

7017/24

I-6829/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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24/04/24
 2-2194248/24

certified that the document is admitted to
 registration. The signature sheets and
 the endroesement sheets attached with the
 document are the part of this document.

District Sub-Register-III
 Alipore, South 24-parganas

24.04.24

**THE DEED OF TRANSFER OF LAND ACQUIRED FOR THE
 PURBA PUTIARY DEVELOPMENT SCHEME IN FAVOUR OF
 THE SETTLER IN THE SCHEME.**


THIS INDENTURE made this 15th day of March, Two Thousand
 Twenty Four **BETWEEN THE GOVERNOR OF THE STATE OF
 WEST BENGAL**, hereinafter called '**THE Executor**' (which terms
 and expression shall, unless excluded by or repugnant to the
 context, be deemed to mean and include his successor-in-office
 and assigns) of the **ONE PART**:

24 APR 2024

004545

2.9 FEB 2024

NO
Name.....
Address.....

Prof
Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

document are the 24 of this document
with the endorsement sheets attached with the
The signature sheet and
the document.

Alipore South 24 Pgs.
District Sub-Registrar

Identified by me
Sudipto Banerjee
S/o Lt. Kashi Nath Banerjee
96, Kankulia Road,
Block - 3, flat - 4, Kolkata - 700 029
P.S. Lake, P.O. Sarad Bose
Occupation - Business



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 APR 2024

AND

SWAMI BISWATMANANDA, Aadhar No. 5932 5803.0772, PAN BTJPB5955TQ, Mob. No. 94772 01865, General Secretary, Bharat Sevashram Sangha, residing at 211, Rash Behari Avenue, Post Office – Ballygunge, Police Station – Ballygunge, Kolkata – 700 019, hereinafter referred to as "THE TRANSFEREE" (which term and expression shall, unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

1. WHEREAS the Government of West Bengal (hereinafter referred to as "THE GOVERNMENT") acquired certain chunk of land Under Section 4 of the West Bengal Land Development and Planning Act, 1948 (hereinafter referred to as the said Act) for settlement of public purposes as defined Under Section 2(d) of the said Act and created Purba Putiary Development Scheme Under Section 2(b) of the said Act.
2. The Government appointed Bastuhara Dokandar Samity (1976) (hereinafter referred to as the said "Society/Samity/ Company") which had its registered office at 114/1, **Tollygunge Road, Kolkata – 700 026 in the District of South 24-Parganas** for resettlement of immigrants and creation of better living condition in Mouza – Bansdroni, J.L. No. 45 (hereinafter referred to as 'said land'), under the said Act and took possession of the

said land on Purba Putiary Development Scheme whereupon the said land vested absolutely in the Government of West Bengal free from all encumbrances.

3. **AND WHEREAS** pursuant to the provision of Section 10 of the said Act, the said Society/Samity/Company entered into an agreement with the Government on 5th day of March, 1952, (hereinafter referred to as the said '**Agreement**') whereby it was agreed inter alia that the said Society/Samity/Company should pay to the Government all and every compensation that will be payable in respect of the acquisition of said land and all cost, charge and expenses of the acquisition proceedings as may be estimated by the Collector of 24-Paraganas under the said Act.
4. **AND WHEREAS** in accordance with the provision of the said Agreement, possession of the said land was made over to the said Society/Samity/Company with the right to have the land transferred to the said Society/Samity/Company upon full payment of the amount of compensation and the cost, charges and expenses as aforesaid to enable the said Society/Samity/Company to transfer the said land to bonafide immigrants of the State of West Bengal in terms of the said Agreement.
5. **AND WHEREAS** in terms of an Agreement made on 5th day of March, 1952, Secretary/Director of the said Society/Samity/Company had agreed to allot to Sri Bankim Chandra

Banik son of Late Madhab Chandra Banik, the plot of land of area 05 Cottah, mentioned in the schedule hereunder written, forming part of portion of the said land so acquired as aforesaid under the said Act for residential purpose, on payment of **Rs. 4,220/- (Rupees Four Thousand Two Hundred Twenty) only** towards the price of the said land.

