

01/10/23

I-12644/23

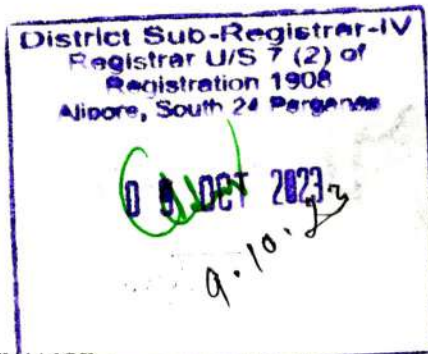


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 847931

01/10/2023
200237-6641/2023
12-30 P.M.

Certified that the document is admitted the Registration. The signature sheets and the endowment sheets attached with the document are the part of this document



: DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE is made this 29th day of SEPTEMBER, TWO THOUSAND TWENTY THREE, Anno Domini,

12-30 P.M.
11/10/23

25 SEP 2023

13219
A. NO. Date
Sold to
of
Rupees (222)

SUDIPTA CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27



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

13219 at 5200/- (in Five thousand only)

- Ajoy Ku. Chanda -



10472

For Concord Construction

- Ajoy Ku. Chanda -

Proprietor



10474

- Aban Mukherjee



Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

1 - OCT 2023



10475

Sukha Medhi
S/O Sashi Medhi
B-75, Satyaji to Park
Kol - 700070.

: B E T W E E N :

SMT. APARNA MUKHERJEE, Wife of Late Biswanath Mukherjee, PAN-AEFPM4296P, Aadhaar No.349277423808, By Faith Hindu, By Occupation-Housewife, residing at 76/1, G.T. Road, Babur Bazar, Post Office-Talini Para, Police Station-Bhadreswar, District-Hooghly, PIN-712125, hereinafter called and referred to as the "VENDOR/OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her respective heir/heirs, successor/ successors, executor/ executors, administrator/administrators, legal representative/ representatives, beneficiaries, agent, nominees assigns and person or persons deriving title under each of them} of the F I R S T P A R T.

: A N D :

SRI AJOY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Aadhaar No.240621356861, residing at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, sole proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, hereinafter called and referred to as the "PURCHASER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his respective heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/ representatives and assign/assigns} of the S E C O N D P A R T.

W H E R E A S that on 26th July, 1933 one Surendra Nath Mukherjee, Son of Dwijendra Nath Mukherjee, had purchased land measuring 3 Cottahs more or less in Mouza- Baishnabghata, Dag No.175, 177, 176, 174, Khatian No.296, 214, under Khatian No.215, 296/1, J.L. No.28, Touzi No.151/56,

from the then owner Sadaraddi Mondal, Son of Umed Mondal, by way of a Bengali Koala, which was registered at District Sub-Registrar of 24-Pargnas, Alipore, which was recorded in Book No.I, Volume No.66, pages 154 to 157, being No.3066, for the year 1933 and after purchase he constructed a residential structure thereon and he mutated his name in the record of the Kolkata Municipal Corporation and the property known as 1, Baishnabghata Bye Lane, Assessee No.211000100011.

A N D W H E R E A S subsequently on 12th June, 1964, said Surendra Nath Mukherjee, sold, conveyed and transferred the land measuring 8 Chittaks more or less out of 3 Cottahs more or less to his son Banamali Mukherjee, by way of registered Bengali Kobala, which was registered at District Registrar of Alipore, recorded in Book No.I, Volume No.79, pages 298 to 300, Deed No. 4480, for the year 1964 and remaining 2 Cottahs 8 Chittaks of land had been kept in her custody for his residential purpose.

A N D W H E R E A S that the said Surendra Nath Mukherjee, died intestate on 14/12/1978, leaving behind his three sons and three daughters namely Balai Chandra Mukherjee, Banamali Mukherjee, Bankim Chandra Mukherjee, Annapurna Banerjee, Gita Ghosal, Alaka Banerjee, and the said remaining property 2 Cottahs 8 Chittaks (after Gift and sale) at Premises No.1, Baishnabghata Bye Lane, Assessee No.211000100011, Police Station - Netaji Nagar, Kolkata - 700047, the said undivided share of property devolved on them jointly by way of INHERITANCE.

