

2342/2024

I-02352/2024.



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 381479

Shresh
2/11/41186/24
9/5/24
MV-26,06,683/-

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Shresh
Additional District Sub-Registrar
Barasat, North 24 Parganas
9 MAY 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the
9th day of May, Two, Thousand and Twenty Four
(2024) A.D.

ক্রমিক নং. 475 তারিখ 06/05/24
ক্রেতা Atanu Ray
গ্রাম Kora Chandigarh
মূল্য ২৫০০ টাকা ০০ পয়সা
ডেপুটি অধী.

আমডাঙ্গা এ.ডি, এল. অফিস, অফিস

উক্ত ২৪ পদগণা

20 MAR 2024

ক্রয়ের তারিখ

মোট মূল্য

₹ 600000

ট্রেজারী অফিস - বারাসাত

ডেপুটি - অধী গোবিন্দ প্রসাদ মিত্র

K 381430



Aji D Halden
S/O - Jahar dal Halden
Nabapally

P.S. Barasat
PIN - 700126

V-CKW2807733

Additional District Sub-Registrar
Barasat, North 24 Parganas

19 MAY 2024

BETWEEN

1) SRI RANJIT SINHA ALIAS RANJIT SINGH (PAN - BFYPS4620E) (Voter ID No. - CKW3121191), son of Late Ajay Ratan Sinha alias ^{AJAY} Ratan Singh, residing at Babu Para (Uttar), P. O. - Kora Chandigarh, District - North 24 Parganas, Kolkata - 700130, by faith - Hindu, by Nationality - Indian, by Occupation - Business, & 2) SMT. MITALI NAYAK (PAN - AMOPN1116G), (Voter ID No. - WB/22/159/081662), wife of Manmatha Kumar Nayak and daughter of Late Ajay Ratan Sinha alias Ratan Singh, residing at Jhil Bagan, Sardar Para, P. O. - Hatiara, P. S. - New Town, District - North 24 Parganas, Kolkata - 700157, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, hereinafter jointly and collectively called and referred to as the VENDORS/ OWNERS (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the of the FIRST PART.

AND

1) ATANU RAY (PAN-AWGPR4896M) (Voter ID No. - CKW3398252), S/o Sri Rabindra Chandra Ray residing at Kora Babu Para (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 2) RANJAN SAMADDAR (PAN-DIJPS5795C) (Voter ID No. - CKW3303922), S/o Late Monimohan Samaddar, residing at Kora Babu Para, P.O. - Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, & 3) SUVRIT BOSE (PAN-AXLPB5907H) (Voter ID No. - YW1003003), S/o Late Santosh Bose, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, all are by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter jointly called and referred to as the PURCHASERS (which expression shall excluded by or repugnant to the subject or context be deemed to mean and

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include their legal heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS One Smt. Maya Rani Ganguly, purchased all that piece and parcel of land measuring an area of 10 Cottah 02 Chittaks, more or less, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. Dag No. - 982 under R. S. Khatian No. - 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, by a Registered Deed of Sale, being No. - 503, dated - 29/01/1980, registered with the office of S. R. O. at Barasat, Copied in Book No. - I, Volume No. - 20, Pages from 55 to 57, being No. - 503, for the year 1980.

AND WHEREAS after purchasing the said plot of land while said Smt. Maya Rani Ganguly had been possessing and enjoying the same said Smt. Maya Rani Ganguly sold, transferred and conveyed all that the said 10 Cottah 02 Chittaks of land, more or less, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. Dag No. - 982 under R. S. Khatian No. - 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, in favour of Smt. Uma Rani Singha, wife of Late Ajay Ratan Singha, by a Registered Deed of Sale, being No. - 10335, dated - 14/12/1981, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 150, Pages from 10 to 14, being Deed No. - 10335 for the year 1981.

AND WHEREAS after purchasing the said plot of land said Smt. Uma Rani Singha got her name duly recorded in the records of L. R. Settlement Records under L. R. Khatian No. - 352, R. S. & L. R. Dag No. - 982 and she also got her name duly mutated in the office of local Madhyamgram Municipality, being

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Holding No. – 94, Premises at Kora Babupara North and she had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. – 00779, dated – 13/03/2017, afore said SMT. UMA RANI SINGHA gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – "A", lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. - 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. – 94, Premises at Kora Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, in favour of her daughter namely SONALI SINGHA, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – 29, Pages from 258 to 271, being No. –00779 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said SONALI SINGHA got her name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. - 6323, and she also got her name duly mutated her name in the office of local Madhyamgram Municipality.