6. **AND WHEREAS** the said Society/Samity/Company failed to comply with terms and conditions of the Agreement and Government determined the said Agreement entered between the said Society/Samity/Company and the Government, and resumed the said land which remained vested absolutely in the Government for dealing and disposing of the same in execution of the development scheme and appointed an administrator for the execution of the said scheme.
7. **AND WHEREAS** the **ALLOTTEE** had prior to the Termination of the said Agreement, deposited with the said Society/Samity/Company the sum of **Rs. 4,220/(Rupees Four Thousand Two Hundred Twenty) only** towards allotment of the plot of land hereinafter mentioned and described in the Schedule hereunder but no transfer had been effected by the said Society/Samity/Company in favour of the Allottee.
8. **AND WHEREAS** a deed of transfer being No. **I-5054** has been executed between the **ALLOTTEE/LEGAL HEIR** of the Allottee and the State of West Bengal on **19th day of October, 1993** on

deposition of sum of **Rs. 4,220/- (Rupees Four Thousand Two Hundred Twenty)** only paid by the allottee to the Society.

9. **AND WHEREAS** the ALLOTEE had transferred the land subsequently to the Transferee (current occupier) vide Deed No I-09935, Dated 19.12.2012 and the transferee(s) is/are in possession of the demised land.
10. **AND WHEREAS** the Government has considered to regularize all the applications of the occupiers on the land comprised in the Development Schemes under the said Act.
11. **AND WHEREAS** the Transferee has now applied to the Administrator for allotment of the plot of land mentioned in the **Schedule** hereunder, forming part or portion of the said land so acquired as aforesaid under the said Act for residential/commercial purposes.
12. **AND WHEREAS** in terms of Notification No. 787/1(5)-2P-8/2013 dated 25.02.2021 of the Department of Land & Land Reforms and Refugee Relief & Rehabilitation, demand notice was issued for payment of **Rs. 4,05,000/- (Rupees Four Lakh Five Thousand)** only towards penalty of such transfer.
13. **AND WHEREAS** the Transferee has made payment of all dues in full, complete and up to date in compliance of the Demand Notice No. **18/L. Dev./28012/27/2023** dated:

15.12.2023 of the Administrator, Purba Putiary Development Scheme.

14. **AND WHEREAS** the Transferee(s) have requested the Government to execute these presents for the purpose of the plot of land mentioned in the **Schedule** hereunder, transferred to them and the Government has agreed to do so.

15. **AND WHEREAS** it has been decided by the Government to execute a Free Hold Title Deed (FHTD) for the said plot of land in favour of the TRANSFEREE so as to confer absolute right, title and interest of possession in the land more fully described in the schedule hereunder.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

- I. The EXECUTOR doth hereby execute this deed and transfer absolute title unto the ALLOTEE ALL THAT PIECE AND PARCEL OF LAND more fully described and specified in the Schedule hereunder TO HAVE AND TO HOLD THE SAID land hereby given, granted and transferred unto and to the use of the TRANSFEREE forever.
- II. That on execution of this Deed, the ALLOTEE shall be in possession of the parcel of land more fully described under SCHEDULE to this Deed and shall continue to remain

in possession subject to the terms and conditions of this Deed.