A N D W H E R E A S that the said Balai Chandra Mukherjee, was the owner of undivided share of land measuring 6 Chittaks 30 Square Feet out of 2 Cottahs 8 Chittaks more or less by way of inheritance, who died intestate on 23/04/21983 and his wife Uma Mukherjee, also died intestate on 04/05/2004, leaving behind his three sons and four daughters namely (1) SRI TAPAN KUMAR

MUKHERJEE alias TAPAN MUKHERJEE, (2) SRI APOORVA MUKHARJEE alias APURBA MUKHERJEE, (3) SRI SWAPAN KUMAR MUKHERJEE, (4) SMT. MANIKA CHATTERJEE, (5) SMT. SUBHA BANEREJEE, (6) SMT. INDRANI BHATTACHERJEE, and subsequently Swapan Kumar Mukherjee, died intestate on 01/12/2008 and his wife Gopa Mukherjee also died intestate on 01/07/2004, leaving behind his one son and one daughter namely SRI KRISHNENDU MUKHERJEE alias RAGHAB CHAITANYA, and SMT. KUMARIKA DUTTA, the said undivided share of property devolved on them jointly by way of INHERITANCE.

A N D W H E R E A S that the said Banamali Mukherjee, was the owner of undivided share of land measuring 6 Chittaks 30 Square Feet out of 2 Cottahs 8 Chittaks more or less by way of inheritance, who died intestate on 08/03/1980, leaving behind his wife, four sons and two daughters namely (1) SMT. LATA MUKHEREE, (2) SAMARENDRA NATH MUKHERJEE, (3) SRI SAMIRENDRA MUKHERJEE, (4) SRI SUBIR MUKHERJEE, (5) SRI SUNIRENDRA MUKHERJEE, (6) SMT. SMRITI BANERJEE, (7) SMT. RITI BANERJEE, and subsequently Samarendra Nath Mukherjee, died intestate on 08/01/2011, leaving behind his wife two sons namely (1) SMT. MIRA MUKHERJEE, (2) SRI SHRABAN MUKHERJEE, (3) SRI SOURAV MUKHERJEE, and subsequently said Lata Mukherjee died intestate on 06/07/2019, the said undivided share of property devolved on them jointly by way of INHERITANCE.

A N D W H E R E A S that the said Bankim Mukherjee, was the owner of undivided share of land measuring 6 Chittaks 30 Square Feet out of 2 Cottahs 8 Chittaks more or less by way of inheritance, died intestate on 18/04/2009, leaving behind his wife, two sons and one daughter namely (1) SMT. LATIKA MUKHERJEE, (2) SRI BISWAPRIYA MUKHERJEE, (3) SRI JAGATPRIYA MUKHERJEE, & (4) SMT. BORNITA PAHARI, and the said property devolved on them by way of INHERITANCE and subsequently said Latika Mukherjee, died

intestate on 01/12/2021, leaving behind her two sons and one daughter namely (1) SRI BISWAPRIYA MUKHERJEE, (2) SRI JAGATPRIYA MUKHERJEE, & (3) SMT. BORNITA PAHARI, the said undivided share of property devolved on them jointly by way of INHERITANCE.

A N D W H E R E A S that the said Annapurna Banerjee, was the owner of undivided share of land measuring 6 Chittaks 30 Square Feet out of 2 Cottahs 8 Chittaks more or less by way of inheritance, who died intestate on 20/02/1991 and her husband Purna Chandra Banerjee, also died intestate on 18/10/2007, leaving behind two sons and two daughters namely (1) SRI RAMANUJ BANERJEE, (2) SRI SRINIBAS BANERJEE, (3) SMT. BASANTI CHATTERJEE and APARNA MUKHERJEE, and subsequently Basanti Chatterjee, died intestate on 21/10/2000, leaving behind her husband and two sons namely (1) SRI AMAL KUMAR CHATTERJEE, (2) SRI AVIJIT CHATTERJEE, and (3) SRI ANIKJIT CHATTERJEE and subsequently Anikjit Chatterjee died intestate on 12/04/2017, leaving behind his wife and daughter namely (1) SMT. IPSITA CHATTERJEE, and (2) MISS ADRIKA CHATTERJEE, and the said property devolved on them jointly by way of INHERITANCE.

