

02932/24

I-2991/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 316149

certified that the document is submitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Registrar-V  
Alipore, South 24 Parganas  
- 2 AUG 2024

### DEED OF CONVEYANCE

THIS INDENTURE is made on this the 2<sup>nd</sup> day of August

2024 (Two Thousand and Twenty Four) B E T W E E N

003237

31 JUL 2024

No. 100/-  
Sri. Parraj Kumar Chowdhury.  
Address 219/8, Picnic Garden Rd,  
P.O. Kharke Kol-39.  
Vendor

Jayanta Dey  
ALIPORE POLICE COURT  
Kolkata-27



Chandam Kumar  
S/o - Ram Bharat Singh  
Add - 2923, Nayabad Kol-99  
Occ - Business



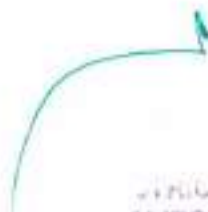


**SRI RABINDRA NATH DAS**, S/o Late Ram Chandra Das, (PAN-ADKPD9711E, Aadhaar No - 8705-9712-9465) by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 13/B, Deshapriya Nagar, P.O - Sinthi, P.S - Baranagar, Kolkata - 700050, in the District North 24 Parganas State of West Bengal, hereinafter called and referred to as the **OWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**1) SRI PANKAJ KUMAR CHOWDHURY**, son of Sravan Kumar Chowdhury, (PAN - AIRPC7851N, AADHAR NO.-8634-6371-1498), by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 219/D, Picnic Garden Road, P.O- Tiljala, P.S- Kasba, Kolkata - 700039, in the District South 24 Parganas. (2). **SRI RABI NATH SAHOO**, S/o Late Mahendra Sahoo, (PAN- AOXPS2625G, Aadhaar No -8705-3411-6998) by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 42/3, Bediadanga 2<sup>nd</sup> Lane, P.O - Tiljala, P.S-Kasba, Kolkata-700039, in the District South 24 Parganas, Hereinafter called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

**WHEREAS** by virtue of a registered Deed of Sale dated 23.03.1979, registered at the office of the District Registrar at Alipore and recorded in Book No.1. Volume No.66. Pages 88 to 92, as Deed No. 1532, for the year 1979, one Subodh Krishna Mondal, Sunil Krishna Mondal, Sudhir Krishna Mondal and Amiya Krishna Mondal, all sons of Late Kumud Krishna Mondal, all of Bawali, P.S.



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Budge Budge, District-South 24 Parganas sold conveyed, transferred, assigned and granted one big plot of land measuring an area of 10 (Ten) Bighas lying and situated in Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194 and also others dags under R.S. Khatian No.115 and also other Khatians within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur. Kolkata-700 094. District-24-Parganas(s). in favour of Bibhuti Bhusan Chowdhury, son of Late Kali Krishna Chowdhury, residing at 5/21, Bijoygarh, P.S. Jadavpur, Kolkata-700 032 and Smt. Bijoya Rani Maitra, wife of Sri Dhirendra Nath Maitra, residing at 2/65, Gandhi Colony, P.S. Jadavpur, Kolkata - 700 040 and the said Subodh Krishna Mondal, Sunil Krishna Mondal, Sudhir Krishna Mondal and Amiya Krishna Mondal, jointly acquired the right title and interest of a demarcated plot of land measuring 10 (Ten) Bighas as per Decree in the year 1971 passed by the Ld. 3 Civil Judge at Alipore and they got their share which is demarcated as "Ba" (in Bengali) in the partition plan of the said court order. It is pertinent to mention that one of the Co-sharers sold away his right title and interest to one Nagendra Nath Dey Sarkar and others of Baishnabghata, one of the Co-sharers of M/s The Subarban Agriculture Diary and Fisheries Pvt. Ltd. who files a Partition suit in the aforesaid Learned Court of the 3rd Sub-Judge Court at Alipore and accordingly said Subodh Krishna Mondal and others obtained the aforesaid land and property marked as "Ba" in the Partition plan.

