinafter called and referred to as the “PURCHASERS” (Which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS :-

A. The one Karim Box Mondal, son of Late Echhmail Mondal & Elejaan Bibi wife of Late Echhmail Mondal were the absolute joint owners of 136 decimals more or less of C. S. Dag No. 155 under C. S. Khatian No. 50, at Mouza – Atghara, J. L. No. 10, Re. Sa. No. 133, Touzi No. 172, P.S. Rajarhat, in the District North 24 Parganas, by way of inheritance with other lands.

AND WHEREAS The said Karim Box Mondal & Elejaan Bibi jointly sold transferred and conveyed the aforesaid land to One Upendra Nath Dhali by the strength of a registered Deed of Conveyance,

registered on 15.06.1936 in the office of A.D.S.R. Cossipore-Dum Dum and recorded in Book No. I, being Deed No. 1226 for the year 1936.

AND WHEREAS thus on the basis of the aforesaid deed, bearing Deed No. 1226 for the year 1936, the said Upendra Nath Dhali became the absolute owner of the aforesaid land.

AND WHEREAS the said Upendra Nath Dhali died intestate leaving behind him his five sons namely Gour Dhali, Krishnapada Dhali, Sudarshan Dhali, Sarat Chandra Dhali & Subodh Chandra Dhali as his legal heirs and successors in interest of the aforesaid land left by the said Upendra Nath Dhali, since deceased.

AND WHEREAS thus the said Gour Dhali, Krishnapada Dhali, Sudarshan Dhali, Sarat Chandra Dhali & Subodh Chandra Dhali became the absolute joint owners of the aforesaid land. After receiving the same the said Gour Dhali, Krishnapada Dhali, Sudarshan Dhali, Sarat Chandra Dhali & Subodh Chandra Dhali recorded their name in

Revisional Settlement in R. S. Khatian No. 49, R. S. Dag No. 157, in respect of the aforesaid land.

AND WHEREAS the said Gour Dhali died intestate leaving behind his wife namely Golapi Dhali, and three sons namely Bibhuti Bhusan Dhali, Ananda Kumar Dhali & Sunil Kumar Dhali as his legal heirs and successors in interest in respect of his share out of the aforesaid land left by the said Gour Dhali estate of the said Upendra Nath Dhali, since deceased.

AND WHEREAS the said Sudarshan Dhali died intestate leaving behind his only wife namely Tarubala Dhali as his heir and successor in interest in respect of his share out of the aforesaid land left by the said Sudarshan Dhali, estate of the said Upendra Nath Dhali, since deceased.

AND WHEREAS the said Krishnapada Dhali died intestate leaving behind his only son namely Jitendra Nath Dhani as his heir and successor in interest in respect of his share out of the aforesaid

land left by the said Krishnapada Dhali, estate of the said Upendra Nath Dhali since deceased.

AND WHEREAS thus on the basis of the aforesaid facts and circumstances the said Sarat Chandra Dhali, Subodh chandra Dhali, Golapi Dhali, Bibhuti Bhusan Dhali, Ananda Kumar Dhali, Sunil Kumar Dhali, Tarubala Dhali & Jitendra Chandra Dhali became the absolute joint owners of the aforesaid land.

AND WHEREAS the said Sarat Chandra Dhali, Subodh chandra Dhali, Golapi Dhali, Bibhuti Bhusan Dhali, Ananda Kumar Dhali, Sunil Kumar Dhali, Tarubala Dhali & Jitendra Chandra Dhali jointly sold, transferred and conveyed 3(Three) Cottah 14 (Fourteen) Chittacks 10 (Ten) sq. ft. more or less out of their possession in C. S. Dag No 155, R. S. Dag No. 157 under C. S. Khatian No. 50, R. S. Khatian No. 49, at Mouza – Atghara, J. L. No. 10, Re. Sa. No. – 133, Touzi No. 172, P. S. Rajarhat, in the District North 24 Parganas with other lands to one Sankar Mondal, son of Sanyasi Mondal, by the

strength of a registered Deed of Conveyance, registered on 06.11.1984 in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, being Deed No. 5977 for the year 1984.

