

000 227/2024

I-0216/2024



एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

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12:25 PM
08/02/24
8-2/321669/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 358280

Notarized at 100 ...
to registration. The ...
the ...
documents ...
08 FEB 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this

8th day of February, Two Thousand Twenty Four
(2024) ;

Contd.P/2.

Amrit

4572 0071 08/2/24
A. No.
Sold to. M/s Roj Construction Company
of 7/c Nohotele ne
Rupees 666/- v 47


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Biplab Naha (Adv)
CMM court,
Kolkata - 700001





District Sub-Registrar
Alipore, South 24 Pgs., Kolkata

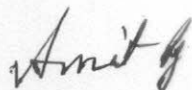
08 FEB 2024

BETWEEN

(1) **SRI AMAR PAL (PAN: ALHPP1085E) (Aadhaar Card No. 2592 8662 5046)** Son of Late Monomohan Paul, by faith - Hindu, by occupation service, by Nationality - Indian, resident of Near Rail Station, Renters Colony, Jogendra Nagar, West Tripura, Tripura 799004, (2) **SMT. DIPTI PAUL (PAN: ATIPP3161G) (Aadhaar Card No. 8826 9375 3555)**, daughter of Late Monomohan Paul, by faith Hindu, by occupation - Housewife, by Nationality Indian, resident of 153, Santipara, South Lane, Near Mayur Hotel, Agartala, West Tripura, Tripura 799001, hereinafter called and referred to as the "**LAND OWNERS/ VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal represent- tatives, nominees and/or assigns) of the **ONE PART;**

AND

M/S. ROY CONSTRUCTION COMPANY (PAN: ABIFR4299P)
7/ 24 D. P. P Road Kolkata 700047 represented by its
Partners namely (1) **AMIT ROY (PAN: ALPPR4841Q)**
(Aadhaar No. 8242 0183 2236) son of Late Sudhir



Chandra Roy, by faith Hindu, by occupation business, (2) **SMT.**

PURNIMA ROY (PAN : AUBPRO0103J, Aadhaar No. 3874 5699
w/o Amit Roy
4148), by faith - Hindu , by occupation - housewife, (3) Miss

PURBA ROY (PAN : EMIPR2983D, Aadhaar No. 3227 8484 8072) ^{Bo}

w/o Amit Roy
by faith Hindu, by occupation business, all are Nationality

Indian and all are residing at 7/1, Naktala Lane, Ward No. 100,

P.S. Netaji Nagar, P.O. Naktala, District - South 24 Parganas,

Kolkata 700047 hereinafter called and referred to as the

"PURCHASER" (which term or expression shall unless excluded

by or repugnant to the context be deemed to mean and include

their heirs, executors, administrators, representatives, succ-

essors-in-office and assigns) of the **SECOND PART.**

WHEREAS by an indenture of conveyance dated 20th February,

1957 registered at the office of the Sub-Registrar, Alipore Sadar

and recorded in Book No. I, Volume No. 24, Pages from 179 to

185 being No. 1521 for the year 1957, one Smt. Suradhani Debi,

the predecessor in title of the Vendor purchased from Sri

Monajat Ali Mondal and others, ALL THAT piece and parcel of

land hereditaments and premises containing an area of 3 Cottah

Amit Roy

3 Chittacks and 40 Sq. feet be the same a little more or less, Police Station the then Sadar Tollygunge at present Jadavpur within the Municipal limits of the Calcutta Municipal Corporation and comprise this Dag No. 149, 150, 151 under Khatian No. 206 of Mouza Naktala, Pargana - Khaspur, J.L. No. 32, R.S. No. 24, Touzi No. 56, Sub-Registry Office Alipore in the District - South 24 Parganas which is free from all encumbrances and liabilities whatsoever.

AND WHEREAS Smt. Suradhani Debi being absolutely seized and possessed of the said piece and parcel of land containing an area of 3 Cottahs 3 Chittacks and 40 Sq. feet got her name mutated in the record of the then Calcutta Municipal Corporation in respect of the said piece and parcel of land which separately assessed and numbered as Premises No. 23/4, Naktala Road, the then Calcutta Municipal Corporation.