AND WHEREAS thereafter unfortunately said SONALI SINGHA died on 10/04/2022 as spinster, leaving behind her one brother and one sister namely SRI RANJIT SINHA ALIAS RANJIT SINGH (The Land Owner/ Vendor No. 1 herein) & SMT. MITALI NAYAK (The Land Owner/ Vendor No. 2 herein), to inherit the said property left by said Deceased SONALI SINGHA with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner/ Vendor No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner/ Vendor No. 2 herein), become the absolute joint owners of all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – “A”, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352 corresponding to HAL L. R. Khatian No. – 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, and they got their names duly mutated in the office of local Madhyamgram Municipality, under Ward No. – 15, Holding No. – 94, Premises at Kora Babupara North and they jointly have been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by another Registered Deed of Gift, being No. – 00788, dated – 13/03/2017, aforesaid Smt. Uma Rani Singha gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – “B”, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. – 94, Premises at Kora Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, in favour of his son **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner/ Vendor No. 1 herein), and delivered khas possession in his favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in

Book No. - I, Volume No. - 29, Pages from 376 to 385, being No. - 00788 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner/ Vendor No. 1 herein), got his name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. - 6269, and he also got his name duly mutated his name in the office of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94/1, Premises at Kora Babupara North, and he has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS thereafter said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner/ Vendor No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner/ Vendor No. 2 herein) executed and registered a Deed of Amalgamation, being No. - 150301699, dated - 22/03/2023, (Registered with the office of A. D. S. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1503-2023, Pages from 55496 to 55519, being No. - 150301699 for the year 2023 to amalgamate the said two nos. of Holding, being Nos. - 94 & 94/1, into a single Holding, from the local Madhyamgram Municipality.

AND WHEREAS thus said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner/ Vendor No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner/ Vendor No. 2 herein) become the joint owners of in total 10 Cottahs 02 sq.ft. of land but as per Physical Measurement & Municipal Record the total Land Area stands 10 Cottahs as such a Registered boundary declaration, being No. - 150303479, dated - 19/06/2023 (Registered with the office of A. D. S. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1503-2023, Pages from 110608 to 110621, being No. - 150303479 for the year 2023) was executed by and between the said **SRI RANJIT**

SINHA ALIAS RANJIT SINGH (The Land Owner/ Vendor No. 1 herein) & SMT. MITALI NAYAK (The Land Owner/ Vendor No. 2 herein).

AND WHEREAS the local Madhyamgram Municipality amalgamated the said two nos. of Holding into a single Holding, being No. - 94 under Ward No. - 15, Premises at Kora Babupara North, P. S. - Madhyamgram in the District of North 24 Parganas, amalgamated land area stands 10 Cottahs, be the same a little more or less and the present Owners/ Vendors herein jointly have been possessing and enjoying the same peacefully without interruption of others and the present Owners/ Vendors herein jointly have every right to transfer the said plot of land and/or part of the said plot of land by way of Sale, Gift, Lease, Mortgage or in any manner to any person or persons and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS due to some unavoidable circumstances and urgent need of money Vendors/ Owners herein decided to dispose of ALL THAT piece and parcel of VACANT BASTU Land measuring an area of 03 (Three) Cottahs 06 (Six) Chittaks 09 (Nine) sq.ft., be the same a little more or less, being Scheme Plot No. - "B", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, more fully and particularly described in the schedule herein under written, at for total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs) only, free from all encumbrances and the said Purchasers herein have inspected the title of the present Owners/ Vendors and being satisfied himself/ herself/ themselves

have agreed to purchase the said land and common right and other privileges thereto, more fully and particularly described in the Schedule hereunder written, at the same consideration price.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 20,00,000/- (Rupees **Twenty Lakhs**) only received by the Vendors in full from the Purchasers hereof and these Vendors are executing and registering this Deed of Sale/Conveyance in favour of the Purchasers in respect of the land referred to above and the Schedule hereunder written and that from this day the Vendors are totally divested of all rights, title to the property sold to the Purchasers who will become the absolute joint Owners with absolute right and the title to the property sold to the Purchasers are entitled and empowered to mutate his/her/ their names with the Govt. Sheristha and also in the local Madhyamgram Municipality and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the land also vest in the Purchasers who will enjoy the property sold to them in their absolute right through their heirs, executors and assigns and further the Purchasers will have all right and power to transfer the said property to any one they like by sell, gift, lease, mortgage or by any other lawful means and right to improve it change its nature and character and make any construction over the said land according to its convenience.