**AND WHEREAS** after transfer by virtue of the said Deed of Conveyance vide Deed No. 1532 of 1979 some typographical errors are found in the said Deed and the said errors are rectified by virtue of a registered Deed of Declaration dated 16.09.1980 registered at District Registrar at Alipore, recorded into Book No.1, Deed No.7612 for the year 1980.





**AND WHEREAS** thereafter said Bibhuti Bhusan Chowdhury and Smt. Bijaya Rani Maitra, developed and fragmented the entire property into several small plots of land and thereafter by a registered Indenture dated 20.11.1980, registered in the Office of District Sub-Registrar, Alipore, South 24 Parganas and entered into Book No.1, Volume No.150. Pages 92 to 98. Deed No.5378 for the year 1980 sold, transferred and conveyed one small plot of land measuring an area of 3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft. being Scheme Plot No.34, situated in Mouza Nayabad, J.L. No.25, R.S. No.3. Touzi No.56. Pargana-Khaspur, comprising in R.S. Dag No. 194, 196, 197 and 205, under R.S. Khatian No.1 and 48, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata 700 094, District-24-Parganas(s), in favour of one Tarapada Sanyal, at a valuable consideration mentioned there..

**AND WHEREAS** after such purchase while in peaceful possession seized and possessed of his aforesaid purchase landed property thus the said Tarapada Sanyal died intestate on 25.07.2000, and his wife died intestate on 26.07.2010. leaving behind their seven sons, 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and two daughters namely 8) Sikha Lahiri, and 9) Rekha Chatterjee, as their legal heirs and successors to inherited the above mentioned plot of land as per Hindu Succession Act, 1956 and each Owners by having equal undivided 1/9<sup>th</sup> share each of them of the total property.

**AND WHEREAS** thereafter the said legal heirs of the deceased Tarapada Sanyal namely 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and two daughters namely 8) Sikha Lahiri, and 9) Rekha Chatterjee became the joint owners and possessor of the



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said property and while jointly seized and possessed and occupy the same they have jointly recorded their names in the record of the Ld. B.L. & L.R.O. Kasba in respect of their entire inherited plot of land vide Mutation Case No.395 of 2013 to 403 of 2013 and in the mutation, certificates said Ld. B.L. & L.R.O. Kasba has mentioned that the concerned property is situated in R.S. Dag No.194, under R.S. Khatian No.115 of said Mouza-Nayabad, J.L. No.25. under KMC ward No 109, P.S- Purba Jadavpur now Panchasayar, Kolkata – 700 094.

**AND WHEREAS** the said 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and two daughters namely 8) Sikha Lahiri, and 9) Rekha Chatterjee became the absolute joint Owners of the entire plot of land measuring an area of **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.** together with one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No.109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata 700 094, District - 24-Parganas(s) as described in the SCHEDULE below and they have been enjoying the same without any interruption.

**AND WHEREAS** thus the said said 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and 8) Sikha Lahiri, while jointly seized possessed being need of urgent money they have sold and transferred of ALL THAT piece and parcel of undivided 8/9<sup>th</sup> share of Bastu plot of land measuring land area of 2016 (two thousand and sixteen) Sq.ft. out of total land area measuring 3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen)



Sq.ft. together with undivided 8/9<sup>th</sup> share of one tile shed measuring an area of 89 (Eighty nine) Sq.ft. out of total tile shed area 100 (One hundred) Sq ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No.109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3. Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 094. District - 24-Parganas(s) and the sold property was still unassessed and street name of the property is "Nayabad by virtue of a registered deed of sale on dated 11.08.2017 duly registered in the office of the D.S.R V Alipore and the same was recorded in Book – I Volume No – 1630 pages from 77113 to 77160 being No 1630 02526 for the year 2017 unto and in favour of Rabindra Nath Das, the present owner/vendor herein at a valuable consideration.

