

Spot

09/04/21

2-2432/21



अष्टिमबुङ्ग पश्चिम बंगाल WEST BENGAL

S 776150

9-4264/21
Spot verified on 31.03.2021
Identified by reg. of purchases
- on 20' road (approx)
- mosaic floor
- blue RCC, 1st flr - RCC & finished
- one garage - finished
- no lift - delapidated
- At present vacant, apparently of residential use - with toilet & kitchen.
- area cannot be measured

...
...
...
...

District Sub-Registry
Room No. 7 (2) of
Alipore, South 24 Parganas

26 MAR 2021

05 APR 2021

2

DEED OF CONVEYANCE

THIS INDENTURE made this the 26th day of March, 2021 (Two Thousand Twenty-one)

BETWEEN

SRI DIPAK DAY, PAN NO.ADHDP9539R, AADHAR NO.2894 0139

2948 son of Late Surendra Nath Day by faith Hindu, by occupation- Retired, by Nationality Indian, residing at 14-16, Esplanade Mansion Government Place East, Flat No.14, P.O. - Esplanade, P.S. - Hastings, Kolkata - 700 069 hereinafter collectively called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

BIKASH KUMAR ROY, PAN NO. ADGPR6006E, AADHAR NO. 5211

4249 7539 son of Late Bishnupada Roy, by faith Hindu, by occupation - Business, by Nationality Indian, residing at 10A, Ekdalia Place, P.S. - Gariahat, P.O. - Ballygtunge, Kolkata- 700019, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives, administrators, and assigns) of the **OTHER PART**.

WHEREAS one The Hindustan Co-operative Insurance Society,

Limited, a Joint stock Company, having its registered office at 6A, Corporation Street, Calcutta, purchased the lands hereditaments and Premises Nos.6, 7 and 8 Ekdalia Road, 2 and 2/1, Uluberia Second Lane, 22/2, 22/4, 22/5 and 23/2, Fern Road, Ballygunge by virtue of an Indenture of Conveyance dated 15th February, 1919 and the said deed was duly registered in the Registry office at Alipore and recorded in Book No. I, Volume No.29 at Pages 93 to 103, Being No.454 for the year 1919.

AND WHEREAS after purchase, said Hindustan Co-operative Insurance Society Limited absolutely seized and possessed the said property and sufficiently entitled thereto as absolute proprietor thereof and thereafter developed the said property by making the same into several small plots after keeping common passage attached to the respective plots for free ingress and egress.

AND WHEREAS thereafter Surendranath Day purchased a plot of land being Plot No.6F from the said Hindustan Co-operative Insurance Society Limited by virtue of a Deed of Sale dated 21st September, 1929 registered in the office of the Sadar. Sub-Registrar, Alipore, and recorded in Book No. I, Volume No.73, Pages 260 to 268 Being No.4484 for the year 1929.

AND WHEREAS thereafter said Surendranath Day kept mortgage of the said property before the said Hindustan Co-operative Insurance Society Limited by executing a Deed of Mortgage dated 21st September, 1929 and registered in the office of the Sadar Sub-Registrar, Alipore, and recorded in Book No. I, Volume No.80, Pages 221 to 227 Being No.4485 for the year 1929.

AND WHEREAS thereafter the said Hindustan Co-operative Insurance Society Limited released the said mortgage of the said property in favour of said Surendranath Day by executing an Indenture dated 23rd August, 1940 registered in the office of the Sadar Sub-Registrar, Alipore and recorded in Book No. I, Volume No.52, Pages 240 to 243 Being No.3431 for the year 1940 and also issued a letter dated 03rd October, 1940 to the said Surendranath Day and returned the said mortgage property to him.

AND WHEREAS by aforesaid manner the said Surendranath Day became absolute owner and occupier in respect of the said landed property after erecting two storied building in the said landed property being Plot No.6F of the Scheme No.VII being a portion of Premises Nos.6, 7 & 8, Ekdalia Road, and 2 and 2/1, Uluberia 2nd

Lane, 22/2, 22/4, 22/5 and 23/2, Fern Road, Ballygunge now Premises No.8C, Ekdalia Place, Kolkata - 700 019, Ward No.068 vide Assessee No.110681200125 comprising an area of 06 (Six) Cottahs 00 (Zero) Chittaks 20 (Twenty) sq.ft. together with the two storied building measuring 800 (Eight Hundred) sq.ft. built up area at Ground Floor and 500 (Five Hundred) sq.ft. built up area at First Floor and one car parking space measuring 135 (One Hundred Thirty-five) sq.ft. in total 1435 (One Thousand Four Hundred Thirty-five) sq.ft. built up area and used to possess the same peacefully without any obstruction and disturbances from any corner.

AND WHEREAS thereafter said Surendranath Day died intestate on 29.01.1989 and his wife Renuka Dey also expired on 01.06.1993 leaving behind their two sons namely Dipak Day and Rupak Kumar Dey as their only legal heirs and successors of the said property.