- III. That pursuant to the Law and Rules framed thereunder with Regulation applicable for entering into the agreement of allotment of land etc. for the EXECUTOR, this instant Deed has been entered into and as such, the above-mentioned Law/Rules and Regulation will strictly adhere to the both parties of this Deed in all terms. Further, this Deed would be treated as the substitute Deed for the Previous agreement, if so entered into earlier between the both parties of this Deed. After execution of this instant deed, all-earlier agreement, if any, executed between the parties, would be considered as invalid and non-operational in law for all purposes.
- IV. That the TRANSFEREE shall pay the annual Land Revenue in favour of the Government of West Bengal in the Department of Land & Land Reforms and Refugee Relief & Rehabilitation as Raiyat at the rate prescribed under the West Bengal Land Reforms Act, 1955 and Rules in the office of the Block Land & Land Reforms Officer or any other place or places as may be specified for such purposes.
- V. That the TRANSFEREE shall pay all rates, taxes, cesses and other outgoing payable in respect of the allotted parcel of land to the State and/or Central Government, and any

other local or public authority in time as payable for a Raiyat for the time being in force.

- VI. That the transferee shall enjoy the right, title and ownership over the land so allotted, as prescribed in Section 4 of the West Bengal Land Reforms Act, 1955.
- VII. That the TRANSFEREE shall pay all charges for consumption of water and/or electricity in the premises to concerned authorities.
- VIII. That the TRANSFEREE shall be eligible to apply before the concerned authorities for mutating their name/s as Raiyat(s) in the revenue records accordingly on execution and registration of this deed.
- IX. That the TRANSFEREE shall be at liberty to mortgage charge or encumber the said land as prescribed Under Section 7 of the West Bengal Land Reforms Act, 1955.
- X. That the TRANSFEREE shall have right save as hereinafter provided to alienate or transfer the land comprised in the Schedule hereunder written in any manner whatsoever to any intending purchaser PROVIDED THAT such subsequent purchaser(s) shall remain bound to adhere the terms and covenants of this Deed.

SCHEDULE

ALL THAT PIECE OR PARCEL OF LAND with the following particulars:


1. District : **South 24 Parganas**
2. Police Station : **Regent Park**
3. Name of Mouza : **Bansdroni**
4. J.L. No. : **45**
5. Plot No. : **7 (Scheme Plot No)/R.S. Plot No.: 6,
6/2584**
6. Total area of the plot (in decimal): **8.2645**
7. Respective area of the plot allotted (in decimal): **8.2645/(5
Cottah)**
8. Respective area of the plot allotted (in sq. feet): **3,600**
9. Assessee No. 311142601581, Premises No. : **158,
Vidyamandir Road.**
10. Boundary of the allotted plot/area:

North	:	K.M.C. Road.
East	:	K.M.C. Road.
South	:	K.M.C. Road.
West	:	Scheme Plot No. 8.

IN WITNESS WHEREOF THE EXECUTOR and TRANSFEREE have hereunto set and subscribed their respective hands the day, month and year first above-written.

For and on behalf of the Governor,

Signed and delivered by the Administrator, Purba Putiary Development Scheme.


S. BASU, WBCS (Exe)
 Administrator
 Purba Putiary Development Scheme
 & Joint Secretary
 Shri L. & LR. and RR. & R Department
 Government of West Bengal
 (Name, Designation and Seal)

for and on behalf of the Government of West Bengal,
 Land & Land Reforms and Refugee Relief &
 Rehabilitation Department

In the presence of:

1st Witness : Sudipto Banerjee

Address: 16, Kankulia Road, Kolkata-29

Occupation: Business

2nd Witness : Santu Mondal

Address: 22, Cornfield Road, Kolkata-19

Occupation: Business

Asami Biswatmananda

General Secretary
Bharat Sevashram Sangha
211, Rash Behari Avenue
Kolkata - 700 019

Signed by the ALLOTEE(S)

1st Witness : *Sudipto Banerjee*

Address: *96, Kankuria Road, Kolkata-29*

Occupation: *Business*

2nd Witness : *Santu Mondal*

Address: *22 Cornfield Road, Kolkata-19*

Occupation: *Business*

**SITE PLAN AT PREMISES NO. 158, VIDYAMANDIR ROAD, P.O-KUDGHAT, P.S. - REGENT PARK,
WARD NO.-114, BOROUGH NO.- XI, KOLKATA - 700 093, UNDER
THE KOLKATA MUNICIPAL CORPORATION.**

LAND AREA :- 05K.- 00 CH.- 00 SQ.FT. = 334.448 SQM.