**AND WHEREAS** on the same date on 11.08.2017 thus the said Rekha Chatterjee she duly sold and transferred of ALL THAT piece and parcel of her undivided 1/9<sup>th</sup> share of Bastu plot of land measuring land area of 252(Two hundred Fifty Two) Sq.ft. out of total land area measuring 3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft. together with undivided 1/9<sup>th</sup> share of one tile shed measuring an area of 11 Sq.ft. out of total tile shed area 100 (One hundred) Sq.ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No.109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3. Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094. District - 24-Parganas(s) and the sold property was still unassessed and street name of the property is "Nayabad" by virtue of a registered deed of sale on dated 11.08.2017 duly registered in the office of the D.S.R V Alipore and the same was recorded in Book – I Volume No – 1630 pages from 76829 to 76855, being No 1630 02519 for the year 2017 unto and in



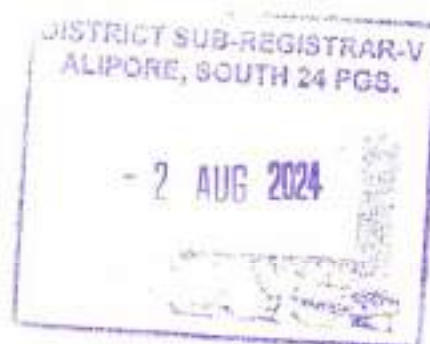


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favour of Rabindra Nath Das, the present owner/vendor herein at a valuable consideration.

**AND WHEREAS** the owner/vendor herein by virtue of the aforesaid Two registered deed of sale he became the sole and absolute owner and possessor of ALL THAT piece and parcel of Bastu land measuring land area of **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.** corresponding to 2268 (Two thousand two hundred and sixty eight) Sq.ft. together with one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No. 109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 094, District Parganas(s).

**AND WHEREAS**, after such purchase while in peaceful possession & seized and possessed sufficiently entitled his all right title interest the same as absolute OWNER indefeasible an estate Equivalent there to free from all encumbrances, He has duly mutated his name in the L.R settlement records in the office of the B.L.& L.R.O office and also he has got mutated his name in the records of the Kolkata Municipal Corporation in respect of the aforesaid landed property, and after mutation the aforesaid property has been known and numbered as **KMC Premises No. 3688, Nayabad**, within the limits of **Ward No. 109** of the Kolkata Municipal Corporation, P.S -Purba Jadavpur Now Panchasayar, Kolkata - 700094, having its **KMC ASSESSE NO. 31-109-08-8321-9**, of the **Kolkata Municipal Corporation**, for the sake of brevity hereinafter called and referred to as the **SAID LAND** as well as **"SAID PREMISES"** And since then he





has been enjoying all rights, title and interest free from all sorts of encumbrances without any hindrance

**AND WHEREAS** at present the OWNER/VENDOR herein intend to sell and the Purchasers herein being agreed to purchase the said **ALL THAT** piece and parcel of Bastu Land, measuring **3 Cottachs 02 Chittaks 18 Sq.Ft TOGETHER WITH** a Tiles Shed Structure with cemented floor finished having an area more or less 100 Sq.Ft **ALONG WITH RIGHT TO USE** 20 ft. wide KMC Road on the Western side adjacent to the Said Land as well as said Premises lying and situate at **Mouza – Nayabad**, Pargana – Khaspur, J.L. No. 25, R.S no. 3, Touzi No. 56 comprised in **R.S Dag No, 194, under R.S Khatian No 115, , being KMC Premises No. 3688 Nayabad, P.S –Purba Jadavpur Now Panchasayar, Kolkata – 700094**, within the limits of Ward No. 109, vide the **KMC ASSESSEE NO 31-109-08-8321-9. of the Kolkata Municipal Corporation**, in the District South 24 Parganas, more fully and particularly described in the schedule hereunder written free from all encumbrances at for the total price for consideration of **Rs. 64,00,000 /-** (**RUPEES SIXTY-FOUR LAKHS ONLY**) and the Purchasers after information enquired all the title deeds, mutation certificate, up to date taxes receipt, and other relevant documents and satisfied with the same agreed to purchase the said land with Structure at the said consideration.