AND WHEREAS the said Sankar Mondal sold, transferred and conveyed 3(Three) Cottah 14 (Fourteen) Chittacks 10 (Ten) sq.ft. more or less in C. S. Dag No 155, R. S. Dag No. 157 under C. S. Khatian No. 50, R. S. Khatian No. 49, at Mouza – Atghara, J. L. No. 10, Re. Sa. No. – 133, Touzi No. 172, P. S. Rajarhat, in the District North 24 Parganas to Chaya Chakraborty by the strength of a registered Deed of Conveyance, registered on 14.12.1984 in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 113F, pages from 415 to 422, being Deed No. 7050 for the year 1984.

AND WHEREAS thus on the basis of the aforesaid deed, bearing Deed No. 7050 for the year 1984, the said Chaya Chakraborty became the absolute owner of the aforesaid land, thus the said Chaya

Chakraborty recorded her name in L. R. Settlement in L. R. Khatian No. 343/1 and also mutated her name in the concerned authority Rajarhat Gopalpur Municipality, having Holding No. AS/372/BI-B, Atghara, Jhowtala, Kolkata - 700 157 in Ward No 9 in respect of the aforesaid land.

AND WHEREAS the said Chaya Chakraborty died intestate on 21.09.2016 leaving behind her husband namely Sankar Chakraborty and two sons namely Suproakash Chakraborty & Suprovas Chakraborty and only married daughter namely Sulekha Ghosal as her legal heirs and successors in interest in respect of the aforesaid land left by the said Chaya Chakraborty, since deceased.

AND WHEREAS the said Sankar Chakraborty died intestate on 17.01.2017 leaving behind his two sons the said Suproakash Chakraborty & Suprovas Chakraborty and only married daughter the said Sulekha Ghosal as his legal heirs and successors in interest in respect of his share out of the aforesaid land left by the said Sankar

chakraborty, estate of the said Chaya chakraborty, since deceased.

B. AND WHEREAS the Vendors herein are seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Plot in aggregate measuring an area of 3 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq. ft. Sali land be the same a little more or less lying and situated at and comprised in C. S. Dag No – 155, R. S. & L. R. Dag No. – 157 under C. S. Khatian No. – 50, R. S. Khatian No. 49, L. R. Khatian No. – 343/1, at Mouza – Atghara, J. L. No. 10, Re. Sa. No. – 133, Touzi No. 172, A. D. S. R. O. – Rajarhat within the local limits of Rajarhat Gopalpur Municipality, having Holding No. AS/372/B1-B, Atghara, Jhowtala, Kolkata 700157, in Ward No. 9, presently Bidhannagar Municipal Corporation, in Ward No. 12, within the Jurisdiction of formerly Rajarhat presently Baguiati Police Station in the district of North 24 Parganas, morefully mentioned in the Schedule of the property hereinafter written.

The abovesaid 3 (Three) Cottahs 14 (Fourteen) Chittacks 10

(11)

(Ten) sq. ft. Sali land described in the schedule hereunder written absolutely free from all encumbrances whatsoever.

C. Since then the aforesaid Vendors herein are the absolute owner of the aforesaid property and seized and possessed of or otherwise well and sufficiently entitle to the same peacefully, freely absolutely and forever without any interruption, demand or claim and free from all encumbrances as whatsoever from any corner together with right to convey and transfer the same to any including person or persons or purchaser or purchasers at any consideration and or at any terms and conditions as well think fit and proper.

AND the Vendors herein intended to sell the aforesaid Sali land in aggregate measuring an area of 3 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq. ft. more or less which is morefully and particularly described in the schedule hereunder written.

D. The Purchasers herein relying on the abovementioned various representations and assurances made by the Vendors and further

believing the same to be true and placing full faith thereon, approached the Vendors for Sale and/or transfer of the aforesaid plots of land in favour of the purchasers at or for the agreed considerations and on the agreed terms.