AND WHEREAS the said Smt. Suradhani Debi for the purpose of building a house upon the said premises by securing a loan of rupees seven thousand from the Governor of the State of West

Amit

Bengal, mortgaged the said piece or parcel of land containing an area of 3 Cottahs 3 Chittaks and 40 Sq. feet be the same a little more or less, situate lying at and being a portion of former Premises No. 23, Naktala Road, thereafter Premises No. 23/4, Naktala Road, P.S. the then Sadar Tollygunge, at present Jadavpur, within the Municipal limits of the then Calcutta Corporation presently Calcutta Municipal Corporation and comprised in Dag No. 149, 150, 151 under Khatian No. 206 of Mouza Naktala Pargana Khaspur, J.L. No. 32, R.S. No. 24, Touzi No. 56, Sub-Registry Alipore in the District of the then 24-Parganas; presently 24-Parganas (South), by executing an Indenture of Bond dated 28th January 1963 made between Smt. Suradhani Debi along with his son Sri Murari Mohan Banerjee as the borrower and the surety of the one part and the Governor of the State of West Bengal of the other part and the said Indenture of Bond was registered at the Sub-Registration Office at Alipore and recorded in Book No. I, Volume No. 38, from Pages 164 to 173 being No. 924 for the year 1963.

Amrit

AND WHAREAS Smt. Suradhani Debi thereafter got a sanctioned building plan in respect of her Premises No. 23/4, Naktala Road, by the then Calcutta Corporation and constructed one storied brick built building thereon as per sanctioned plan which is still incomplete.

AND WHEREAS Smt. Suradhani Debi while residing in the said one storied building being Premises No. 23/4, Naktala Road along with her son, grandsons and daughter in law, executed a Deed of Family Settlement in the year 1983 which was registered in the office of the District Sub-Registrar at Alipore and recorded as Book No. I, Deed No. 10502 in the year 1983 to avoid any future disputes in respect of the said premises No. 23/4, Naktala Road, containing an area of 3 Cottahs 3 Chittacks 40 Sq. feet together with one storied brick built incomplete building standing thereon lying and situated at Dag No. 149, 150, 151 under Khatian No. 206, Mouza Naktala, P.S. Jadavpur, District - 24-Parganas (South) fully mentioned and described in the Schedule hereunder and conveyed the said premises to her son Sri Murari Mohan Banerjee reserving her life interest in respect

Amit

of the said premises with some conditions inter alia that her son Sri Murari Mohan Banerjee will be the absolute owner in respect of the said premises after her death.

AND WHEREAS after the death of Smt. Suradhoni Debi in the year 1984 her son Sri Murari Mohan Banerjee became the absolute owner of the said premises mentioned in the Schedule hereunder written as per terms of the said Deed of Family Settlement and said Murari Mohan Banerjee mutated his name in respect of the said premises in the record of the Calcutta Municipal Corporation.

AND WHEREAS said Murari Mohan Banerjee repaid the entire loan amount to the Governor of the State of West Bengal during his service life along with interest accrued thereon and got the mortgage of the said premises released by an Indenture of Re-conveyance executed on 5th day of August 1988 between the Governor of State of West Bengal as One Part and Murari Mohan Banerjee as the Surety as the Other Part and said Indenture of Re-Conveyance was registered at the office of the Additional

Amit Ag

District Sub-Registrar, Alipore and recorded in Book No. I Volume No. 56, Pages 191 to 198, being No. 2592 for the year 1988.