**AND WHEREAS** on or prior to the date of execution of this Deed the Purchasers have paid unto the **OWNER/ VENDOR** Party sum of **Rs. 64, 00, 000/- (RUPEES Sixty-Four lakhs) ONLY** towards the total price or consideration money for the said Land with Structure in full, the receipt whereof the **OWNER/ VENDOR** acknowledge herein the Memo of Consideration as hereinafter provided.



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**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

In pursuance to the above and on payment of full consideration money of. **Rs. 64,00,000 /- (RUPEES SIXTY FOUR LAKHS) ONLY** paid by the Purchasers to **OWNER/ VENDOR**, the receipt whereof the **OWNER/ VENDOR** acknowledged separately and in the Memo of Consideration as hereinafter provided The **OWNER/ VENDOR** herein doth hereby release, assign, assure and transfer and discharge the said **land with Structure** in favour of the Purchasers and also every portion of **ALL THAT** Piece and parcel of land together with structure morefully described in the schedule the OWNER doth hereby convey, grant, transfer, their rights, tittle, and interest and convey the said land with Structure in favour of the Purchasers **TOGETHER WITH** the right to use the said property and every part thereof now are or hereto before were or was situated butted and bounded called known number described distinguished of the said Premises **ALL THE** reversion, reversions, remainder and all the rents, issues, profits of and in connection with the said **Land with Structure** and all the estate, right, tittle and interest, property claim and demand whatsoever of the OWNER into or upon the said **Land with Structure** and all other benefits and rights therein comprised and hereby granted sold and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** the VENDOR's right, liberties and appurtenances whatsoever to and unto the Purchasers free from all encumbrances, charges, trusts lines, lispendens, execution/ attachments and all other liabilities whatsoever **AND TOGETHER WITH** easements or quasi easements herein written and other stipulations and provisions in connection with the beneficial use and enjoyment of the said land with structure and all other benefits and rights hereby granted, sold, convey transferred, assigned and assured every part or parts thereof respectively absolutely and forever.





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-:10:-

The Purchasers shall have full right, liberty and authority to **sale, transfer, convey, Gift, Lease mortgage, charge or in any way encumber or deal with or dispose of the said Land with Structure and/or assign, let out or part with their interest possession benefit or any part thereof in terms of this Deed**

**THE VENDOR DOTH HEREBY COVENANT WITH THE  
PURCHASERS AS FOLLOWS:-**

1. That the VENDOR has good right, Full Power, absolute authority and indefeasible title to grant, sell, convey and transfer the said property hereby granted sold, conveyed, transferred assigned and assured or expressed on intended so to be unto and to the use of the Purchase in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever but subject to the payment of rent and observance and performance of the terms and condition of the rules and regulation under which the said property is governed.
2. The Owner hereby acknowledges and confirm that the Purchaser have fully paid the amount payable in respect of the said Bastu Land along with structure and all obligations of the Purchasers of the aforementioned property to the stands discharged and released.
3. The Owner confirm that he has no further dues from the Purchasers on any account whatsoever and the Purchasers confirm and verify all the papers and documents and verified the same and after inspection all the papered an document the purchaser with their full satisfaction they agreed to purchase the said land with structure with the full satisfaction of the Purchasers.
4. That the Owner do hereby relinquished his all right title and interest in respect of the said **Land with Structure** as described in the Schedule as hereunder provided in favour of the Purchaser absolutely fully and finally and the owner



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doth hereby confirm the sale in respect of the said **Land with Structuree** in favour of the Purchasers fully and finally.