AND WHEREAS thereafter said Rupak Kumar Dey also died in bachelor on 06.02.2019 and accordingly his undivided share of the said land and building of the said premises has been devolved upon the vendor herein as per the provisions of Hindu Succession Act.

AND WHEREAS thus by way of inheritance, the vendor herein has

become the sole and absolute owner, occupier and possessor in respect of the said entire land property being Plot No.6F of the Scheme No.VII being a portion of Premises Nos.6, 7 & 8, Ekdalia Road, and 2 and 2/1, Uluberia 2nd Lane, 22/2, 22/4, 22/5 and 23/2, Fern Road, Ballygunge now Premises No.8C, Ekdalia Place, Kolkata - 700 019, Ward No.068 vide Assessee No.110681200125 (Particularly mentioned in the Schedule hereunder written) comprising an area of 06 (Six) Cottahs 00 (Zero) Chittaks 20 (Twenty) sq.ft. together with the two storied building measuring 800 (Eight Hundred) sq.ft. built up area at Ground Floor and 500 (Five Hundred) sq.ft. built up area at First Floor and one car parking space measuring 135 (One Hundred Thirty-five) sq.ft. in total 1435 (One Thousand Four Hundred Thirty-five) sq.ft. built up area and used to possess the same peacefully without any obstruction and disturbances.

AND WHEREAS by way of inheritance the Vendor herein became the sole and absolute owner of the said property and the vendor herein is in absolute physical possession of the said property and is enjoying the said property without any interruption and hindrances in any manner whatsoever, as being sole and absolute owner in respect thereof, upon payment of all the relevant rents and taxes to the authority concerned.

AND WHEREAS due to urgent need of money, the vendor herein, as being sole and absolute owner, has inclined to sell **ALL THAT** piece and parcel of land measuring a little more or less 06 (Six) Cottahs 00 (Zero) Chittaks 20 (Twenty) sq.ft. together with the two storied building measuring 800 (Eight Hundred) sq.ft. built up area at Ground Floor and 500 (Five Hundred) sq.ft. built up area at First Floor and one car parking space measuring 135 (One Hundred Thirty-five) sq.ft. in total 1435 (One Thousand Four Hundred Thirty-five) sq.ft. lying and situated at Premises No.8C, Ekdalia Place, Kolkata - 700 019 together with all the easements and user rights appertaining thereto, fully described in the schedule hereunder written, for and at a total consideration of Rs.3,50,00,000/- (Three Crore Fifty Lakhs) only, and having come to know the intention of the vendor herein upon prima-facie satisfied himself, as to the marketable title of the vendor herein, in and upon the said property, described in the Schedule herein written, has agreed to purchase the said property for and at a total consideration of Rs.3,50,00,000/- (Three Crore Fifty Lakhs) only, and Rs.3,10,00,000 (Three Crore Ten Lakhs) only has paid as the part consideration and/or the advance, against the said property, to the vendor herein simultaneously on execution of these presents and the vendor herein has admitted and acknowledge the receipt thereof.

NOW THIS INDENTURE WITNESSETH THAT

- I. In pursuance of the total consideration sum of Rs.3,50,00,000/- (Rupees Three Crore Fifty Lakhs) only, an advance sum of Rs 3,10,00,000/- (Rupees Three Crore Ten Lakhs) only being already paid by the Purchaser to the Vendor herein and the balance consideration of the sum of Rs.40,00,000/- (Rupees Forty Lakhs) only paid by the Purchaser to the Vendor at or before the execution of these presents the receipt whereof the Vendor doth hereby duly mentioned in the receipt in Memo of consideration hereunder written, admit and every part thereof, doth hereby acquit, release and forever discharge the purchaser and also the said property being hereby sold, the Vendor as the full and absolute owner do and each of them doth hereby grant sell transfer, convey assign and assure unto the purchaser **ALL THAT THE SAID PROPERTY** being Premises No. 8C, Ekdalia Place, Police Station Gariahat, P.O. - Ballygunge, Kolkata. - 700019 Assessee No.110681200125 and the rights and properties appurtenant thereto i.e. **ALL THAT** the said property being the two storied building and one car parking having total built up area 1435 (One Thousand Four Hundred Thirty-five) square

feet a little more or less on the Ground floor measuring 800 (Eight Hundred) square feet on the First Floor 500 (Five Hundred) sq.ft built up area and one car parking space 135 (One Hundred Thirty-five) square feet in total 1435 (One Thousand Four Hundred Thirty-five) a little more or less, standing on the land measuring more or less 06 (Six) Cottahs 00 (Zero) Chittacks 20 (Twenty) sq.ft. more fully and particularly described in **SCHEDULE HEREUNDER TOGETHER FURTHER WITH** all structures, building, fixtures, walls, passages, court yards, areas, sewers, drains, ways, paths, passages, fences, common pipelines, overhead tank and its pipelines connecting to the Said Property, boundary walls and all manner of former or other rights liberties easements, privileges, appendages and appurtenances whatsoever to the Said Property and the Rights and properties appurtenant thereto or any part thereof, usually held, used occupied, accepted, enjoyed and reputed to be or be deemed to be belonging to or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and the rents, arrears, issues and profits thereof and every part hereof **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the