AND WHEREAS said Murari Mohan Banerjee is thus absolutely seized and possessed of or otherwise well and sufficiently entitled as absolute owner to ALL THAT piece and parcel of land, tenements, hereditaments and premises together with one storied brick built incomplete dwelling house standing thereon and on part thereof containing an area of 3 Cottahs 3 Chittacks 40 Sq. feet be the same a little more or less situated lying at Premises No. 23/4, Naktala Road, P.S. Jadavpur within the jurisdiction of Calcutta Municipal Corporation comprised in Dag No. 149, 150, 151 under Khatian No. 206 of Mouza - Naktala, Pargana - Khaspur, J.L. No. 32, R.S. No. 24, Touzi No. 56, Sub-Registry Office Alipore, District 24 Parganas South which is free from all encumbrances liabilities whatsoever morefully and particularly described in the Schedule hereunder written for the sake of brevity referred to as the said premises.

Anil

AND WHEREAS said Murari Mohan Banerjee for his urgent need of money sold, transferred, conveyed the said plot of land measuring about 3 Cottahs 3 Chittacks 40 Sq. feet along with one storied incomplete building lying and situated at 23/4, Naktala Road, P.S. the then Jadavpur now Netaji Nagar within Kolkata Municipal Corporation in favour of Sri Amar Pal son of Late Monomohan Paul and Smt. Dipti Paul daughter of Late Monomohan Paul, the Vendors herein by way of Deed of Conveyance which was registered in the office of District Registered Alipore, South 24 Parganas and recorded as Book No. I, Deed No. 9473, Volume No. 321 in the year 1991. *Amit*

AND WHEREAS after purchase of the said land with incomplete brick built structure, the said Amar Pal and Dipti Paul constructed two storied brick built structure measuring about 2400 Sq. feet more or less in the said land.

AND WHEREAS the Vendors herein have mutated their names in the office of the Kolkata Municipal Corporation and known and numbered as K.M.C. Premises No. 23/4, Naktala Road,

Amit

under Ward No. 100, Assessee No. 211000601176, Borough-X, P.O. Naktala, P.S. Netaji Nagar, District – South 24-Parganas, Kolkata – 700047 and paid the Tax regularly.

AND WHEREAS the Vendors now due to urgent need of money they intends to sell the said property to any persons or persons and the Purchasers came to learn the fact, intends to purchase the said property for valuable consideration of Rs. 80,00,000/- (Rupees Eighty Lakhs) only and the Vendors are agreed to sell the said property to the Purchaser at the valuable consideration of Rs.80,00,000/- (Rupees Eighty Lakhs) only.

AND WHEREAS before making the Deed of Conveyance, the **VENDORS** declare that the said land measuring about 3 Cottahs 3 Chittacks 40 Sq. ft. be the same or little more or less with two storied brick built structure measuring about 2400 Sq. feet more or less, the Schedule hereunder written which hereby sold has not been previously mortgaged, sold, lease, nor in any transferred and there is no charges, lien, lispendence or any attachment. The said property has not been acquired, nor

Amit

requisition by the Government or any Public Body for any Scheme, nor the same fall under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said property. The right, title and interest of the **VENDORS** in the land and premises are free from all sorts of encumbrances, charges, lispence, lien, demands, claims, attachment, hindrances, debt, dues, acquisition and requisition whatsoever and **OWNERS/VENDORS** have got good and absolute marketable title, the right and interest in the said premises without any interference, disturbances and obstructions whatever from any persons whomsoever. The **VENDORS** are legally and sufficiently entitled to make Deed of Conveyance with the **PURCHASER** herein as on the date of execution of this Deed. The **VENDORS** hereby undertake to indemnify and keep the **PURCHASER** if indemnify against any loss, damage, claim, action, demand, risk whatsoever that may arise in respect of the title of the **VENDORS** relating to the said land with structure of Schedule hereunder written.