5. That the VENDOR doth hereby and hereunder grant, convey, sale transfer assign and assure all its estate and interest in the Schedule property with all appurtenances together with all ways, water, water course, lights, liberties, privileges, easements whatever to the land described in the Schedule.
6. That the Purchasers Shall and may from time to time and at all times hereafter peacefully and quietly hold, occupy, Possess and enjoy the said property hereby granted, conveyed, transferred and assigned and receive and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrances interruption, disturbances whatsoever from the VENDOR.
7. That the VENDOR also declared that the land, hereditaments and premises hereby sold has not been previously leased, mortgaged sold nor in any way transferred by the VENDOR and there are no charge liens, lispendens, encumbrances and attachments whatsoever. The Said land, hereditaments and premises is not subject to any litigation nor any case, Suit or proceeding is pending against the said land and/ or premises before any Court of Law. The VENDOR sold the said land, hereditaments and premises having good, clear and marketable title therein and free from all encumbrances.
8. That Further the VENDOR and all persons having lawfully or equitably claiming any estate or interest upon the said land, hereditaments and premises or any part thereof from under or in trust for the VENDOR shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for better and more perfectly assuring and conveying the said land, hereditaments and premises to and unto the said Purchasers as shall or may be reasonably required.



9. That the Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the VENDOR or any person or persons claiming through or under it.
10. That no Certificate/ Proceeding and/or notice attachment have been instituted and or levied under the Income Tax act, 1961 and/or Wealth Tax Act and/or similar Act or Acts for payment or arrear of Taxes and/or for payment of dues arising out of any sort of claims and/or demands of whatsoever nature and manner.
11. That the VENDOR has not yet received any notice or requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any Scheme of road alignment or for any other Purposes.
12. That the VENDOR will, at all times hereafter be bound to indemnify the Purchasers against any loss or damages suffered by the Purchasers by reason of any defect in title or Possession of the VENDOR or by the discovery of any charge acquirable or otherwise mortgage or trust, lien, lispendens or any suit relating to the property, any attachments either before or after decree by any court of law or other legal authority affecting adversely the said property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers.
- 13.. That on the date of execution of this Deed of Conveyance **the original title Deed, L.R mutation certificate, B.L.R.O Mutation certificate and L.R Porcha, KMC mutation Certificate and all other related papers, records and documents in respect of the said Land with Structure** have been handover by the Vendor of the said property unto and in favour of the Purchasers





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or their legal heirs, executors, administrators or assigns as the case may be, without any costs or charges thereof

14. That simultaneously with the execution of this Deed of Conveyance, the VENDOR delivers peaceful vacant possession of the said property described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute OWNER thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this Deed of Conveyance absolutely and forever.
15. That the Purchasers shall have full right to use **the 20 ft** wide road on the Western side adjacent to the said land and shall have right to take electric line, tap water, Gass line, telephone line and drain water through the drainage and sewerage under or over the said Passage
16. That the VENDOR Shall hereafter at the request and cost of the Purchasers execute and sign all applications, documents and papers for mutation and recording the name of the Purchasers in the Assessment book of The Kolkata Municipal Corporation and B.L.R.O Office and to other local body or in any other Government Offices or Departments as OWNER of the Said property in favour of the Purchasers as per these presents.
17. If any of the statements or covenants made hereinbefore by the VENDOR is found false or be untrue or any defect in title is detected the VENDOR shall be liable for the same.
18. If any error or omission is detected in this Deed in further future the VENDOR at the costs and request of the Purchasers or their representatives, administrators and assigns shall do and execute or cause to be done and any sort of Declaration/ Rectification or any supplementary Deed in favour of the Purchasers or their representatives, and assigns without any extra cost and charges.