A N D W H E R E A S that the said Gita Ghosal, was the absolute owner of land measuring 6 Chittaks 30 Square Feet out of 2 Cottahs 8 Chittaks more or less by way of inheritance, who died intestate on 22/12/1994 and her husband Gangadhar Ghoshal, also died intestate on 20/06/2002, leaving behind three sons (1) ASHOK GHOSAL, (2) SRI DIPAK KUMAR GHOSHAL, (3) SRI GORACHAND GHOSAL, and the said property devolved on them by way of INHERITANCE and subsequently said Ashok Ghosal, died intestate as unmarried on 24/03/2023, leaving behind two brothers (1) SRI DIPAK KUMAR GHOSHAL, (2) SRI GORACHAND GHOSAL, and the said property devolved on them by way of INHERITANCE.

A N D W H E R E A S that Alaka Banerjee is the owner of undivided share of land measuring 6 Chittaks 30 Square Feet out of 2 Cottahs 8 Chittaks more or less by way of inheritance at Premises No.1, Baishnabghata Bye Lane, Assessee No.211000100011, Police Station-Netaji Nagar, Kolkata-700047.

A N D W H E R E A S the vendor herein is the lawful owner in respect of the Schedule property below.

A N D W H E R E A S the Vendor is now seized and possessed of her Property and well and sufficiently entitled the Schedule below ALL THAT piece or parcel of undivided land measuring 75 Square Feet more or less out of 2 Cottahs 8 Chittaks more or less as per Deed, also together with undivided proportionate passage area of 07 Square Feet more or less out of 2 Chittaks 19 Square Feet more or less i.e. total 1 Chittak 37 Square Feet more or less out of 2 Cottahs 10 Chittaks 19 Square Feet more or less together with undivided 15 Square Feet more or less single storied 50 years old dilapidated tiles shed residential structure thereon out of 400 Square Feet more or less in Mouza-Baishnabghata, Dag No.175, 177, 176, 174, Khatian No.296, 214, under Khatian No.215, 296/1, J.L. No.28, Touzi No.151/56, now within the limits of Kolkata Municipal Corporation, at Premises No.1, Baishnabghata Bye Lane, Assessee No.211000100011, Police Station-Netaji Nagar, Kolkata - 700047, District South 24-Parganas, and/or in part or portion thereof more fully described in the Schedule below and she declared to sell and the PURCHASER offered to purchase the said undivided Property at or for the price of Rs.2,75,000=00 (Rupees Two Lakh Seventy Five) only which the Vendor accepted as highest Market Value.

A N D W H E R E A S the Vendor declared to sell and the PURCHASER being satisfied to investigate all relevant documents in respect of the schedule below property and after being satisfied agreed to purchase the said property containing an area of land measuring 75 Square Feet more or less out of 2 Cottahs 8 Chittaks more or less as per Deed, also together with undivided