Amit

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum **Rs. 80,00,000/- (Rupees Eighty Lakhs) only** of good and lawful money of the Union of India in hand and truly paid by the **PURCHASER** to the **VENDORS** (particulars of such payment are mentioned in the memo of consideration) on or before the execution of these Deed of Conveyance that being the full and final consideration money (the receipt whereof the **VENDORS** doth hereby as well as by the memo hereunder written and acknowledged) and of and from the payment of the same and every part thereof the **VENDORS** doth hereby acquit, release and forever discharge the said residential land with structure morefully mentioned in Schedule hereunder written belonging to the said K.M.C. Premises No. 23/4, Naktala Road, under Ward No. 100, Assessee No. 211000601176, Borough-X, P.O. Naktala, P.S. Netaji Nagar, District - South 24-Parganas, Kolkata - 700047 hereunder Written hereinafter called and referred to as the "said property". The **VENDORS** do hereby sell, grant, convey, transfer, assign, assure and arrange the said land with Two

Amit

storied structure to the **PURCHASER** more fully mentioned in the Schedule hereunder written along with right to user of common area, parts and services and facilities in the said premises hereunder written, for beneficial use of the said land now is or at any time herein below was situated butted and bounded, called, known and numbered and distinguished and also the ancient or other rights, liberties, privileges, easements and appurtenances whatsoever to the said land with structure belonging or otherwise appertaining or usually held occupied or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title, interest, trusts, property claim and demanded whatsoever both at law and in equity of the **VENDORS** into upon or in respect of the said land with structure hereby sold, granted, transferred, conveyed, assigned, and assured or expressed or intended so to be and every part thereof TO HAVE AND TO HOLD unto and to the use of the **PURCHASER** absolutely and forever with all easement and quasi rights subject to the conditions mentioned in this Deed of

Amrit Singh

Conveyance the **VENDORS** doth hereby covenant with the **PURCHASER** as follows:-

1. That the notwithstanding any act, deed, matter or things done by the VENDORS are now lawfully, rightly and absolutely seized and possessed of or entitled to the said Land with structure along with property appurtenant or expressed intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or trust or any defect, encumber or make the same that notwithstanding any such act, deed, matter or things as aforesaid the VENDORS have now rightful power, absolute authority and indefeasible title to sell, grant, convey, transfer, assure and assign the "said property" together with undivided proportionate share of land or interest in the land or ground and hereditament comprise in the said premises the right of user of common areas and facilities of the said building hereby sold, transferred conveyed, assigned and assured or expressed or intended so to be used of the **PURCHASER**.

2. That the **PURCHASER** and the legal heirs, shall and will at all times hereafter peacefully and quietly possessed and enjoy the said Land with structure and the properties appurtenant thereto and receive the rents, issues and profits, thereof and shall have right to transfer, sell, convey, let out, lease, gift, mortgage etc. without any interruption claim and demand

Amit

whatsoever by the **VENDORS** from under or in trust for the **VENDORS** herein and any person or persons having lawfully or equitably claiming any estate or in trust for them.

3. That the **VENDORS** all persons having or lawfully equitably claiming any estate right, title and interest whatsoever in the said Land with structure or any part thereof or from under or in trust for the **VENDORS** shall and will from time to time and at all times hereafter at the request and the cost of the **PURCHASER** do execute or cause to be done and execute all such acts, deeds and things whatsoever for further better and more perfectly assuring and conveying the said Land with structure or every part thereof and the properties appurtenant thereto and to the **PURCHASER** in the manner aforesaid as shall or may be reasonably required. If any error or omission is transpired in this Deed in future, the **VENDORS** shall at the cost and request of the **PURCHASER** do and execute or cause to be done and executed any supplementary deed or deed of rectification/declaration in favour of the **PURCHASER**.

4. That the **VENDORS** shall from time to time and at all times hereinafter upon every reasonable request and at the costs of the **PURCHASER** or to their Advocate or Agents at any time on hearing, commission, examination or otherwise as occasion arise produce the deeds and documents mentioned and described herein (as the available with **VENDORS** for the purpose of showing the **PURCHASER** title and interest to the said Land

Sinit

with structure with common areas privileges and facilities and amenities hereby sold, granted, transferred assigned, conveyed or intended so to be and every part thereof and also at the like request and costs of the **PURCHASER** such attested or other copies of or extracts from the said documents, of title as may be required and in the meantime unless prevented by fire or other unavoidable accident or acts of God of the said deeds and documents safe unobligated and uncalled.