E. And the Vendors agreed to sale their aforesaid land measuring an area of total 3 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq. ft. which comprised in C. S. Dag No – 155 and R. S. & L. R. Dag No. – 157 and Purchasers agreed to purchase the aforesaid land in total consideration of a sum of Rs. 81,66,000/- (Rupees Eighty One Lakhs Sixty Six Thousand) Only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 81,66,000/- (Rupees Eighty One Lakhs Sixty Six Thousand) Only of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do each of them doth hereby as well as the receipt

hereunder written admit and acknowledge and of and from the same
 and every part thereof the Vendors doth hereby acquit, release and
 forever discharge the said property as well as the purchaser) the Vendors
 doth hereby absolutely and indefeasible grant, convey, sell, transfer,
 assign and assure unto the Purchaser ALL THAT piece or parcel of
 Sali and Pukur Land measuring an area of 3 (Three) Cottahs 14
 (Fourteen) Chittacks 10 (Ten) sq. ft. more or less comprised in C. S.
 Dag No – 155, R. S. & L. R. Dag No. – 157 under C. S. Khatian No.
 – 50, R. S. Khatian No. 49, L. R. Khatian No. – 343/1, at Mouza –
 Atghara, J. L. No. 10, Re. Sa. No. – 133, Touzi No. 172, A.D.S.R.O.
 – Rajarhat within the local limits of Rajarhat Gopalpur Municipality,
 having Holding No. AS/372/B1-B, Atghara, Jhowtala, Kolkata –
 700157, in Ward No. 9, presently Bidhannagar Municipal Corporation,
 in Ward No. 12, within the Jurisdiction of formerly Rajarhat presently
 Baguiati Police Station in the district of North 24 Parganas, fully
 described in the Schedule hereunder written and also delineated in the

"RED" border in the site plan annexed herewith absolutely and hereinafter for the sake of brevity referred to as the said property OR HOWSOEVER OTHERWISE aforesaid i.e. schedule mentioned property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished TOGETHER WITH all structure, erections, walls, boundary, walls pits, area, yards, water, water courses, water connection and sanitary connections, sewers, drains, ways paths and passages AND all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND the legal incidence and inheritance

thereof AND all the estate right title interest use possession property claim and demand whatsoever of the Vendors both at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH they and every part of their rights, liberties and appurtenances whatsoever unto and to the Purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the Purchasers absolutely and for every free from all encumbrances whatsoever.

THE VENDORS DO TH HEREBY COVENANT WITH THE

PURCHASERS as follows :-

- (a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendors to the contrary the Vendors is lawfully and absolutely seized and possessed

of or otherwise well and sufficiently entitled to the said property hereby sold granted transferred conveyed assigned and assured as an absolute and indeafeasible estate or an estate equivalent to 3 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq. ft. more or less Sali Land thereto and free from all encumbrances whatsoever.

(b) The said Vendors namely SRI SUPROKASH CHAKRABORTY, SRI SUPROVAS CHAKRABORTY, SMT. SULEKHA GHOSAL, are seized and possessed of the aforesaid plot of land by inheritance and enjoying the same freely and peacefully without any interruption from any corners whatsoever and by paying taxes and rents to the competent authorities as absolute owners and occupiers thereof and have the absolute power of ownership of disposing the same to any intending purchaser or purchasers as they will think fit and proper.

(c) That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of

the vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

(d) That the purchasers shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.

(e) That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.

(f) That the land fully described in the schedule below stands retained by the vendors through operation of family ceiling as envisaged in Chapter II-B, West Bengal Land Reforms Act.

(g) That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act, 1956 or statutory modification thereof or under the Urban Land

(Ceiling & Regulations) Act, 1976 or any other law for the time being in force.

(h) It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.

(i) It is hereby declared that the said purchaser has the absolute right to mutate the purchasers name in respect of the present purchased land.