Vendor into and upon the Said Property And The Rights And Properties Appurtenant Thereto or any part thereof **AND TOGETHER WITH** the benefit and/or covenant of all deeds, pattahs, muniments, writings and other evidences of title to the Said Property And The Rights And Properties Appurtenant Thereto or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the Said Property and every part thereof unto and to the use of the Purchaser absolutely and forever, freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of, from and against all and/or any encumbrances, demands, claims, charges, liens, mortgages, debts, leases, tenancies, licenses, prohibitions, restrictions, trusts, debaters, uses, rights, attachments, executions, lispensens, requisitions, acquisitions, alignments and liabilities whatsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any of their respective

predecessors-in-title done or executed or knowingly suffered to the contrary, the Vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property and rights, title, interest and share and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended unto the Purchaser.

ii) **AND THAT** notwithstanding any act, deed, matter or thing done as aforesaid, the Vendor now have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

iii) **AND THAT** the Said Property is free from all encumbrances, demands claims, charges, liens, mortgages, debts, prohibitions, restrictions, trusts, debaters, uses, rights, attachments, executions, lispensens, requisitions, acquisitions, alignments and liabilities whatsoever made or suffered by the Vendor or any person of persons having or lawfully claiming any estate or

interest in the Said Property from under or in trust for the Vendor;

- iv) **AND THAT** the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive the rents, issues and profits thereof and all other properties, rights, and benefits, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid and every part thereof, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor;

- v) **AND THAT** free and clear and freely and clearly and absolutely acquitted, released and forever discharged or otherwise by and at the costs and expenses, well and sufficiently saved and indemnified, of from and against all manner of encumbrances, demands, claims, charges, liens, mortgages, debts, leases, tenancies, licenses, prohibitions, restrictions, trusts, uses, rights, attachments, executions, lispensens, requisitions,

acquisitions, alignments and liabilities whatsoever suffered or created by the Vendor or any person or any of his predecessors-in-title or any person lawfully or equitably claiming as aforesaid ;

- vi) **AND THAT** the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, demands, claims, charges, liens, mortgages, debts, leases, tenancies, licenses, prohibitions, restrictions, trusts, debaters, uses, rights, attachments, executions, requisitions, acquisitions, alignment and liabilities whatsoever created, occasioned or made by the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Property thereof relating to and up-to the date of these presents.

- vii) **AND FURTHER THAT** the vendor and all persons having or lawfully, rightfully or equitably claiming, any estate or interest in the Said Property or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts,

deeds, matters or things whatsoever for further better or more perfectly assuring the Said Property and the rights and properties apartment thereto and every part thereof and other properties rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser in the manner aforesaid as shall or may be reasonably required.

viii) **AND ALSO THAT** the vendor as not at any time hereto before done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the Said Property and the rights and properties appurtenant thereto and other properties rights and benefits hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to or any part thereof can or may be impeached, encumbered or aforesaid in title **AND** all payments, arrears of bills, liabilities arising for the prior period of registration of this presents shall be borne and paid by the Vendor herein concerning the Said Property

ix) And Further also that all property taxes or any other liability which is to be paid relating to the Said Property stands cleared

and there is no outstanding to the best of knowledge to the Vendor and however, the Vendor do hereby covenant with the Purchaser herein that, in future, if any tax or liability relates prior to the registration of this Indenture the same shall be borne and paid by the Vendors herein

THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR THAT the purchaser shall observe fulfill comply with and follow the rules, regulations, stipulations, **AND** all payments and liabilities arising post registration of this Indenture relating to the Said Property shall be borne and paid by the Purchaser herein.

PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO THAT soon after the Purchase of the **SAID PROPERTY** the Purchaser shall mutate his name in the Kolkata Corporation and the Vendor herein has covenant with the Purchaser shall also be at liberty to make necessary steps and/or apply for change of electric meter/s of the said property as soon as possible, before the appropriate office of CESC Limited **AND Further** that the Vendor herein confirms that the vacant possession of the said property stands delivered in favour of the Purchaser herein which the Purchaser acknowledges.

THE SCHEDULE

(The said property)

ALL THAT piece and parcel of Bastu Land measuring more or less 06
(Six) Cottahs 00 (Zero) Chittacks 20 (Twenty) sq.ft. together with two
storied brick built cemented ^{floor} dwelling house (without lift) having a
built up area of ground floor - 800 (Eight Hundred) square feet and
First Floor 500 (Five Hundred) square feet and one car parking space
135 (One Hundred Thirty-five) sq.ft. ^{with cemented floor & tiles shed} in total built up area being 1435
(One Thousand Four Hundred Thirty-five) square feet, a little more or
less known and numbered as Premises No. 8C, Ekdalia Place, P.O. -
Ballygunge, Police Station - Gariahat, Kolkata - 700 019 falling
within the limits of Ward No 068 of the Kolkata Municipal
Corporation, having Assessee No. 110681200125, clearly and
specifically delineated in RED colure border lines in the annexed
plan, which is the part and parcel of this Indenture, butted and
bounded as follows :-