proportionate passage area of 07 Square Feet more or less out of 2 Chittaks 19 Square Feet more or less i.e. total 1 Chittak 37 Square Feet more or less out of 2 Cottahs 10 Chittaks 19 Square Feet more or less together with undivided 15 Square Feet more or less single storied 50 years old dilapidated tiles shed residential structure thereon out of 400 Square Feet more or less in Mouza-Baishnabghata, Dag No.175, 177, 176, 174, Khatian No.296, 214, under Khatian No.215, 296/1, J.L. No.28, Touzi No.151/56, now within the limits of Kolkata Municipal Corporation, at Premises No.1, Baishnabghata Bye Lane, Assessee No.211000100011, Police Station-Netaji Nagar, Kolkata - 700047, District South 24-Parganas and particularly mentioned and described in the SCHEDULE hereunder written absolutely free from all encumbrances, whatsoever charges, attachments, liens, lispendences, whatsoever easement right of Common Passage lying or situate adjacent to the said Property at or for the price of Rs.2,75,000=00 (Rupees Two Lakh Seventy Five) only which the Vendor herein accepted being the highest Market Value.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement and in confirmation of the said offer and acceptance by and between the Parties and in consideration of the said sum of Rs.2,75,000=00 (Rupees Two Lakh Seventy Five) only paid by the PURCHASER herein in favour of the Vendor herein as per Memo below {the receipt whereof the Vendor do hereby grant and acknowledge} the Vendor do hereby sell, transfer and convey, absolutely unto the PURCHASER ALL THAT piece or parcel of undivided land measuring 75 Square Feet more or less out of 2 Cottahs 8 Chittaks more or less as per Deed, also together with undivided proportionate passage area of 07 Square Feet more or less out of 2 Chittaks 19 Square Feet more or less i.e. total 1 Chittak 37 Square Feet more or less out of 2 Cottahs 10 Chittaks 19 Square Feet more or less together with undivided 15 Square Feet more or less single storied 50 years old dilapidated tiles shed residential structure thereon out of 400 Square Feet more

or less in Mouza- Baishnabghata, Dag No.175, 177, 176, 174, Khatian No.296, 214, under Khatian No.215, 296/1, J.L. No.28, Touzi No.151/56, now within the limits of Kolkata Municipal Corporation, at Premises No.1, Baishnabghata Bye Lane, Assessee No.211000100011, Police Station-Netaji Nagar, Kolkata - 700047, District South 24-Parganas, particularly mentioned and described in the Schedule hereunder written {hereinbefore and hereinafter referred to as "THE SAID PROPERTY" } or HOWSOEVER OTHERWISE the said Property or any part thereof now is or at any time heretofore was situated, butted and bounded, called, known, described, distinguished or reputed so to be AND ALSO TOGETHER WITH all the ways, paths, passages, all drainage facilities, Roads, advantages or ancient, lights, liberties, rights, easements, appendages and appurtenances whatsoever the said Property belonging or in any way appurtenant thereto or known as part or parcel or member thereof all the estate, right, title, interest, claim or demand whatsoever of the Vendor into upon and out of the said Property and every part thereof TOGETHER WITH original deeds, documents and muniments-of-title in any way exclusively relating to the said Property or any part thereof, which are now handed over to the PURCHASER TO HAVE AND TO HOLD the said Property more fully described in the Schedule below with all rights, members and appurtenances to the PURCHASER absolutely free from all encumbrances, charges, liens, attachments and lispences whatsoever absolutely and forever and the Vendor do hereby covenant with the PURCHASER that the absolute interest which the Vendor professes and do hereby transfer subsists AND THAT notwithstanding any act, deed, matter or thing by the Vendor or her predecessors-in-title made done executed or suffered to the contrary the Vendor have now good, right full power and absolute authority to sell, transfer, convey the said Property more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid A N D that the Vendor has not done any act or thing whereby the said property hereby sold, conveyed and transferred or expressed or intended so to be have been

encumbered or whereby the Vendor is hindered from selling, transferring and conveying the same unto the PURCHASER in the manner aforesaid and that the PURCHASER shall or may at all times hereafter peaceably and quietly enter into and upon and hold possess and enjoy the said Property described in the Schedule below without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her predecessors-in-title A N D that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and sufficiently saved, defended and kept in harmless and indemnified of from and against all and all manner of former and other estate, right, title, interest, claims, charges, liens, lispendences or encumbrances, whatsoever or suffered by the Vendor or any person lawfully or rightfully claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Property and more fully described in the Schedule below or any part thereof from time to time and at all times hereinafter at the request and cost of the PURCHASER or any person or persons claiming from under or in trust for the PURCHASER made do acknowledge execute and perfect and all proper despatch and cause to be made done acknowledge, executed and perfected with all proper despatch all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said Property and more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid as shall or may be reasonably required. AND the PURCHASER will have free and unfettered right in common with other persons having the like rights to pass and re-pass the Common Passage meets to the said Property for going and coming with Conveyances and to lay at his own costs, drains, filtered, water, pipes, electric, gas and telephone cables and lines under the passages. The PURCHASER henceforth will have every right to use and transfer and/or assign, construct any multi storied building by obtaining the sanction plan from the KMC and dispose of flats or in any manner, whole or part of the Property more fully