(j) All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.

(k) It is hereby declared that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is

for the DEBATTOR or PIROTTOR property or it is not subject matter of any court or not any litigation from any corners whatsoever.

(l) That the Vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

(m) It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendors, if not free from all encumbrances as herein covenant, the vendors shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein AND if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendors without any claim or demand at the costs and expenses of the Purchaser.

AND the vendors hereby deliver this day khas possession of the said land unto the purchasers herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of Sali land measuring an area of 3 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq. ft. in C. S. Dag No – 155, R. S. & L. R. Dag No. – 157 under C. S. Khatian No – 50, R. S. Khatian No. 49, L. R. Khatian No. – 343/1, at Mouza – Athghara, J. I. No. 10, Re. Sa. No. – 133, Touzi No 172, A. D. S. R. O. – Rajarhat within the local limits of Rajarhat Gopalpur Municipality, having Holding No. AS/372/BI-B, Athghara, Jhowtala, Kolkata – 700157, in Ward No. 9, presently Bidhannagar Municipal Corporation, in Ward No. 12, within the Jurisdiction of formerly Rajarhat presently Baguiati Police Station in the district of North 24 Parganas.

The said land are described as follows :-

ON THE NORTH : Land of R. S. Dag No. 157
 ON THE SOUTH : 20 ft. wide Athghara-Jhowtala Road
 and part of Plot No. 3.
 ON THE EAST : Land of R. S. Dag No. 159
 ON THE WEST : Land of Plot No. 3

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of:-

1. *2 Dombivli (Dist. Thane)*
Keshi Krishna Ramani
P.O + P.S. Nimta
Kol-49

Suyomath Chakrabarty
Sudoras Chakrabarty
Sikhar Chakrabarty

2. *Kamij Tarakbar*
Higra Tarakbar Para.
P.S. Bograli Dist. - 136

SIGNATURE OF THE VENDORS

Drafted and Explained by me :

Shabanta Roy
Advocate

Barasat Judges' Court.
Dist-376/869/02

Baba
Ramen Saha
Prigunta Subo gayer

Computer Typed by :

Praloy Bhattacharjee

SIGNATURE OF THE PURCHASERS

(Praloy Bhattacharjee)

Nimta, Kolkata - 700049

SITE PLAN PART OF C.S. DAG NO. 155, R.S. & L.R. DAG NO. 157, AT MOUZA
 -ATHGHARA, J.L. NO. -10, R.S. NO. -133, UNDER C.S. KHATTAN NO. 50, R.S.
 KHATTAN NO. 49, L.R. KHATTAN NO. 343/1, P.S. - RAJARHAT PRESENTLY
 BAGULATI, DISTRICT NORTH 24 PARGANAS, UNDER BIDHANNAGAR
 MUNICIPAL CORPORATION, WARD NO. - 12.