**SITE PLAN
SCALE-1:200**

S. Basu
S. BASU, WBCS (Exe)
Administrator
Purba Putiary Development Scheme
& Joint Secretary
L & LR and RR & R Department
Government of West Bengal


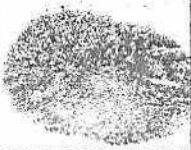









Aswami Biswas
General Secretary
Bharat Sevashram Sangha
211, Rash Behari Avenue
Kolkata - 700 019

SIGNATURE OF OWNER

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

Name

Signature

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

Name SWAMI BISWATHANANDA

Signature Swami Biswathananda

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

Name

Signature



সার্বভৌম সরকার
GOVERNMENT OF INDIA



সুদীপ্ত ব্যানার্জী
Sudipto Banerjee
পিতা : কাশি নাথ ব্যানার্জী
Father : KASHI NATH BANERJEE
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male



9887 1516 1100

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
96 ব্লক 3 ফ্ল্যাট 4, কঁকুলিয়া
রোড, শরৎ বোস রোড, শরৎ
বোস রোড, কোলকাতা, পশ্চিমবঙ্গ,
700029

Address:
96 BLOCK 3 FLAT 4,
KANKULIA ROAD, SARAT,
BOSE ROAD, Sarat Bose
Road S.O, Sarat Bose Road,
Kolkata, West Bengal,
700029

1947
1000 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Sudipto Banerjee



Letter of Allotment

Government of West Bengal

Land & Land Reforms and Refugee Relief & Rehabilitation Department

L.Dev. Branch, 6th Floor, Nabanna

Memo No- 7/L.Dev/LR-28012/27/2023

Dated- 15-03-2024

To: **Swami Biswatmananda,
General Secretary,
Bharat Sevashram Sangha**

**211, Rash Behari Avenue, P.O. – Ballygunge,
P.S.- Ballygunge, Kolkata, PIN- 700019.**


Sub:- Letter of Allotment in pursuance of Notification 787/1(5)-2P-8/2013 dated 25.02.21

Ref :- Demand Notice issued vide No. Nil dated Nil

In reference to the above, I am directed to inform you that the State Govt. has approved the proposal for conversion for leasehold land acquired under Land Development and planning Act, 1948 to Raiyati Land in the below mentioned schedule in favour of original leasee. You are requested to execute deed of Transfer as attached within by 2(two) months from the date of issuance of this letter. At the time of Registration of Deed of Transfer Stamp-duty will be waived, according to Deptt. Notification No. 595-2P-08/2013, dated 10-05-2023 & Finance Deptt. U.O. No. Group A-II/2023-2024/0002, U.O. Date :13/04/2023.

Schedule of Land

1. District: **South 24-Parganas.**
2. Police Station: **Regent Park**
3. Name of Mouza: **Bansdroni**
4. J.L.No: **45**
5. Plot No: **P- 7(Scheme Plot)/ R. S. Plot No. 6, 6/2584.**
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S. BASU, WBCS (Exe)
Administrator
Purba Putiary Development Scheme
Joint Secretary
L.P. and RR & R Department
Purba Putiary Development Scheme
Government of West Bengal



Workflow Based File Tracking System
Government of West Bengal
Finance - Group A-II

File No : 645563 LR-28011/1/2022-SURV SEC-Dept. of LR

Subject : Land Development Regularization proposal

Department : Land & Land Reforms

Group A-II eOffice File No. 698561FIN-13012/70/2023-GROUP A2 SEC-Dept. of FIN
(Revenue Branch e-File No.: FIN-34099/58/2023-REV SEC-Dept. of FIN)

"Finance Deptt. has no objection to the

i) draft deeds as approved by Ld. LR

ii) proposal of waiver of stamp duty for transfer of property made to the occupants who have already paid acquisition cost in full and no dues are payable as on date, subject to approval of the Cabinet.