described in the Schedule below in whatsoever manner. Be it noted that the purchaser shall have right to amalgamate the schedule below property with appurtenant premises i.e. Premises No.1A, Baishnabghata Bye Lane, Assessee No.211000100023, Premises No. 1B, Baishnabghata Bye Lane, Assessee No.211000100035 and Premises No.1C, Baishnabghata Bye Lane, Assessee No.211000100047.

That the Property is not a Benami Property or any way encumbered or charge or mortgage and the Vendor has not made any Agreement Registered or Unregistered with anybody executed any Will in favour of anybody in respect of the Schedule Property and if it is done so the vendor herein had cancelled the said documents before this registration and the Vendor has good and marketable title over the said Property and the said Property is free from all encumbrances and henceforth the PURCHASER and his heirs and assigns shall have every right to enjoy the Schedule below Property absolutely by using the same in whatsoever manner or by constructing, houses, buildings, multistoried Building, renovating, or use any other or commercial purposes and with the full right to transfer in whatsoever manner i.e. sale, gift, lease and/or mortgage and/or otherwise and if any discrepancies arise then in that case the vendor will be liable and responsible to pay the same.

AND THIS DEED FURTHER WITNESSETH that in consideration of the PURCHASER having purchase the Property on the assurance and guarantee of the Vendor as to protection and indemnified against any possible claim by any person or persons or any authority the Vendor do hereby and hereunder agrees to indemnify and at all times keep indemnified the PURCHASER against all such possible claims or demands in respect of the Schedule below Property.

Be it further noted that the purchaser shall any manner hold the vendor liable for any claim made by the any parties claiming through the occupants and shall kept the vendor indemnified from all liabilities in connection

therewith save only those created under the written consent of the vendor or her predecessors-in-title if it is found so then in that case the vendor will solely liable for pay the same and for that reason purchaser shall have every right to file any suit against the vendor in appropriate court. Be it also noted that the Vendor has handed over the original Title Deed and other relevant document and physically possession in connection with the property to the purchaser herein along with the key on the Date of execution of this Deed of Conveyance. Be it also noted that the purchaser herein has purchased the remaining property (except schedule below property) out of the total property from other co-owners, by way registered Deed, vide No.10745, for the year 2023 and after registration of this Deed the purchaser will be absolute owner of the entire property.

: THE SCHEDULE OF THE PROPERTY :