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**:- THE SCHEDULE REFERRED TO ABOVE: -**

(Description of the SAID LAND together with a Structure hereby conveyed,  
assigned and assured and transferred in favour of the Purchasers

ALL THAT piece and parcel of Bastu Land Measuring more or less an area of **3 (Three) Cottahs 2 (Two) Chittaks 18 (Eighteen) Sq.Ft** be the same and/or a little more or less **TOGETHER WITH** an **Tile Shed Structure with cemented floor finished having an area more or less 100 (One Hundred) Sq.Ft** now standing there on, lying and situate at **Mouza – Nayabad,, Pargana – Khaspur, J.L. No. 25, R.S no. 3, Touzi no. 56, Comprised In R.S Dag No, 194, appeartaining to R.S Khatian No 115, being KMC Premises No. 3688 Nayabad, P.S –Purba Jadavpur Now Panchasayar, Kolkata – 700094, within the limits of Ward No. 109 vide the **KMC ASSESSEE NO 31-109-08-8321-9. Of the Kolkata Municipal Corporation, in the District South 24 Parganas, under jurisdiction of D.S.R Alipore, A.D.S.R. at Sealdah ALONG WITH right to use of 20 ft wide KMC road adjacent to the Western side of the said landed property and right to take electric, tap water, gas, telephone connections over the Road adjacent to the said plot of land as well as said premises together with all right of easements thereto and the said plot of land with structure hereby sold delineated by a map or plan annexed hereto depicted by “RED” border line being butted and bounded as under:-****

<b>On the North :</b>	<b>Land of R.S Dag No 194 (Scheme Plot No.33)</b>
<b>On the South :</b>	<b>Land of R.S Dag No 194 ( Scheme Plot No 35)</b>
<b>On the East :</b>	<b>Land of others comprised in R.S Dag No 196.</b>
<b>On the west :</b>	<b>20 ft wide K.M.C Road.</b>



-:15:-

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

**SIGNED, SEALED AND DELIVERED**

In presence of

**WITNESSES:-**

1) Charalam Kemma  
S/o - Ram Bhanosh Singh  
Add - 2923 Nagabadi  
KOL - 99

*Robinendra Nath Roy*

**SIGNATURE OF THE OWNER/  
VENDOR**

2) Nilu Mondal  
Alipore Police  
Court Kol 27

*Pankaj Kumar Chowdhury*

*Ravi Sengupta*

**SIGNATURE OF THE PURCHASERS**

**DRAFTED BY ME:**

*Amitabha Ray*

Advocate  
Alipore Police Court  
Kolkata - 700027.

*WB/236/1984*

Computerised Printed by

*@Hanna*

Alipore Police Court,  
KOLKATA - 700027.





**MEMO OF CONSIDERATION**

**RECEIVED** by the within mentioned OWNER/ VENDOR from the within mentioned Purchasers a sum of **Rs. 64,00,000 /-** (**RUPEES SIXTY FOUR LAKHS**) ONLY towards the total price or consideration money for the said Land with Structure rights in full, in presence of the following witnesses in the following manners: -

**MEMO**

Date	Particular	Amount
1. 01-08-2024	By cheque no. 785130 State Bank of India Branch- New Ballygunge(Kasba)	Rs. 10,00,000/-
2. 01-08-2024	By cheque no. 785131 State Bank of India Branch- New Ballygunge(Kasba)	Rs. 10,00,000/-
3. 01-08-2024	By RTGS-IBKLR92024080100064885 Bank - IDBI	Rs. 9,70,000/-
4. 01-08-2024	By NEFT- BARBT24214902525 Bank of Baroda	Rs. 13,65,000/-
5. 01-08-2024	By NEFT- BARBT24214894469 Bank of Baroda	Rs. 20,00,000/-
6. 01-08-2024	By IMPS- 1413660842	Rs. 1,000/-
7.	TDS- 1%	Rs. 64,000/-

**TOTAL** **Rs 64,00,000/-**

**(RUPEES SIXTY FOUR LAKHS ONLY)**

**WITNESSES:-**

1) Chandan Kumar

*Nalini Sankar Das*

**SIGNATURE OF THE OWNER/VENDOR**

2) Nilu Mondal



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ALIPORE, SOUTH 24 PGS.  
- 2 AUG 2024