The said property is butted and bounded

| | | |
|--------------|---|--------------------------------------|
| ON THE NORTH | - | Premises No.69, Ekdalia Road |
| ON THE SOUTH | - | 30' fit K.M.C. Road |
| ON THE WEST | - | Premises No.10A & 10C, Ekdalia Place |
| ON THE EAST | - | Premises No.8B & 8D, Ekdalia Place |

*Gayatri Chatterjee
Advocate*

IN WITNESS WHEREOF the parties hereto do hereby set and subscribe their respective hands and execute these presents on the day, month and year the first above written.

SIGNED AND DELIVERED by the

Parties herein in presence of:

1. Banani Day

Flat no. 14, 2splade
Hansions, Cal-700069.

Dipak Day

(SIGNATURE OF THE VENDOR)

(DIPAK DAY)

2.

Debashis Basu
DEBASHIS BASU
21A, CRDALIA PLACE
KOLKATA - 700 069.

Bikash Kumar Roy

(SIGNATURE OF THE PURCHASER)

(BIKASH KUMAR ROY)

Drafted by:

Gayatri Chakraberty
Gayatri Chakraberty
Advocate

W.B. 377/99
Alipore Criminal Court
Kolkata - 700 027

MEMO OF CONSIDERATION

| <u>DATE</u> | <u>CHEQUE No.</u> | <u>BANK/BRANCH</u> | <u>AMOUNT</u> |
|-------------|-------------------|----------------------------------|------------------|
| 27.11.20 | 000016 | Bandhan Bank, Gariahat Branch | Rs. 10,00,000/- |
| 04.02.21 | 782522 | Punjab National Bank | Rs.1,00,00,000/- |
| 12.02.21 | 782523 | Punjab National Bank | Rs.1,00,00,000/- |
| 12.03.21 | 782525 | Punjab National Bank | Rs.1,00,00,000/- |
| 25.03.21 | 923112 | S.B.I., Ballygunge Br. | Rs. 37,37,500/- |
| | T.D.S. | | Rs. 2,62,500/- |