5. That the **PURCHASER** shall pay Municipal taxes for the said Land with structure to the Kolkata Municipal Corporation and shall pay monthly maintenance charges regularly.

6. That the **PURCHASER** shall apply for a separate meter for her own cost for supply of electricity in the said Land with structure and the **VENDORS** agree to give necessary consent for such supply of electricity by CESC.

7. That on the day registering this Deed of Conveyance in favour of purchaser herein, the **VENDORS** shall hand over all original of Title Deed, Chain Deeds and Xerox copies documents in respect of the said Land with structure, as mentioned in the schedule hereunder written to the **PURCHASER** for the purpose of his record.

8. That the **PURCHASER** herein from this day become the absolute owner of the said property which is more fully and particularly described in the Schedule herein below and the

Amit

VENDORS herein cease to have any interest on the said property of Schedule herein below from this day and the **VENDORS** doth hereby deliver absolute legal possession of the said property of Schedule herein below in favour of the **PURCHASER** herein and the **PURCHASER** herein have got every right and liberty to mutate its name in respect of the said property which is more fully described in the Schedule herein below in the records of the competent authority of the Kolkata Municipal Corporation.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring about **3 Cottahs 3 Chittacks 40 Sq. feet** be the same or little more or less along with Two storied Brick Built incomplete structure measuring about **2400 Sq. feet** more or less (**Gr. Floor 1200 Sq.ft. & 1st floor 1200 Sq.ft.**) (**Cemented floor**) lying and situated at comprised in Dag No. 149, 150, 151, under Khatian No. 206 of Mouza - Naktala, Pargana - Khaspur, J.L. No. 32, R.S. No. 24, Touzi No. 56, Sub-Registry Office at Alipore, **K.M.C. Premises No. 23/4, Naktala Road, Ward No. 100, Borough-X, Assessee No. 211000601176, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, District- South 24-Parganas**, and the said land with structure is delineated with **Red Border Map** and the said land is butted and bounded as follows:-

On the North	:	By Premises No. 23/22, Naktala Road;
On the South	:	Premises No. 23/27, Naktala Road;
On the East	:	16 Feet Naktala Lane;
On the West	:	23C, Naktala Road.

Amit

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

SIGNED, SEALED AND DELIVERED

by parties at Kolkata in the presence of:-

WITNESSES :

1) *Debi Prasad Saha* *Amar Pal*
 318 Gurdaspur Rd *Dipri Paul*
 Balpara Cal 47

SIGNATURE OF THE VENDORS

Amrit

Pratima Roy

2) *Santam Paul*
 Santipara (South lane),
 Agartala,
 Tripura (w).
 Pin :- 799001

Purba Roy
ROY CONSTRUCTION COMPANY

SIGNATURE OF THE PURCHASER

Partner

Drafted by me:

Biplab Naha (Adv)
CMM Court,
 Advocate *Kolkata- 700001*
WB/1713/2009

MEMO OF CONSIDERATION

Received from the within named **PURCHASER**, the above mentioned sum of **Rs. 80,00,000.00 (Eighty Five Thousand Lakhs only)** in respect of sale of the Land with structure and as mentioned in the Schedule as written hereinabove as full payment of the total consideration money with full satisfaction as per Memo below :-

MEMO

Date	Particulars	Amount (Rs.)
05.02.2024	Dipti Paul Demand Draft No. 001255, Bandhan Bank, Kolkata-96.	40,00,000.00
05.02.2024	Amar Pal Demand Draft No. 001258, Bandhan Bank, Kolkata-96	20,00,000.00
05.02.2024	Amar Pal Demand Draft No. 001259, Bandhan Bank, Kolkata-96	20,00,000.00
	TOTAL	80,00,000.00

(Total Eighty Lakhs only)

WITNESSES

1. *[Signature]* Amar Pal
Dipti Paul

SIGNATURE OF THE VENDORS

2. Santanu Paul

SHOWING THE SITE PLAN AT THE PREMISES NO:- 23/4 NAKTALA ROAD,
WARD NO:- 100, BR. NO:- X, KOLKATA- 700 047. P.S.- NETAJI NAGAR.
ASSESSEE NO.- 21-100-06-0117-6, DAG. NO. - 149, 150, 151, UNDER
KHATIAN - 206, J.L. - 32, R.S. NO. - 24, MOUZA - NAKTALA.