Land Area shown in Red Mark,

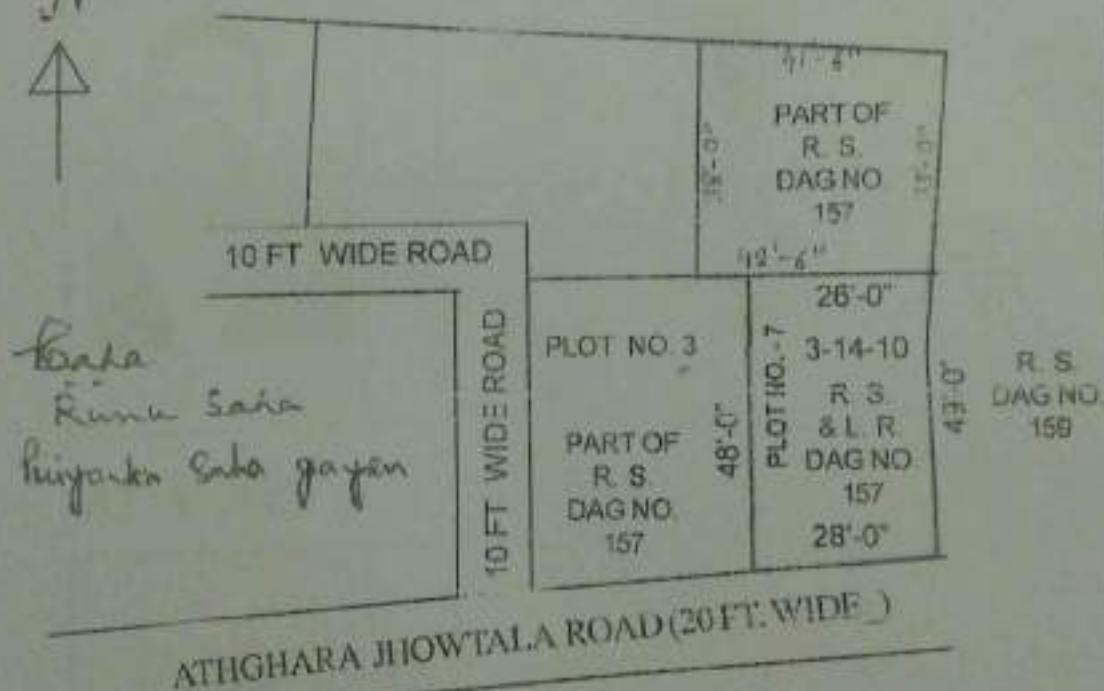
Scale = N.T.S.

Vendors: (1) Suprakashi Chakraborty (2) Suprovas Chakraborty (3) Sulekha Ghosal

Purchasers: (1) Prabir Kumar Saha (2) Smt. Runu Saha (3) Smt. Priyanka Saha Gayen

Area: 3 Cottahs 14 Chittaks 10 Sq. ft.

(M/L)



Suprakashi Chakraborty.
 Suprovas Chakraborty
 Sulekha Ghosal

DRAWN BY
 fi. Gazi
 FARUK GAZI

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 41A OF THE SALES TAX ACT, 1962

N.B.

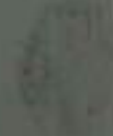


LH 30X-38MM 70 TIMES ENLARGED
PH 30X-38MM 70 TIMES ENLARGED

| | | | | | | |
|---|-----|---|---|---|---|---|
|  <i>[Signature]</i> | LH |  |  |  |  |  |
| | PH. |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|--|-----|---|---|---|---|---|
|  <i>[Signature]</i> | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|---|-----|---|---|---|---|---|
|  <i>[Signature]</i> | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER/
BUYER/CASMENT
WITH PHOTO

UNDER RULE 44A OF THE LR, ACT 1998

N.B. -

LH BOX - SMALL TO THUMB PRINTS
RH BOX - THUMB TO SMALL PRINTS

| | | | | | | |
|---|----|---|---|---|---|---|
|  <i>Chandrasekhar</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|---|----|---|---|---|---|---|
|  <i>Bydanna Chaitanya</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|---|----|---|---|---|---|---|
|  | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED :-

MEMO OF CONSIDERATION

Received with thanks from the above mentioned purchaser a sum of Rs. 81,66,000/- (Rupees Eighty One Lakhs Sixty Six Thousand) only towards the total consideration of the land along with all easement rights, facilities etc. as per memo given below :-

| - MEMO - | | | | | | |
|----------|-------------|--------|------|------------|------------------|----------------|
| paid by | Chitane No- | 000039 | date | 22/04/2017 | Bandhan Bank | Rs 20,00,000/- |
| | | | | | Chunarfark | Rs 20,00,000/- |
| " | | 000043 | | 20 - | 20 - | Rs 5,00,000/- |
| " | | 000041 | | 20 - | | |
| " | | 751222 | | 20 - | S.H.I Chunarfark | Rs 15,00,000/- |
| " | | 000047 | | 24/11/17 | Bandhan Bank | Rs 3,22,000/- |
| " | | 035700 | | 20 - | S.H.I | Rs 4,00,000/- |
| " | | 000046 | | 20 - | Bandhan Bank | Rs 3,22,000/- |
| " | | 035697 | | 20 - | S.B.I | Rs 4,00,000/- |
| " | | 000045 | | 20 - | Bandhan Bank | Rs 2,20,000/- |
| " | | 035649 | | 20 - | S.B.I | Rs 5,00,000/- |