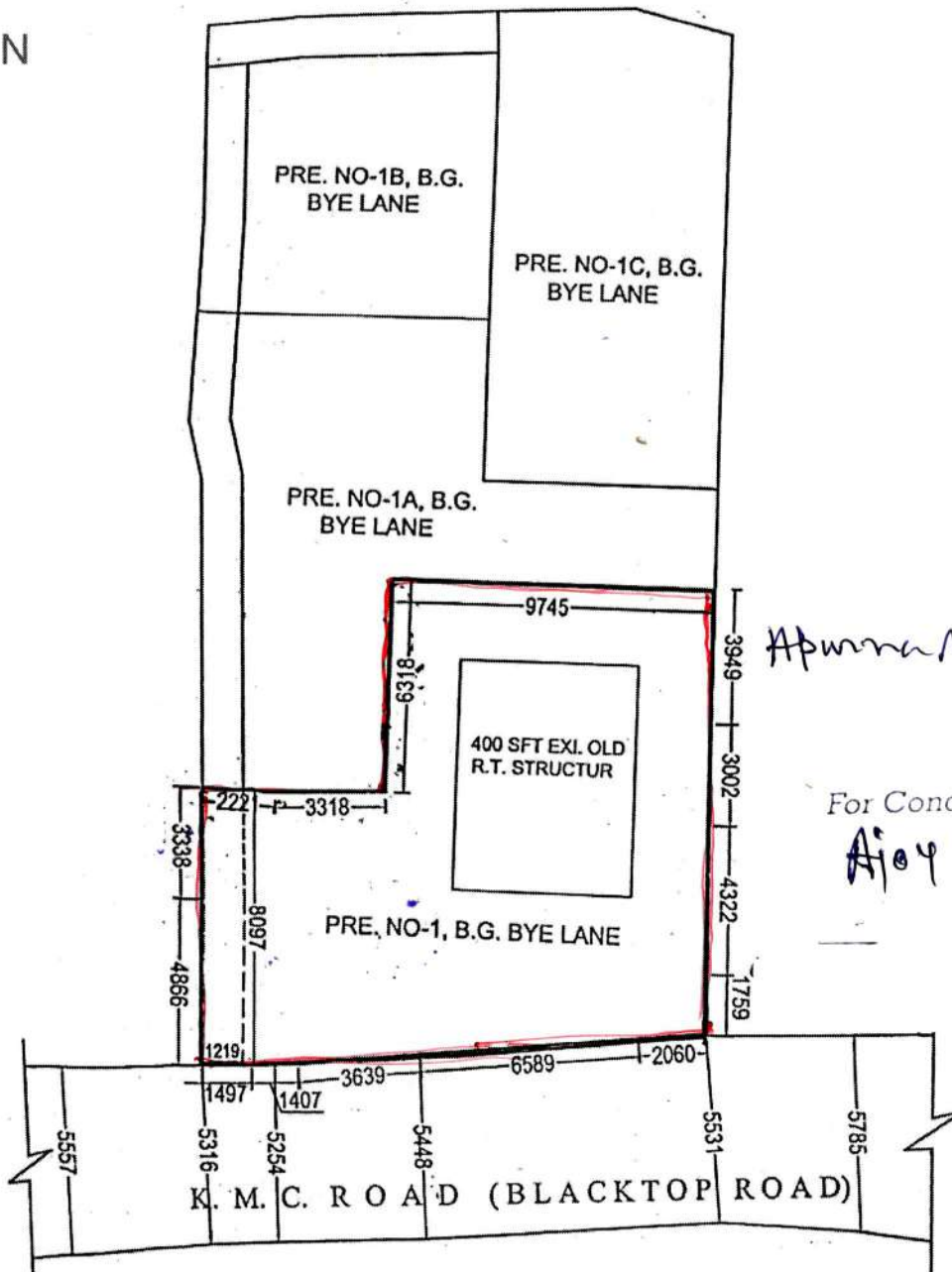
ALL THAT piece or parcel of undivided land measuring 75 Square Feet more or less out of 2 Cottahs 8 Chittaks more or less as per Deed, also together with undivided proportionate passage area of 07 Square Feet more or less out of 2 Chittaks 19 Square Feet more or less i.e. total 1 Chittak 37 Square Feet more or less out of 2 Cottahs 10 Chittaks 19 Square Feet more or less together with undivided 15 Square Feet more or less single storied 50 years old dilapidated tiles shed residential structure thereon out of 400 Square Feet more or less in Mouza-Baishnabghata, Dag No.175, 177, 176, 174, Khatian No.296, 214, under Khatian No.215, 296/1, J.L. No.28, Touzi No.151/56, now within the limits of Kolkata Municipal Corporation, at Premises No.1, Baishnabghata Bye Lane, Assessee No.211000100011, Police Station-Netaji Nagar, Kolkata - 700047, District South 24-Parganas and butted and bounded by :-

<u>ON THE NORTH</u>	:	1/1, Baishnabghata Bye Lane
<u>ON THE SOUTH</u>	:	374/2, N.S.C. Bose Road.
<u>ON THE EAST</u>	:	18' feet wide KMC Road.
<u>ON THE WEST</u>	:	1A, Baishnabghata Bye Lane.