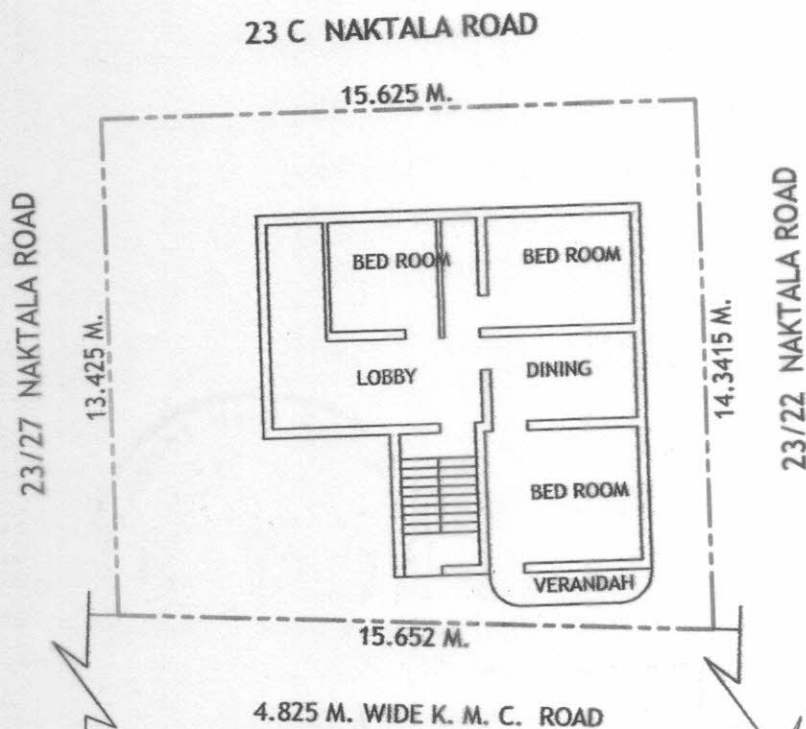
[SCALE = 1:200]

TOTAL AREA OF THE LAND = 3K- 03Ch- 40 Sq.ft. [216.927 Sq. m.]

LAND AREA SHOWN IN RED BORDER =

TOTAL AREA OF THE STRUCTURE = 2400 Sq.ft.

Gr - 1200 Sfr
1st - 1200 Sfr.



Amar Pal

Dipti Paul

Amit
Purnima Roy
Purba Roy
ROY CONSTRUCTION COMPANY
Signature of Purchaser

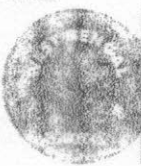
Partha Acharjee
A.M.I.E., L.B.S. No.-1/339
246A/5, N.S.C. Bose Road
Kolkata-700 092

Partner

SIGNATURE OF THE OWNER


 ভারতের নির্বাচন কমিশন
 भारत चयन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

KNH6680888




নির্বাচকের নাম : বিপ্লব নাহা
 Elector's Name : Biplob Naha
 অন্তের নাম : রতন নাহা
 Relative's Name : Ratan Naha
 লিঙ্গ/Sex : পুরুষ / M
 জন্ম তারিখ : 05/01/1981
 Date of Birth :

KNH6680888

ঠিকানা:

1/36, নাকতলা গভর্ণ. স্কিম-১, নেতাজি
 নিউজিনাগর কর্পোরেশন, কোলকাতা-৭০০০৪৭
 কলকাতা-৭০০০৪৭