(Rupees Eighty One Lakhs Sixty Six Thousand only) Total - Rs. 81,66,000/-

Witnesses :-

1. *Sankha...*
2. *Ranjit...*

Suryakant Chavhan...

Sudhakar Chavhan...

Balendra Ghosal

SIGNATURE OF THE VENDORS

19-201718-012110865-1

Online Payment

PN Date: 24/11/2017 17:14:41

Bank : State Bank of India

BRN : IK70JLGSE*

BRN Date: 24/11/2017 17:16:19

DEPOSITOR'S DETAILS

Id No. : 15231000382749/5/2017
(Query No./Query Year)

Name : PRABIR KUMAR SAHA

Contact No. :

Mobile No. : +91 9830754410

E-mail :

Address : ATGHARA JHOWTALAKOL700157

Applicant Name : Mr S Dasgupta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

| Sl No. | Identification No. | Head of A/C Description | Head of A/C | Amount(₹) |
|--------|-----------------------|--|--------------------|------------|
| 1 | 15231000382749/5/2017 | Property Registrars- Stamp duty | 0930-02-104-003-02 | 570847 |
| 2 | 15231000382749/5/2017 | Property Registrars- Registration Fees | 0930-03-104-001-12 | 51681 |
| 3 | 15231000382749/5/2017 | Mutators/Conversion -Recd | 0025-00-800-028-27 | 384 |

Total

652752

In Words

Rupees Six Lakh Fifty Two Thousand Seven Hundred Fifty Two only

Details :

Name, Address, Photo, Finger print and Signature

Mr Prabir Kumar Saha (Presentant)

Son of Late Rashbehari Saha Alghara, Jhowtala, P.O. - Hatara, P.S. - Baguiati, District -North 24-Parganas, West Bengal, India. PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AZSP56841C, Status: Individual, Executed by: Self, Date of Execution: 24/11/2017
Admitted by: Self, Date of Admission: 24/11/2017, Place: Pvt. Residence

Smt Runu Saha

Wife of Mr. Prabir Kumar Saha Alghara, Jhowtala, P.O. - Hatara, P.S. - Baguiati, District -North 24-Parganas, West Bengal, India. PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DDGP51365Q, Status: Individual, Executed by: Self, Date of Execution: 24/11/2017
Admitted by: Self, Date of Admission: 24/11/2017, Place: Pvt. Residence

Smt Priyanka Saha

Wife of Mr. Ashis Gayan Alghara, Jhowtala, P.O. - Hatara, P.S. - Baguiati, District -North 24 Parganas, West Bengal, India. PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. JWDG56611D, Status: Individual, Executed by: Self, Date of execution: 24/11/2017
Admitted by: Self, Date of Admission: 24/11/2017, Place: Pvt. Residence

Identifier Details :

Name & address

V. Somphu Bswas

Son of Mr. Ajay Bswas

K.K Ramdas Road, P.O. Nimta, P.S. Nimta, District -North 24-Parganas, West Bengal, India. PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Mr Suproakash Chakraborty, Mr Suprovas Chakraborty, Smt Sulekha Ghosal, Mr Prabir Kumar Saha, Smt Runu Saha, Smt Priyanka Saha