And for more clearness depicted and delineated in the "P L A N" or "M A P" annexed herewith Coloured with "R E D" Border and the said Plan to be treated as part of this DEED.

PLAN SHOWING THE BOUNDARY OF KMC PREMISES NO.1,
BAISHNABGHATA BYE LANE, ASSESSEE NO.211000100011,
POLICE STATION-NETAJI NAGAR, KOLKATA – 700047.

LAND AREA = 75 SQ.FT. OUT OF 2K-08 CH. 00 SQ.FT.
AREA OF PASSAGE = 07 SQ.FT. OUT OF 0K-02 CH. 19 SQ.FT.
TOTAL AREA = 01CH. 37 SQ.FT. OUT OF 2K-10 CH. 19 SQ.FT.
(SHON IN READ BORDER)



For Concord Construction
Ajoy K. Chanda,
Proprietor

[Signature]
Drawn by

IN WITNESSES WHEREOF, the VENDOR have set and subscribed their hands and seal by the day, month and year first above written.

SIGNED SEALED AND
DELIVERED AT KOLKATA
IN THE PRESENCE OF :

1... *Subha Mondal*
220, Rifle club East
Kp- 700070.

2... *Pink Roy*
76/1 ~~Bar~~ G. T. Rd
Barur Bazar
Hoogly

Apurna Mukherjee
SIGNATURE OF THE OWNER/VENDOR.

For Concord Construction
Ajoy K. Chanda.
Proprietor

SIGNATURE OF THE PURCHASER.

DRAFTED AND PREPARED BY ME.

[Signature] (F-434/135/99)
{ ADVOCATE }

ALIPORE JUDGES' COURT. KOL - 27.

TYPED BY ME.

(Soumitra Roy)
{ TYPIST }

- :: 13 :: -

: MEMO OF CONSIDERATION :

RECEIVED from the within-named PURCHASER the said sum of Rs.2,75,000=00 (Rupees Two Lakh Seventy Five) only being the full consideration money as per Memorandum below.

: M E M O :

1. By Demand Draft, Vide No.763498
dated 28/09/2023, on SBI, Naktala Branch

Rs.2,75,000=00

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<u>TOTAL :</u>	Rs.2,75,000=00
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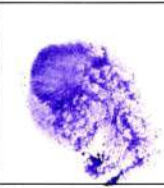


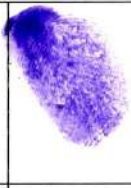
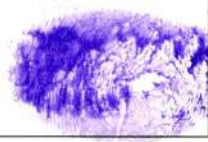
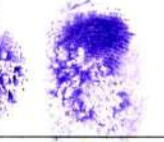
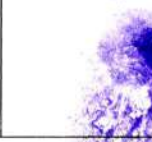


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Total Rupees Two Lakh Seventy Five only

Apurna Mukherjee.
SIGNATURE OF THE OWNER/VENDOR.












WITNESSES :

- 1} *Pink' Roy*
- 2} *Subha Mondal*

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name APARNA MUKHERJEE

Signature Aparna Mukherjee

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name AJOY KUMAR CHANDA

Signature Ajoy K. Chanda

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name

Signature









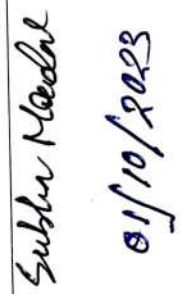


Government of West Bengal

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

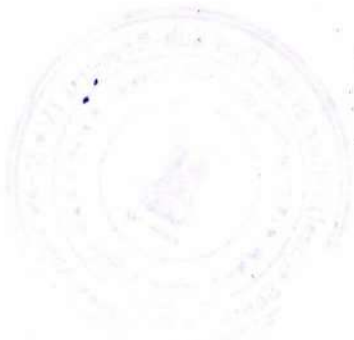
Signature / LTI Sheet of Query No/Year 16042002376641/2023