**SKETCH PLAN OF 'LAND' LAYING AND SITUATED IN MOUZA - NAYABAD, J.L. NO - 25, R.S. NO - 3, TOUZI NO - 56, COMPRISED R.S. DAG NO - 194, APPEARTAINING TO R.S. KHATIAN NO - 115, BEING K. M. C. PRE. NO - 3688, NAYABAD, WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION UNDER WARD NO - 109, KOLKATA - 700 094, BOROUGH - XII, DISTRICT - 24 PARGANAS(S).**

**AREA OF LAND = 210.702 SQM. = 03 k. - 02 ch. - 18 sft.(MORE OR LESS) SHOWN IN BORDER ■**



R.S. DAG NO. - 196

13.800 M. (45'- $\frac{2}{5}$ ")

R.S. DAG NO. - 194 ( SCHEME PLOT NO.- 33)

14.976 M. (49'- $\frac{1}{7}$ ")

**AREA OF LAND = 210.702 SQM.  
= 03 k. - 02 ch. - 18 sft.(MORE OR LESS)**

R.S. DAG NO. - 194 ( SCHEME PLOT NO.- 35)

15.242 M. (50'-0")

14.144 M. (46'- $\frac{2}{5}$ ")

**20' - 00" (6096mm.) WIDE ROAD**

*Nabin Chandra Mandal*

**SIGNATURE OF OWNER**

*Somenath Mandal*  
**SOMENATH MANDAL** 31/7/24  
K.M.C. L.B.S. - II-1485  
4/20E, Bijoygarh  
Kolkata - 700 032

**DRAWN BY**
















Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ✓ RABINDRANATH DAS

Signature ✓ Rabin dr anath Das












Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ✓ PANKAJ KUMAR CHOWDHURY

Signature ✓ Pankaj k. chowdhury

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ✓ RABI NATH SAHOO

Signature ✓ Rabi Sahoo



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
- 2 AUG 2024



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010820242014830890

## GRIPS Payment Detail

GRIPS Payment ID:	010820242014830890	Payment Init. Date:	01/08/2024 18:24:28
Total Amount:	447934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1739451019156	BRN Date:	01/08/2024 18:24:45
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Mr PANKAJ KUMAR CHOWDHURY
Mobile:	9831712947

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250148308918	Directorate of Registration & Stamp Revenue	447934
Total			447934

IN WORDS: FOUR LAKH FORTY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

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







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



192024250148308918

GRN Details

GRN:	192024250148308918	Payment Mode:	SBI Epay
GRN Date:	01/08/2024 18:24:28	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1739451019156	BRN Date:	01/08/2024 18:24:45
Gateway Ref ID:	1413733425	Method:	Bank of Baroda NB
GRIPS Payment ID:	010820242014830890	Payment Init. Date:	01/08/2024 18:24:28
Payment Status:	Successful	Payment Ref. No:	2002045823/2/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr PANKAJ KUMAR CHOWDHURY
Address:	219/D PICNIC GARDEN ROAD
Mobile:	9831712947
Period From (dd/mm/yyyy):	01/08/2024
Period To (dd/mm/yyyy):	01/08/2024
Payment Ref ID:	2002045823/2/2024
Dept Ref ID/DRN:	2002045823/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002045823/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	383920
2	2002045823/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	64014
Total				447934

IN WORDS: FOUR LAKH FORTY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



### Major Information of the Deed

Deed No :	I-1630-02991/2024	Date of Registration	02/08/2024
Query No / Year	1630-2002045823/2024	Office where deed is registered	
Query Date	30/07/2024 8:36:12 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NILU MONDAL Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240352552, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 64,00,000/-		Rs. 64,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,84,020/- (Article:23)		Rs. 64,046/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :



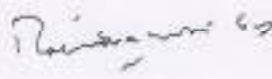
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3688, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 2 Chatak 18 Sq Ft	63,70,000/-	63,70,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.1975Dec	63,70,000 /-	63,70,000 /-	



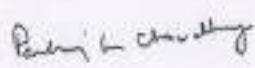


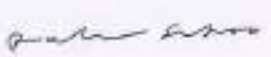
### Structure Details :

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: 0Year, 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	<b>Mr RABINDRA NATH DAS</b> Son of Late RAM CHANDRA DAS Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office	 02/08/2024	 LTI 02/08/2024	 02/08/2024
DESHAPRIYA NAGAR, City:- Not Specified, P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: ADxxxxxx1E, Aadhaar No: 87xxxxxxxx9465, Status :Individual, Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Pankaj Kumar Chowdhury (Presentant )</b> Son of Sravan Kumar Chowdhury Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office	 02/08/2024	 LTI 02/08/2024	 02/08/2024
Son of Sravan Kumar Chowdhury 219/d Picnic Garden Road, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: aixxxxxx1n, Aadhaar No: 86xxxxxxxx1498, Status :Individual, Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office				
2	<b>Mr Rabi Nath Sahoo</b> Son of Late Mahendra Sahoo Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office	 02/08/2024	 LTI 02/08/2024	 02/08/2024
Son of Late Mahendra Sahoo 42/3 Bediadanga 2nd Lane, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: aoxxxxxx5g, Aadhaar No: 87xxxxxxxx6998, Status :Individual, Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Chandan Kumar</b> Son of Mr Rambharos Singh Chandpura Saidabad Mohanpur Bidupur Vaishali, City:- Not Specified, P.O:- Vaishali, P.S:-VAISHALI, District:-Vaishali, Bihar, India, PIN:- 844115		 Captured	
	02/08/2024	02/08/2024	02/08/2024
Identifier Of Mr RABINDRA NATH DAS, Shri Pankaj Kumar Chowdhury, Mr Rabi Nath Sahoo			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH DAS	Shri Pankaj Kumar Chowdhury-2.59875 Dec, Mr Rabi Nath Sahoo-2.59875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH DAS	Shri Pankaj Kumar Chowdhury-50.00000000 Sq Ft, Mr Rabi Nath Sahoo- 50.00000000 Sq Ft

**Endorsement For Deed Number : I - 163002991 / 2024**

On 02-08-2024

**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 11:52 hrs on 02-08-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Pankaj Kumar Chowdhury , 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 64,00,000/-

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

Execution is admitted on 02/08/2024 by 1. Mr RABINDRA NATH DAS, Son of Late RAM CHANDRA DAS, DESHAPRIYA NAGAR, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business, 2. Shri Pankaj Kumar Chowdhury, Son of Sravan Kumar Chowdhury, 219/d Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 3. Mr Rabi Nath Sahoo, Son of Late Mahendra Sahoo, 42/3 Bedladanga 2nd Lane, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Chandan Kumar, . . Son of Mr Rambharos Singh, Chandpura Saidabad Mohanpur Bidupur Vaishali, P.O: Vaishali, Thana: VAISHALI, , Vaishali, BIHAR, India, PIN - 844115, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 64,046.00/- ( A(1) = Rs 64,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 64,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2024 6:24PM with Govt. Ref. No: 192024250148308918 on 01-08-2024, Amount Rs: 64,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1739451019156 on 01-08-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,84,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,83,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3237, Amount: Rs.100.00/-, Date of Purchase: 31/07/2024, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2024 6:24PM with Govt. Ref. No: 192024250148308918 on 01-08-2024, Amount Rs: 3,83,920/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1739451019156 on 01-08-2024, Head of Account 0030-02-103-003-02

*Admission*

**Dilip Kumar Mondal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 82346 to 82371

being No 163002991 for the year 2024.



*Dilip*

Digitally signed by Dilip Kumar Mondal  
Date: 2024.08.02 12:15:13 +05:30  
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 02/08/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.