THIS DEED ALSO WITNESSES that the property sold hereby have not been transferred by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor have they encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchasers hereby put in

open peaceful possession thereof and the Vendors and/or his/her/ their heirs, executors, administrators and assigns shall and will and for all times to come at the request and cost of the Purchasers do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Purchasers to the said property and every part thereof and if the title to and possession in the land sold to the Purchasers be in any way hampered in consequence of any action/ fraud/deed performed or done by the Vendors and if it is found that the said property hereby sold is not free from all encumbrances as herein before stated the Vendors, her/his/their heirs, successors, executors and assigns will be liable to the Purchasers and will be bound to refund the aforesaid consideration money with interest and all costs thereon.

AND THAT subject to the provisions contained in this deed and subject to the provision of law for the time being in force, the Purchasers shall be entitled to exclusive joint Ownership possession and enjoyment of the said 'Sold Property/Land" and benefits, rights, properties hereby conveyed to the Purchasers shall be heritable and transferable (e.g., Sale, Mortgage, Lien, Gift etc.) as other immovable properties as they deem fit under any terms & conditions they think proper.

AND that Purchasers shall be entitled to mutate their names with the records of the local Madhyamgram Municipality and applied for the record of their names in the Office of the District Land & Land Reforms Officer or any other competent authority in respect of the said "Sold Property / Land" in place of Owners/Vendors and /or erstwhile Owners. **AND** the Vendors doth hereby further covenant with the said Purchasers that they shall provide all legal assistance including signing of documents, if necessary, in order to procure the said mutation in respect of the said "Sold Property / Land ", all the related costs thereto to be borne by the Purchasers.

SCHEDULE ABOVE REFERRED TO
(THE PROPERTY HEREBY CONVEYED)

ALL THAT piece and parcel of VACANT BASTU Land measuring an area of 03 (Three) Cottahs 06 (Six) Chittaks 09 (Nine) sq.ft., be the same a little more or less, being Scheme Plot No. - "B", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, with all easement rights, which is fully shown and delineated in the plan annexed hereto and boundary line marked by colour RED and the said plan will be the treated as part of this Deed of Conveyance, and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District North 24 Parganas, which is butted and bounded in the manner as follows:-

On the North - H/o Late Ardhendu Dey.

On the South - 6 feet wide Passage.

On the East - H/o Binod Behari Baisnab.

On the West - Property of Owners (Plot No. - "A").

AND The self-attested photographs of all the parties to this Indenture are attested hereto and the fingers prints or impressions are enclosed herewith, part of this Indenture.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

WITNESSES :-

1. Ajit Haldar
Nabapally.

2. Pradip Mondal
Kara Nabapally.
P.O. Koka Chandigarh
P.S. Madhyamsan
Dist. N-24 Pgs
Pin - KOL - 700130

Drafted by-

Ashim Haldar

Advocate

Barasat Judges' Court

North 24 Parganas.

F- 12 A 702.

Printed by :-

K.M.C. Road, Barasat.

1. Ranjit Singh A.M.S. Ranjit Singh
2. Mitali Nayak.

SIGNATURE OF THE
VENDORS/OWNERS

1. Atanu Roy
2. 3 1/2 1/2 1/2 1/2
3. Juvrit Bose.

SIGNATURE OF THE
PURCHASERS

MEMO OF CONSIDERATION

Received of and from the within the named Purchasers the sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only as total consideration by the Owners/ Vendors as per schedule below:-

Date	Cheque/ DD No.	Bank	Branch	Rupees
10/02/2022	005257	IDBI	Barasat	Rs. 15,00,000/-
10/02/2022	005255	IDBI	Barasat	Rs. 4,35,000/-
10/02/2022	By Cash			Rs. 65,000/-
Total -				Rs. 20,00,000/-

TOTAL RUPEES TWENTY LAKHS ONLY.