Transfer of property for L1

| Sl.No | From | To, with area (Name-Area) |
|-------|---------------------------|---|
| 1 | Mr Suproakash Chakraborty | Mr Prabir Kumar Saha-0.712963 Dec, Smt Runu Saha-0.712963 Dec, Smt Priyanka Saha-0.712963 Dec |
| 2 | Mr Suprovas Chakraborty | Mr Prabir Kumar Saha-0.712963 Dec, Smt Runu Saha-0.712963 Dec, Smt Priyanka Saha-0.712963 Dec |
| 3 | Smt Sulekha Ghosal | Mr Prabir Kumar Saha-0.712963 Dec, Smt Runu Saha-0.712963 Dec, Smt Priyanka Saha-0.712963 Dec |

Details as per Land Record

North 24-Parganas, P.S. Rajarhat, Municipality, BISHANNAGAR MUNICIPALITY CORPORATION, Road
 Road (Alghara) Mouza: Alghara

| S. No. | Plot & Khatian Number | Details Of Land |
|--------|--|---|
| 1 | R Plot No 157 (Corresponding RS Plot No 157) I.R. Khatian No. 3431 | Owner's Name: গুদান শাহ, Address: No. 3431, Classification: 100, Area: 0.06000000 Acre. |

Endorsement For Deed Number - I - 152311614 / 2017

On 20-11-2017

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 81,00,000/-

Debasish Dhar

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

North 24-Parganas, West Bengal

On 24-11-2017

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

Presented for registration at 12.22 hrs on 24-11-2017 at the Private residence by Mr. Prabir Kumar Saha one of the Claimants

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)

Executor is admitted on 24/11/2017 by 1 Mr Suproakash Chakraborty, Son of Late Sankar Chakraborty, Nawpara, P.O. Hatara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business; 2 Mr Suprovas Chakraborty, Son of Late Sankar Chakraborty, Nawpara, P.O. Hatara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business; 3 Smt Sulekha Ghosal, Wife of Mr Subrata Ghosal, Ghatekpukur, Hazratola, P.O. Bhangar, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife; 4 Mr Prabir Kumar Saha, Son of Late Rashbehari Saha, Alghara, Jhowtala, P.O. Hatara, Thana: Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business; 5 Smt Ruru Saha, Wife of Mr Prabir Kumar Saha, Alghara, Jhowtala, P.O. Hatara, Thana: Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife; 6 Smt Priyanka Saha, Wife of Mr Ashis Gayen, Alghara, Jhowtala, P.O. Hatara, Thana: Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Identified by Mr Sambhu Biswas, Son of Mr Ajay Biswas, K.K Ramdas Road, P.O. Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Debasish Dhar

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

North 24-Parganas, West Bengal

On 27-11-2017

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

of Fees

that required Registration Fees payable for this document is Rs 81,681/- (A(1) = Rs 81,657/- E = Rs 14/-)
Registration Fees paid by Cash Rs 0/- by online = Rs 81,681/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/11/2017 5:16PM with Govt. Ref No: 192017180121106661 on 24-11-2017, Amount Rs 81,681/- Bank
State Bank of India (SBIN0000001) Ref No: IK00JLGSSE1 on 24-11-2017, Head of Account 0030-03-104-001-06

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,70,687/- and Stamp Duty paid by Stamp Rs
1,000/-, by online = Rs 5,70,687/-

Description of Stamp

1. Stamp Type: Impressed Serial no: 5231 Amount: Rs 1,000/- Date of Purchase: 24/11/2017, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/11/2017 5:13PM with Govt. Ref No: 192017180121106661 on 24-11-2017, Amount Rs. 5,70,687/-
Bank: State Bank of India (SBIN0000001), Ref No: IK00JLGSSE1 on 24-11-2017, Head of Account 0030-02-103-003

Debasish Dhar

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal

সংসদ-এর কার্যালয় অফিসিয়াল নং ২১৯১

[২০২১/১০১০]

সেবা- জমিদারী রে.প্র.নং- ১০


স্থান- রাজশাহী



(১) আবেদন- টিকা

(২) জমির পরিমাণ(১)- ০.০১

(৩) মেট্রি সার্ভার নং- ১

| | (৪) আবেদনের মতামতসহ বিবরণ | (৫) পত্র | (৬) মারফ |
|---------|---------------------------|----------|---|
| নাম- | শ্রীমান কুমার মল্লিক | জাফল |  |
| পিতা- | শ্রীমান মল্লিক | | |
| ঠিকানা- | বিষ্ণু | | |