It is also observed that for transfer of property to other occupants, in terms of order of FD vide 411-F.T. dated 23.03.2012, the stamp duty is remitted on the difference, if any, between the market value and the set forth value in respect of immovable properties transferred by the Government."

Sd/-MALAY GHOSH, SECY,(REV),(FIN)

Dated- 04.04.2023

Sd/-MANOJ PANT, ACS,(FIN)

Dated- 05.04.2023

Sd/-CHANDRIMA BHATTACHARYA, MOS,(FIN)

Dated- 11.04.2023

UO NO : Group A-II/2023-2024/0002

UO Date : 13.04.2023

Sd/-

CHANDRIMA BHATTACHARYA, MOS,(FIN)

11/04/2023

To
L&LR Deptt.

Subrata Das, S.O., Gr-AII, FIN

Major Information of the Deed




Deed No :	I-1603-06829/2024	Date of Registration	24/04/2024
Query No / Year	1603-3000942481/2024	Office where deed is registered	
Query Date	15/04/2024 7:41:55 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Ajoy Kumar Sen Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8296361354, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4311] Other than Immovable Property, Receipt [Rs : 4,05,000/-]		
Set Forth value	Market Value		
	Rs. 40,50,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 4,089/- (Article:E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyamandir,Road, , Premises No: 158, , Ward No: 114 Pin Code : 700093

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	5 Katha		40,50,004/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.25Dec	0 /-	40,50,004 /-	

Declarant Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Land And Land Reforms And Refugee Relief And Rehabilitation Department L Dev. Branch, 6th Floor, Nabanna, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711111 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr Swami Biswatmananda (Presentant) Son of Mr Swami Pranabananda Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office	Photo 	Finger Print  Captured -	Signature 
	24/04/2024		LTI 24/04/2024	24/04/2024

211, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas- West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: btxxxxxx5q, Aadhaar No: 59xxxxxxxx0772, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr S Basu Son of Mr L Dev Branch, 6th Floor, Nabanna, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711111, Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Land And Land Reforms And Refugee Relief And Rehabilitation Department (as Administrator)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sudipto Banerjee Son of Late Kashinath Banerjee 96, Kankulia Road, Block No. 3, Flat No: 4, City:- , P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029</p>			
	24/04/2024	24/04/2024	24/04/2024

Identifier Of Mr Swami Biswatmananda, Mr S Basu

Endorsement For Deed Number : I - 160306829 / 2024

On 24-04-2024

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: 4 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:41 hrs on 24-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Swami Biswatmananda , one of the Executants.

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

Execution is admitted on 24/04/2024 by Mr Swami Biswatmananda, Son of Mr Swami Pranabananda, 211, Rash Behari Avenue, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr Sudipto Banerjee, , Son of Late Kashinath Banerjee, 96, Kankulia Road, Block No. 3, Flat No: 4, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Admission Execution (for exempted person)

Execution by Mr S Basu, , Administrator, Land And Land Reforms And Refugee Relief And Rehabilitation Department, L Dev. Branch, 6th Floor, Nabanna, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711111

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,089.00/- (B = Rs 4,050.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,057/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/04/2024 12:46PM with Govt. Ref. No: 192024250016778378 on 16-04-2024, Amount Rs: 4,057/-, Bank: SBI EPay (SBlePay), Ref. No. 1058028331333 on 16-04-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4545, Amount: Rs.100.00/-, Date of Purchase: 29/02/2024, Vendor name: P K CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/04/2024 12:46PM with Govt. Ref. No: 192024250016778378 on 16-04-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1058028331333 on 16-04-2024, Head of Account


Md Iyaraftun Gazi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 167730 to 167750

being No 160306829 for the year 2024.



Digitally signed by MD IYARAFIUN GAZI
Date: 2024.04.24 13:19:00 +05:30
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 24/04/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.