Witnesses :-

1) *Ajit D Haldar*
Nabapally,

2) *Pradip Mondal*
Koza Nabazumpally
P.O - Koza Chandigash
P.S - Madhyamgram
Dist - N - 24 Pgs
Pin - 700130

1. *Ranjit Singh A.K.A. Ranjit Singh*
2. *Mitali Nayak.*

SIGNATURE OF THE
VENDORS/OWNERS

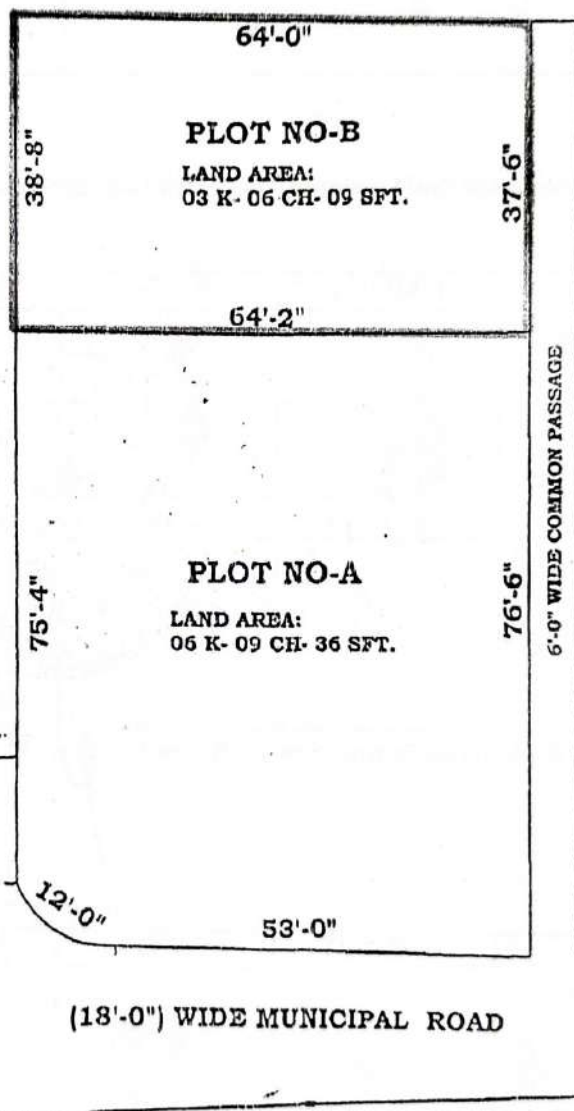
PLAN OF A LAND, BEING SCHEME PLOT NO. - "B", AT MOUZA - KORA, J. L. - 27, RE. SA. NO. - 182, R. S. & L. R. DAG NO. - 982 UNDER R. S. KHATIAN NO. - 6, L. R. KHATIAN NO. - 352, HAL L. R. KHATIAN NO. - 6323 UNDER MADHYAMGRAM MUNICIPALITY, WARD NO. - 15, HOLDING NO. - 94, PREMISES AT KORA BABUPARA NORTH, P. S. - BARASAT AT PRESENT MADHYAMGRAM, DISTRICT - NORTH 24 PARGANAS.

N. T. S.

SOLD AREA OF LAND = 03 COTTAH 06 CHITTAKS 09 SFT. (M/L)



H/O BINOD DEHARI BAISNAB



SIGNATURE OF VENDORS

1) *Renit Sanku Atri. Renit Sanku*
2) *Nitoli Nayak.*

SIGNATURE OF PURCHASERS

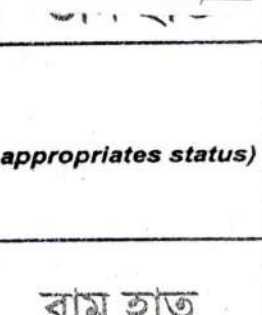
1) *Ashu Roy*
2) *Pradyumn M. D.*
3) *Pravir Bose.*

[Signature]

DRAWN BY

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

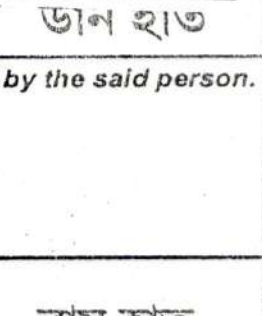
1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

আবুল কালাম মিয়া
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

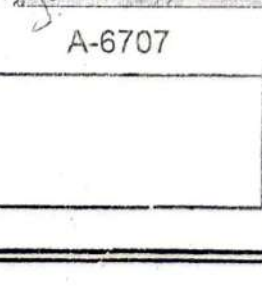
(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

All the above fingerprints are of the above named person and attested by the said person.

Abul Kalam
Signature of the Presentant

(3) Name.....