Address:

1/36, NAKTALA GOVT. SCHEME-1, KMC,
 NETAJINAGAR, KOLKATA-700047

স্বাক্ষর

Date: 01/04/2019

152 - টলিগঞ্জ নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
 Registration Officer for

152 - Tollyganj Constituency

চিকন্য পরিবর্তন হলে নতুন চিকন্যর তেজের লিখে নাম
 বোঝায় ও এবার সময়ের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট করে এই পরিচয়পত্রে সনাক্তি উত্তরণ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number

268 / 180

Biplab Naha

SPECIMEN FORM FOR TEN FINGERPRINTS



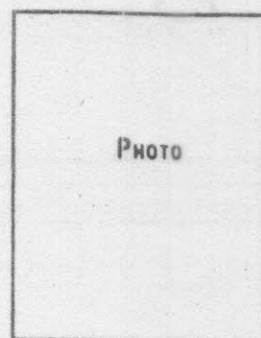
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Amar Pal



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Dipti Paul



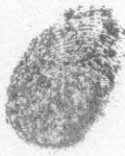
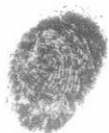
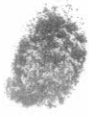
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

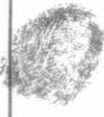
Name AMIT ROY

Signature Amit Roy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PURNIMA ROY

Signature Purnima Roy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PURBA ROY

Signature Purba Roy



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



080220242037550244

GRIPS Payment Detail

GRIPS Payment ID:	080220242037550244	Payment Init. Date:	08/02/2024 11:09:38
Total Amount:	399034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0645223320123	BRN Date:	08/02/2024 11:10:05
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr AMIT ROY
Mobile:	9831930609

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240375502458	Directorate of Registration & Stamp Revenue	399034
Total			399034

IN WORDS: THREE LAKH NINETY NINE THOUSAND 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



192023240375502458

GRN Details

GRN:	192023240375502458	Payment Mode:	SBI Epay
GRN Date:	08/02/2024 11:09:38	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0645223320123	BRN Date:	08/02/2024 11:10:05
Gateway Ref ID:	CHO9863317	Method:	State Bank of India NB
GRIPS Payment ID:	080220242037550244	Payment Init. Date:	08/02/2024 11:09:38
Payment Status:	Successful	Payment Ref. No:	2000321669/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr AMIT ROY
Address:	7/1, NAKTALA LANE, KOL 47
Mobile:	9831930609
Period From (dd/mm/yyyy):	08/02/2024
Period To (dd/mm/yyyy):	08/02/2024
Payment Ref ID:	2000321669/5/2024
Dept Ref ID/DRN:	2000321669/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000321669/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	319020
2	2000321669/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	80014
Total				399034

IN WORDS: THREE LAKH NINETY NINE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1601-00216/2024	Date of Registration	08/02/2024
Query No / Year	1601-2000321669/2024	Office where deed is registered	
Query Date	05/02/2024 1:22:01 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB NAHA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748445056, 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. 80,00,000/-		Rs. 80,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,20,020/- (Article:23)		Rs. 80,046/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 23/4, , Ward No: 100 Pin Code : 700047