.....
Rs.3,50,00,000/-

(Rupees Three Crore Fifty Lakhs) only

WITNESSES :-

1. Banani Day.

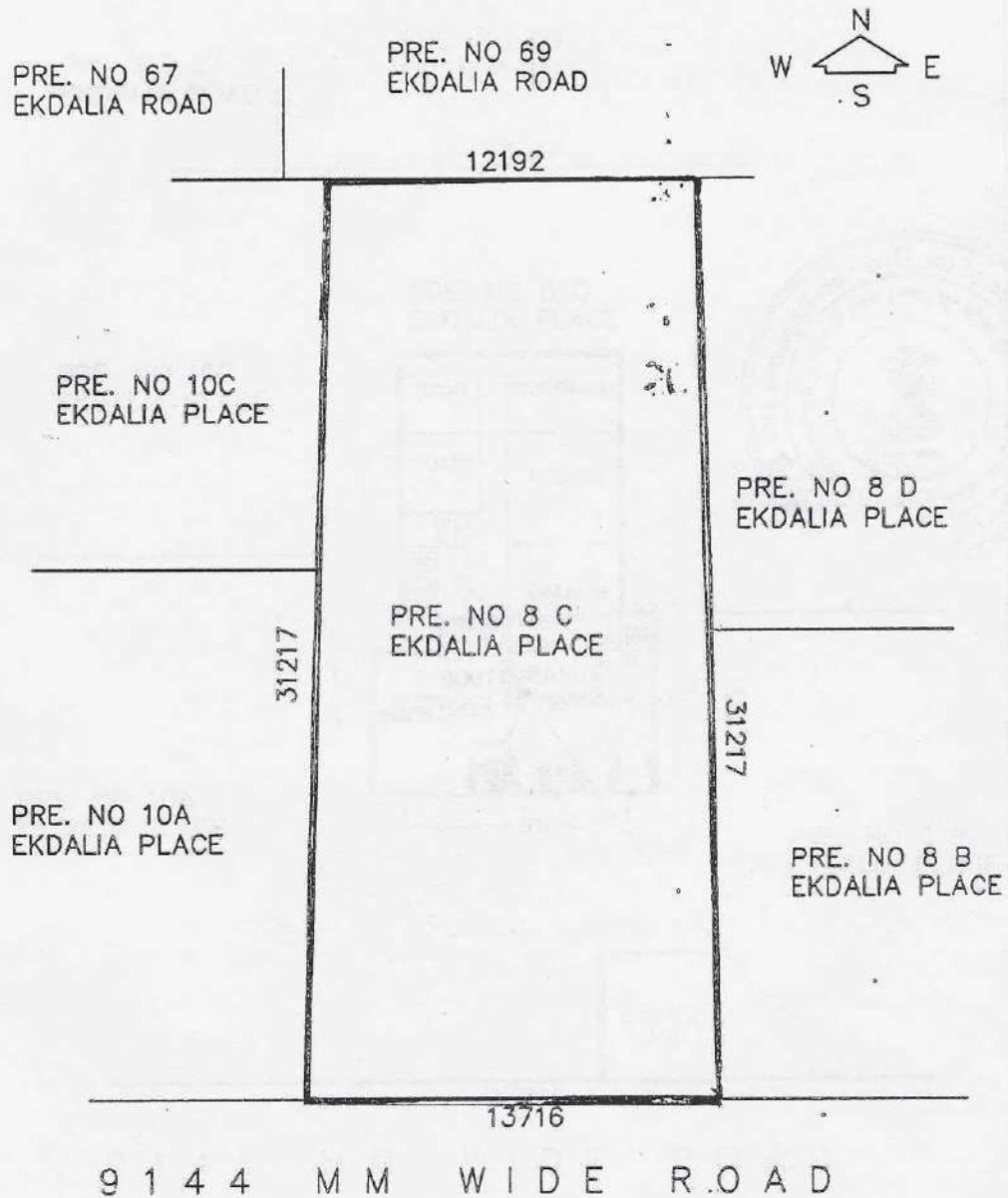
2. *Banani Day.*

Dipak Day.

Signature of DIPAK DAY

(VENDOR)

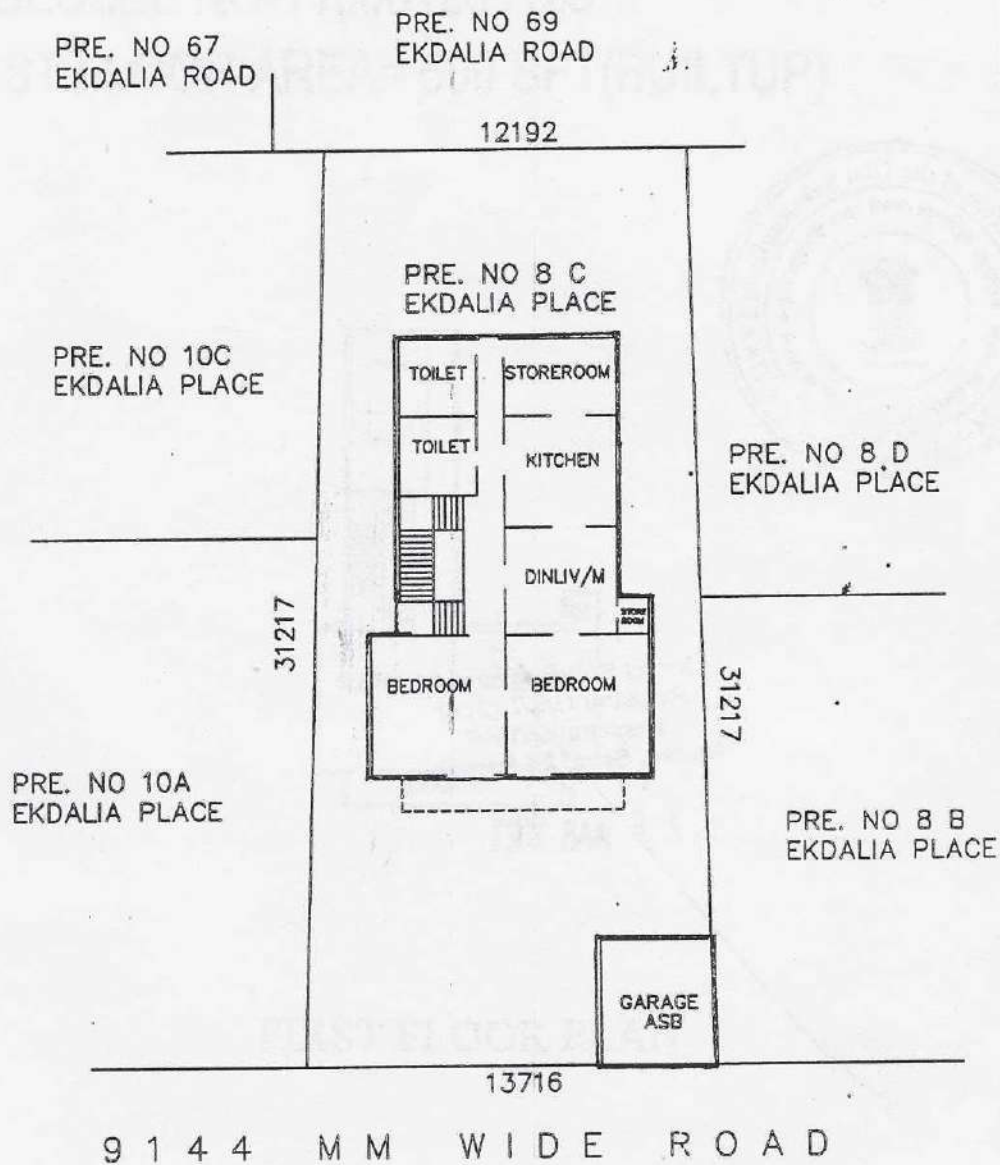
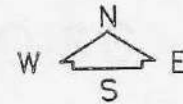
**SITE PLAN OF PREMISES NO.- 8C,
EKDALIA PLACE KOLKATA 19, WARD
NO 68, BOROUGH-VIII.
ASSESSEE NO - 110681200125
LAND AREA=6 COT. 0 CH. 20 SFT**