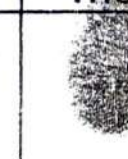
LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

Savrit Bose
Signature of the Presentant

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

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

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Rajit Singh Rajit Singh ডীন বাব
THUMB	FORE	MIDDLE	RING	LITTLE	
					
					

Rajit Singh Alance Rajit Singh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Mitali Narayak
THUMB	FORE	MIDDLE	RING	LITTLE	
					
					

All the above fingerprints are of the above named person and attested by the said person.

Mitali Narayak
Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Signature of the Presentant

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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090520242004067888

GRIPS Payment Detail

GRIPS Payment ID:	090520242004067888	Payment Init. Date:	09/05/2024 06:38:47
Total Amount:	126487	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7115567482615	BRN Date:	09/05/2024 06:38:59
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ATANU RAY
Mobile: 9331819704

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250040678898	Directorate of Registration & Stamp Revenue	126487
Total			126487

IN WORDS: ONE LAKH TWENTY SIX THOUSAND FOUR HUNDRED EIGHTY SEVEN ONLY.

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

PAID



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



192024250040678898

GRN Details

GRN:	192024250040678898	Payment Mode:	SBI Epay
GRN Date:	09/05/2024 06:38:47	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7115567482615	BRN Date:	09/05/2024 06:38:59
Gateway Ref ID:	CHP8687868	Method:	State Bank of India NB
GRIPS Payment ID:	090520242004067888	Payment Init. Date:	09/05/2024 06:38:47
Payment Status:	Successful	Payment Ref. No:	2001141186/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ATANU RAY
Address:	Kora Babu Para (Amtala), P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, PIN:- 700130
Mobile:	9331819704
Period From (dd/mm/yyyy):	09/05/2024
Period To (dd/mm/yyyy):	09/05/2024
Payment Ref ID:	2001141186/2/2024
Dept Ref ID/DRN:	2001141186/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001141186/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	99287
2	2001141186/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	26081
3	2001141186/2/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	1119
Total				126487

IN WORDS: ONE LAKH TWENTY SIX THOUSAND FOUR HUNDRED EIGHTY SEVEN ONLY.

Major Information of the Deed

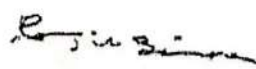
Deed No :	I-1503-02352/2024	Date of Registration	09/05/2024
Query No / Year	1503-2001141186/2024	Office where deed is registered	
Query Date	06/05/2024 4:12:15 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ajit Halder Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9331819704, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 26,06,683/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,04,287/- (Article:23)	Rs. 26,081/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, , Ward No: 15, Holding No:94 JI No: 27, Pin Code : 700130

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-982 (RS :-)	LR-6323	Bastu	Bastu	3 Katha 6 Chatak 9 Sq Ft	20,00,000/-	26,06,683/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :					5.5894Dec	20,00,000 /-	26,06,683 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RANJIT SINHA, (Alias: RANJIT SINGH) Son of Late Ajay Ratan Sinha Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Photo  09/05/2024	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024

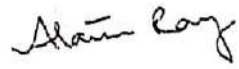
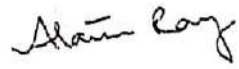
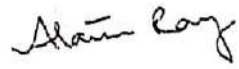
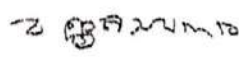
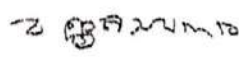
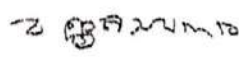
Babu Para (Uttar), City:- Not Specified, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: BFxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office

2

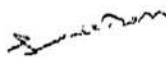
Name	Photo	Finger Print	Signature
Smt MITALI NAYAK Wife of Manmatha Kumar Nayak Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured	
09/05/2024	09/05/2024	09/05/2024	

Jhil Bagan, Sardar Para, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AMxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office

Buyer Details :