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 3 Chatak 40 Sq Ft	64,00,000/-	64,00,000/-	Property is on Road
Grand Total :					5.351Dec	64,00,000 /-	64,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	16,00,000/-	16,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	16,00,000 /-	16,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name AMAR PAL Son of Late MONOMOCHAN PAUL Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	Photo  08/02/2024	Finger Print  Captured LTI 08/02/2024	Signature  08/02/2024
NEAR RAILWAY STATION, City:- , P.O:- JOGENDRA NAGAR, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx5E, Aadhaar No: 25xxxxxxxx5046, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				
2	Name DIPTI PAUL Daughter of Late MONOMOCHAN PAUL Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	Photo  08/02/2024	Finger Print  Captured LTI 08/02/2024	Signature  08/02/2024
153, SANTIPARA SOUTH LANE, City:- , P.O:- AGARTALA, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ATxxxxxx1G, Aadhaar No: 88xxxxxxxx3555, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROY CONSTRUCTION 7/24, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: ABxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name AMIT ROY (Presentant) Son of SUDHIR CHANDRA ROY Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	Photo  Feb 8 2024 12:50PM	Finger Print  Captured LTI 08/02/2024	Signature  08/02/2024
7/1, NAKTALA LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx1Q, Aadhaar No: 82xxxxxxxxx2236 Status : Representative, Representative of : ROY CONSTRUCTION (as PARTNER)				
2	Name PURNIMA ROY Wife of AMIT ROY Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	Photo  Feb 8 2024 12:51PM	Finger Print  Captured LTI 08/02/2024	Signature  08/02/2024
7/1, NAKTALA LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx3J, Aadhaar No: 38xxxxxxxxx4148 Status : Representative, Representative of : ROY CONSTRUCTION (as PARTNER)				
3	Name PURBA ROY Daughter of AMIT ROY Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	Photo  Feb 8 2024 12:51PM	Finger Print  Captured LTI 08/02/2024	Signature  08/02/2024
7/1, NAKTALA LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EMxxxxxx3D, Aadhaar No: 32xxxxxxxxx8072 Status : Representative, Representative of : ROY CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
BIPLAB NAHA Son of Late RATAN NAHA ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	08/02/2024	08/02/2024	08/02/2024

Identifier Of AMAR PAL, DIPTI PAUL, AMIT ROY, PURNIMA ROY, PURBA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AMAR PAL	ROY CONSTRUCTION-2.67552 Dec
2	DIPTI PAUL	ROY CONSTRUCTION-2.67552 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	AMAR PAL	ROY CONSTRUCTION-1200.00000000 Sq Ft
2	DIPTI PAUL	ROY CONSTRUCTION-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 160100216 / 2024

On 07-02-2024

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 80,00,000/-



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-02-2024

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 12:25 hrs on 08-02-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by AMIT ROY .,

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

Execution is admitted on 08/02/2024 by 1. AMAR PAL, Son of Late MONOMOCHAN PAUL, NEAR RAILWAY STATION, P.O: JOGENDRA NAGAR, Thana: AGARTALA WEST, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Service, 2. DIPTI PAUL, Daughter of Late MONOMOCHAN PAUL, 153, SANTIPARA SOUTH LANE, P.O: AGARTALA, Thana: AGARTALA WEST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession House wife

Indetified by BIPLAB NAHA, , Son of Late RATAN NAHA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-02-2024 by AMIT ROY, PARTNER, ROY CONSTRUCTION (Partnership Firm), 7/24, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BIPLAB NAHA, , Son of Late RATAN NAHA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 08-02-2024 by PURNIMA ROY, PARTNER, ROY CONSTRUCTION (Partnership Firm), 7/24, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BIPLAB NAHA, , Son of Late RATAN NAHA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 08-02-2024 by PURBA ROY, PARTNER, ROY CONSTRUCTION (Partnership Firm), 7/24, D P P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BIPLAB NAHA, , Son of Late RATAN NAHA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,046.00/- (A(1) = Rs 80,000.00/- ,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 80,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2024 11:10AM with Govt. Ref. No: 192023240375502458 on 08-02-2024, Amount Rs: 80,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 0645223320123 on 08-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 3,19,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4572, Amount: Rs.1,000.00/-, Date of Purchase: 08/02/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2024 11:10AM with Govt. Ref. No: 192023240375502458 on 08-02-2024, Amount Rs: 3,19,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 0645223320123 on 08-02-2024, Head of Account 0030-02-103-003-02



Md Tabis Ansari

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2024, Page from 10071 to 10104
being No 160100216 for the year 2024.



[Handwritten signature]

Digitally signed by MD TABIS ANSARI
Date: 2024.02.22 11:07:02 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 22/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.