SITE PLAN

Dipankar Das

**GROUND FLOOR PLAN OF PREMISES NO.-8 C
EKDALIA PLACE KOLKATA 19 ,
WARD NO 68, BOROUGH-VIII.
ASSESSEE NO-110681200125
GROUND FLOOR AREA= 800 SFT(BUILTUP)
GARAGE AREA=135**

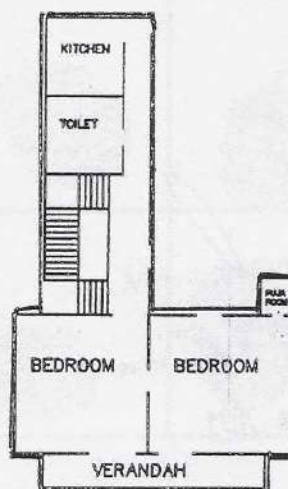
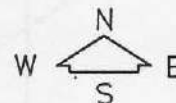


GROUND FLOOR PLAN

Jipen Day

Birash Kumar Roy

FIRST FLOOR PLAN OF PREMISES NO.-8 C
EKDALIA PLACE KOLKATA 19 ,
WARD NO 68 , BOROUGH-VIII.
ASSESSEE NO-110681200125
FIRST FLOOR AREA= 500 SFT(BUILTUP)



FIRST FLOOR PLAN

Dipak Das

SIGNATURE OF VENDOR.












Binaya Kumar Roy

SIGNATURE OF PURCHASER

| | | 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 DIPAK DAY

Signature Dipak Day

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



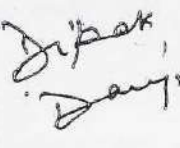


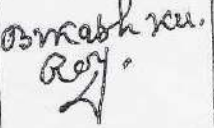



Bikash Kumar Roy



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000426401/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--------------------------------|--|---|---|
| 1 | Mr DIPAK DAY 14-16, ESPLANADE MANSION GOVERMENT PLACE, P.O:- ESPLANADE, P.S:- Hastings, District:- Kolkata, West Bengal, India, PIN - 700069 | Seller |  |  |  |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mr BIKASH KUMAR ROY 10A, EKDALIA PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 | Buyer |  |  |  |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr BARUN DALUI Son of Mr MADAN DALUI P1/3, C.I.T ROAD, P.O:- KANKURGACHI, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700054 | Mr DIPAK DAY, Mr BIK KUMAR ROY |  |  |  |

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192020210248773482
GRN Date: 23/03/2021 13:22:57
BRN: 90069040
Payment Status: Successful
Payment Mode: Counter Payment
Bank/Gateway: State Bank of India
BRN Date: 23/03/2021 00:03:00
Payment Ref. No: 2000426401/15/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIKASH KUMAR ROY
Address: 10A, EKDALIA PLACE, KOL-19
Mobile: 9836581888
Depositor Status: Buyer/Claimants
Query No: 2000426401
Applicant's Name: Mr Bikash Kumar Roy
Identification No: 2000426401/15/2021
Remarks: Sale, Sale Document Payment No 15

Payment Details

| Sl No | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|-------|--------------------|--|--------------------|------------|
| 1 | 2000426401/15/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 2454608 |
| 2 | 2000426401/15/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 350812 |
| Total | | | | 2805420 |

IN WORDS: TWENTY EIGHT LAKH FIVE THOUSAND FOUR HUNDRED TWENTY ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

| | | |
|---|---|--|
| Query No / Year | 2000426401/2021 | Office where deed will be registered |
| Query Date | 24/02/2021 2:20:18 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | Bikash Kumar Roy 10A, Ekdalia Place, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9163129213, Status : Buyer/Claimant | |
| Transaction | Additional Transaction | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | Market Value | |
| Rs. 3,50,00,000/- | Rs. 3,50,79,838/- | |
| Total Stamp Duty Payable (SD) | Total Registration Fee Payable | |
| Rs. 24,55,608/- (Article:23) | Rs. 3,50,844/- (Article:A(1), E, M) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 1,000/- |
| Remarks | | |

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ekdalia Place, Premises No: 8C, Ward No: 068 Pin Code : 700019

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------|--------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 6 Katha 20 Sq Ft | 3,31,00,000/- | 3,31,79,838/- | Width of Approach Road: 30 Ft., |
| Grand Total : | | | | 9.9458Dec | 331,00,000 /- | 331,79,838 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 135 Sq Ft. | 1,50,000/- | 1,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |



| | | | | | |
|---|------------|-------------|--------------|--------------|---------------------------|
| S2 | On Land L1 | 1300 Sq Ft. | 17,50,000/- | 17,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1435 sq ft | 19,00,000 /- | 19,00,000 /- | |