(৭) আবেদনের মূল স্বাক্ষরিত জমি

| স্মারক নং | জমির প্রকার | স্মারক নং | স্মারক নং | স্মারক নং |
|-----------|-------------|-----------|-------------------|-------------------|
| ১০১ | পাতি | ০.০১ | ০.০১০০ | ০.০১ |
| | | | সংসদ-এর কার্যালয় | সংসদ-এর কার্যালয় |

স্মারক নং - ১১১/১

সি: ক: মাল

মেট্রি সার্ভার নং- ১০১



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 Copy No 2973

স্মারক নং- ১০ প্রকল্প পরিচালনা নং- ২৩০৫ [১৪৫/১০১০]
 খোলা- সফটওয়্যার জি.এল.নং- ১০ খানা- রাজশাহী



(১) প্রকল্প- টাকা
 (২) জমির পরিমাণ(এ)- ০.০২ (৩) মোট মালের সংখ্যা- ১

| | (১) অত্রপ্রকল্পের নথীভুক্ততার বিষয়বস্তু | (২) বহু | (৩) মতামত |
|---------|--|---------|-----------|
| নাম- | জনু মামা | স্বত্ব | |
| পত্নী- | সুবীরা | | |
| ঠিকানা- | নিচ | | |

(৭) অত্রপ্রকল্পের নিম্ন পণ্যসমূহ ক্রমি

| স্মারক নং | জমির প্রকার | মতামত | মতামত (মোট পরিমাণ(এ)) | মতামত সংখ্যা অত্রপ্রকল্পের অংশ | মতামত সংখ্যা অত্রপ্রকল্পের জমির অংশের পরিমাণ | |
|-----------|-------------|-------|-----------------------|--------------------------------|--|------|
| | | | | | একর | বেটর |
| ১৪৭ | খালি | | ০.০২ | ০.০২ | ০.০২ | |

স্মারক নং - ১৪৩/১
 ডি. জি. স্মারক

মোট মতামত সংখ্যা- ১০০



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No : 2972

উদ্দেশ্য: উদ্দেশ্য ১৪ পরামর্শ পরিচালনা নং- ১১৩৫

[১২০৭০১০]



শ্রেণি: আটপাড়া


জে.এম.নং- ১০

থানা- রূপসারহাট

(১) সাক্ষর- টাকার

(২) জমির পরিমাণ(এ)- ০.০১

(৩) মোট দায়ের সংখ্যা- ১

| | (৪) অত্রস্বত্বের মালিকদের বিবরণ | (৫) বই | (৬) মতলা |
|-------|---------------------------------|--------|---|
| নাম- | প্রমোদা নাথ গাঙ্গুলি | বাক্য |  |
| পাতি- | আপীন | | |
| পিতা- | নিজ | | |

(৭) অত্রস্বত্বের বিস্তারিত বিবরণ

| স্বত্ব নং | জমির প্রকার | স্বত্ব | দায়ের মোট পরিমাণ(এ) | দায়ের সংখ্যা | দায়ের অংশ |
|-----------|-------------|--------|----------------------|---------------|--------------------------------|
| | | | | | অত্রস্বত্বের জমির অংশের পরিমাণ |
| | | | | | ১০০ (১০০%) |
| ১০১ | খালি | | ০.১০ | ০.০১০৪ | ০.০১ |

সাক্ষর নং নং - ১৭৩/১

মো: স্ব: স্ব:

মোট দায়ের সংখ্যা- ১০১ নং



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No 2674

of Registration under section 60 and Rule 69.

ed in Book - I

ie number 1523-2017, Page from 345871 to 345904

ig No 152311614 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.12.05 14:48:00 +05'30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/5/2017 2:44:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)