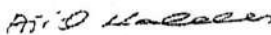
SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ATANU RAY (Presentant) Son of Shri Rabindra Chandra Ray Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>09/05/2024</td> <td>09/05/2024</td> <td>09/05/2024</td> <td></td> </tr> </tbody> </table> Son of Shri Rabindra Chandra Ray Kora Babu Para (Amtala), City:- Not Specified, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AWxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	ATANU RAY (Presentant) Son of Shri Rabindra Chandra Ray Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured		09/05/2024	09/05/2024	09/05/2024	
Name	Photo	Finger Print	Signature										
ATANU RAY (Presentant) Son of Shri Rabindra Chandra Ray Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured											
09/05/2024	09/05/2024	09/05/2024											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> RANJAN SAMADDAR Son of Late Monimohan Samaddar Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>09/05/2024</td> <td>09/05/2024</td> <td>09/05/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	RANJAN SAMADDAR Son of Late Monimohan Samaddar Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured		09/05/2024	09/05/2024	09/05/2024	
Name	Photo	Finger Print	Signature										
RANJAN SAMADDAR Son of Late Monimohan Samaddar Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured											
09/05/2024	09/05/2024	09/05/2024											

Son of Late Monimohan Samaddar Kora Babu Para, City:- Not Specified, P.O:- Kora Chandigarh, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: DIxxxxxx5C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024, Admitted by: Self, Date of Admission: 09/05/2024, Place : Office

Name	Photo	Finger Print	Signature
SUVRIT BOSE Son of Late Santosh Bose Executed by: Self, Date of Execution: 09/05/2024 Admitted by: Self, Date of Admission: 09/05/2024, Place : Office		 Captured	
09/05/2024	09/05/2024	LTI	09/05/2024

Son of Late Santosh Bose Kora Babu Para (North), City:- Not Specified, P.O:- Kora Chandigarh, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7, PAN No.: AXxxxxxx7H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024, Admitted by: Self, Date of Admission: 09/05/2024, Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ajit Halder Son of Shri Jahar Lal Halder Nabapally Boys School Road, City:- Not Specified, P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126		 Captured	
09/05/2024	09/05/2024	09/05/2024	09/05/2024

Identifier Of Shri RANJIT SINHA, Smt MITALI NAYAK, ATANU RAY, RANJAN SAMADDAR, SUVRIT BOSE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	ATANU RAY-0.931562 Dec,RANJAN SAMADDAR-0.931562 Dec,SUVRIT BOSE-0.931562 Dec
2	Smt MITALI NAYAK	ATANU RAY-0.931562 Dec,RANJAN SAMADDAR-0.931562 Dec,SUVRIT BOSE-0.931562 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, Ward No: 15, Holding No:94 JI No: 27, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 982, LR Khatian No:- 6323	Owner:সোলালী সিংহ, Gurdian:অজয় রতন সিংহ, Address:দিজ, Classification:বাড়, Area:0.08250000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150302352 / 2024

On 09-05-2024

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 11:46 hrs on 09-05-2024, at the Office of the A.D.S.R. BARASAT by ATANU RAY , 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 26,06,683/-

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

Execution is admitted on 09/05/2024 by 1. Shri RANJIT SINHA, Alias RANJIT SINGH, Son of Late Ajay Ratan Sinha, Babu Para (Uttar), P.O: Kora Chandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 2. Smt MITALI NAYAK, Wife of Manmatha Kumar Nayak, Jhil Bagan, Sardar Para, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 3. ATANU RAY, Son of Shri Rabindra Chandra Ray, Kora Babu Para (Amtala), P.O: Kora Chandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 4. RANJAN SAMADDAR, Son of Late Monimohan Samaddar, Kora Babu Para, P.O: Kora Chandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 5. SUVRIT BOSE, Son of Late Santosh Bose, Kora Babu Para (North), P.O: Kora Chandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business

Indetified by Shri Ajit Halder, , Son of Shri Jahar Lal Halder, Nabapally Boys School Road, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,081.00/- (A(1) = Rs 26,067.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 26,081/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2024 6:38AM with Govt. Ref. No: 192024250040678898 on 09-05-2024, Amount Rs: 26,081/-, Bank: SBI EPay (SBlePay), Ref. No. 7115567482615 on 09-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,287/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 99,287/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 475, Amount: Rs.5,000.00/-, Date of Purchase: 06/05/2024, Vendor name: G P Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2024 6:38AM with Govt. Ref. No: 192024250040678898 on 09-05-2024, Amount Rs: 99,287/-, Bank: SBI EPay (SBlePay), Ref. No. 7115567482615 on 09-05-2024, Head of Account 0030-02-103-003-02



Srijani Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal**

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1503-2024, Page from 93163 to 93187
being No 150302352 for the year 2024.



Srijani

(Srijani Ghosh) 13/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

Digitally signed by Srijani Ghosh
Date: 2024.05.13 10:40:29 +05:30
Reason: Digital Signing of Deed.