Seller Details :

| S No | Name & address | Status | Execution/Admission Details |
|------|--|------------|--|
| 1 | Mr DIPAK DAY Son of Late SURENDRA NATH DEY 14-16, ESPLANADE MANSION GOVERNMENT PLACE, P.O:- ESPLANADE, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700069 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx9R, Aadhaar No: 28xxxxxxxx2948, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Buyer Details :

| Sl No | Name & address | Status | Execution/Admission Details |
|-------|---|------------|--|
| 1 | Mr BIKASH KUMAR ROY Son of Late BISHNUPADA ROY 10A, EKDALIA PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx6E, Aadhaar No: 52xxxxxxxx7539, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Identifier Details :

| Name & address |
|---|
| Mr BARUN DALUI Son of Mr MADAN DALUI P1/3, C.I.T ROAD, P.O:- KANKURGACHI, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr DIPAK DAY, Mr BIKASH KUMAR ROY |

| Transfer of property for L1 | | |
|-----------------------------|--------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr DIPAK DAY | Mr BIKASH KUMAR ROY-9.94583 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr DIPAK DAY | Mr BIKASH KUMAR ROY-135.00000000 Sq Ft |
| Transfer of property for S2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr DIPAK DAY | Mr BIKASH KUMAR ROY-1300.00000000 Sq Ft |



Query No: 2000426401 of 2021, Printed On : Apr 5 2021 11:24AM, Generated from Registration office

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADHPD9539R



नाम /NAME

DIPAK DAY

पिता का नाम /FATHER'S NAME

SURENDRA NATH DAY

जन्म तिथि /DATE OF BIRTH

20-10-1935

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),

पी-7,

धीरंगी स्क्वायर,

कलकत्ता - 700 060.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1178/49772/25500

To
 দীপক দায়
 Dipak Day
 S/O: Surendra Nath Day
 Opposite - Raj Bhavan Esplanade Mansions, Govt. Place
 East, Flat No - 14
 Esplanade
 Esplanade
 Circus Avenue Kolkata
 West Bengal 700069
 9748755272

13/04/2017

32235656



MD322356565FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

2894 0139 2948

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



দীপক দায়
 Dipak Day
 জন্মতারিখ / DOB : 20/10/1935
 পুরুষ / Male



2894 0139 2948

আমার আধার, আমার পরিচয়.

Dipak Day



भारत सरकार
GOVERNMENT OF INDIA



বিকাশ কুমার রায়
Bikash Kumar Roy
পিতা : বিষ্ণু পদ রায়
Father : BISHNU PADA ROY
জন্ম সাল / Year of Birth : 1960
পুরুষ / Male



5211 4249 7539

অধিকার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
নং. 10 এ, একডালিয়া প্লেস,
বালিগুঞ্জ এস ও, কোলকাতা,
পশ্চিমবঙ্গ, 700019

Address:
NO. 10A, EKDALIA PLACE,
Ballygunge S.O, Ballygunge,
Kolkata, West Bengal,
700019



1617
1811-190 1947



help@india.gov.in



www.uidai.gov.in

P.O. Box No 1947
Bengaluru-561 291

Bikash Kumar Roy.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIKASH KUMAR ROY

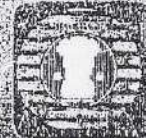
BISHNUPADA ROY

19/08/1960

Permanent Account Number

ADGPR6006E

[Signature]



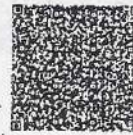
Bikash Kumar Roy.



ভারত সরকার
Government of India



বারন দলুই
Barun Dalui
জন্ম তারিখ / DOB: 13/04/1981
পুরুষ / Male



8493 5423 4712

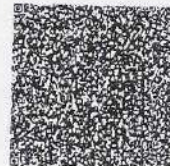
আমার আধার, আমার পরিচয়



ভারতীয়...
Unique Identification Authority of India

ঠিকানা: C/O মদন দলুই, ব্লক-3, ফ্লট-3C, পি
1/3, সিটি রোড, আশ্রয় আবাসন, উল্টাদাঙ্গা, কলকাতা, পশ্চিম
বঙ্গ, 700054

Address: C/O Madan Dalui, Block-3, Flat-3C, P
1/3, C I T Road, Ashray Abasan, Ultadanga,
Kankurgachi, Kankurgachi, Kolkata, West
Bengal, 700054



8493 5423 4712

1947

help@uidai.gov.in

www.uidai.gov.in

Barun Dalui

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No.: | I-1604-02732/2021 | Date of Registration | 05/04/2021 |
| Query No / Year | 1604-2000426401/2021 | Office where deed is registered | |
| Query Date | 24/02/2021 2:20:18 PM | 1604-2000426401/2021 | |
| Applicant Name, Address & Other Details | Bikash Kumar Roy 10A, Ekdalia Place, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9163129213, Status : Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 3,50,00,000/- | Rs. 3,50,79,838/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 24,55,608/- (Article:23) | Rs. 3,50,844/- (Article:A(1), E, M) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ekdalia Place, , Premises No: 8C, , Ward No: 068 Pin Code : 700019

| 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 | 6 Katha 20 Sq Ft | 3,31,00,000/- | 3,31,79,838/- | Width of Approach Road: 30 Ft., |
| Grand Total : | | | | 9.9458Dec | 331,00,000 /- | 331,79,838 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 135 Sq Ft. | 1,50,000/- | 1,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| S2 | On Land L1 | 1300 Sq Ft. | 17,50,000/- | 17,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1435 sq ft | 19,00,000 /- | 19,00,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr DIPAK DAY Son of Late SURENDRA NATH DEY 14-16, ESPLANADE MANSION GOVERMENT PLACE, P.O:- ESPLANADE, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700069 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADxxxxxx9R, Aadhaar No: 28xxxxxxxx2948, Status :Individual, Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Pvt. Residence |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr BIKASH KUMAR ROY (Presentant) Son of Late BISHNUPADA ROY 10A, EKDALIA PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24 Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.: ADxxxxxx6E, Aadhaar No: 52xxxxxxxx7539, Status :Individual, Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Pvt. Residence |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr BARUN DALUI Son of Mr MADAN DALUI P1/3, C.I.T ROAD, P.O:- KANKURGACHI, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700054 | | | |

Identifier Of Mr DIPAK DAY, Mr BIKASH KUMAR ROY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------|---------------------------------|
| 1 | Mr DIPAK DAY | Mr BIKASH KUMAR ROY-9.94583 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------|--|
| 1 | Mr DIPAK DAY | Mr BIKASH KUMAR ROY-135.00000000 Sq Ft |

Transfer of property for S2


| Sl.No | From | To. with area (Name-Area) |
|-------|--------------|---|
| 1 | Mr DIPAK DAY | Mr BIKASH KUMAR ROY-1300.00000000 Sq Ft |

Endorsement For Deed Number : I - 160402732 / 2021

On 25-03-2021

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 3,50,79,838/-



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-03-2021


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

Presented for registration at 15:47 hrs on 26-03-2021, at the Private residence by Mr BIKASH KUMAR ROY, Claimant.

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

Execution is admitted on 26/03/2021 by 1. Mr DIPAK DAY, Son of Late SURENDRA NATH DEY, 14-16, ESPLANADE MANSION GOVERNMENT PLACE, P.O: ESPLANADE, Thana: Hastings, , Kolkata, WEST BENGAL, India, PIN - 700069, by caste Hindu, by Profession Service, 2. Mr BIKASH KUMAR ROY, Son of Late BISHNUPADA ROY, 10A, EKDALIA PLACE, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr BARUN DALUI, , Son of Mr MADAN DALUI, P1/3, C.I.T ROAD, P.O: KANKURGACHI, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Service



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-04-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,50,844/- (A(1) = Rs 3,50,798/- .E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,50,812/-

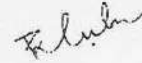
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2021 12:00AM with Govt. Ref. No: 192020210248773482 on 23-03-2021, Amount Rs: 3,50,812/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90069040 on 23-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,55,608/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 24,54,608/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3929, Amount: Rs.1,000/-, Date of Purchase: 24/02/2021, Vendor name: J Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2021 12:00AM with Govt. Ref. No: 192020210248773482 on 23-03-2021, Amount Rs: 24,54,608/-
Bank: State Bank of India (SBIN0000001), Ref. No. 90069040 on 23-03-2021, Head of Account 0030-02-103-003-02

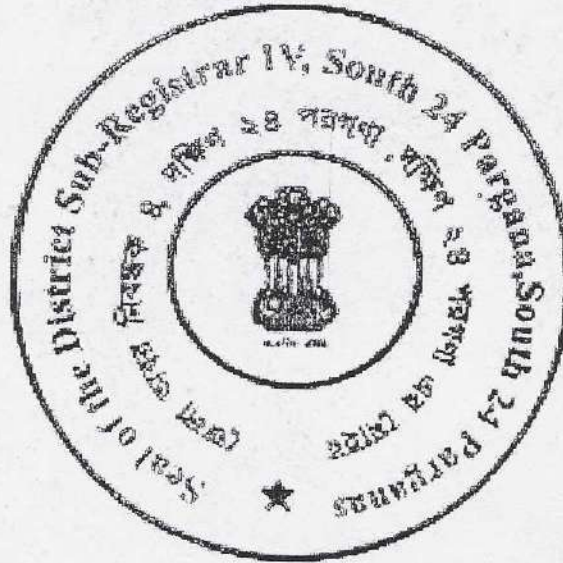


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 112049 to 112086
being No 160402732 for the year 2021.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2021.04.05 12:30:27 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/04/05 12:30:27 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)