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 AJOY KUMAR CHANDA 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Representative of Buyer [CONCORD CONSTRUCTION]			 01/10/2023
2	Mrs APARNA MUKHERJEE 76/1, G.T. Road, Babur Bazar, City:- Bhadreswar, P.O:- Talini Para, P.S:- Bhadreswar, District:- Hooghly, West Bengal, India, PIN:- 712125	Seller			 01/10/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Mr AJOY KUMAR CHANDA, Mrs APARNA MUKHERJEE			 01/10/2023

(Anupam Halder)

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJOY KUMAR CHANDA
BIRENDRA LAL CHANDA

19/02/1958

Permanent Account Number

ACPPC8525M

Ajoy K. Chanda

Signature



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

Income Tax PAN Services Unit, UTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/जीवाएं :

आयकर पैन सेवा यूनिट, UTTSL
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
GOVERNMENT OF INDIA



অজয় কুমার চন্দ
Ajoy Kumar Chanda
পিতা : বীরেন্দ্র লাল চন্দ
Father : BIRENDRA LAL CHANDA
জন্ম সাল / Year of Birth : 1958
পুরুষ / Male



2406 2135 6861

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩/এম/১২, নাক্তালা রোড,
নাক্তালা, নাক্তালা, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
23/M/12, NAKTALA ROAD,
NAKTALA, Naktala S.O.,
Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



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

Query No / Year	2002376641/2023	Office where deed will be registered
Query Date	18/09/2023 9:22:23 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,75,000/-	Rs. 2,75,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 11,020/- (Article:23)	Rs. 2,764/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 1, , Ward No: 100, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Chatak 37 Sq Ft	2,65,000/-	2,65,000/-	Width of Approach Road: 18 Ft.,
Grand Total :				.1879Dec	2,65,000 /-	2,65,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	15 Sq Ft.	10,000/-	10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 15 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		15 sq ft	10,000 /-	10,000 /-	

Darkness - mufu
By - Mo



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs APARNA MUKHERJEE Wife of Late Biswanath Mukherjee, 76/1, G.T. Road, Babur Bazar, City:- Bhadreswar, P.O:- Talini Para, P.S:-Bhadreswar, District:- Hooghly, West Bengal, India, PIN:- 712125 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AExxxxxx6P, Aadhaar No.: 34xxxxxxx3808, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	CONCORD CONSTRUCTION (Sole Proprietorship) 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. ADxxxxxx1C, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AJOY KUMAR CHANDA Wife of Late Birendra Lal Chanda 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx5M, Aadhaar No.: 24xxxxxxxx6861	CONCORD CONSTRUCTION (as Proprietor)

Identifier Details :

Name & address
Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr AJOY KUMAR CHANDA, Mrs APARNA MUKHERJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs APARNA MUKHERJEE	CONCORD CONSTRUCTION-0.187917 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs APARNA MUKHERJEE	CONCORD CONSTRUCTION-15 Sq Ft





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



192023240239481061

GRN Details

GRN:	192023240239481061	Payment Mode:	Online Payment
GRN Date:	29/09/2023 10:26:03	Bank/Gateway:	State Bank of India
BRN :	IK0CLUAOE8	BRN Date:	29/09/2023 10:28:41
GRIPS Payment ID:	290920232023948105	Payment Init. Date:	29/09/2023 10:26:03
Payment Status:	Successful	Payment Ref. No:	2002376641/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata, West Bengal, 700027
Mobile:	9831036678
EMail:	sudiptachakroborty@ymail.com
Depositor Status:	Advocate
Query No:	2002376641
Applicant's Name:	Mr SUDIPTA CHAKRABORTY
Identification No:	2002376641/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	29/09/2023
Period To (dd/mm/yyyy):	29/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002376641/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	6020
2	2002376641/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	2764
Total				8784

IN WORDS: EIGHT THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 211000100011 Premises No. : 1 Ward No. : 100 Street Name : BAISHNABGHATA BYE LANE	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SURENDRA NATH MUKHERJEE Owner Address : 1 BAISHNABGHATA BYE LANE , CALCUTTA 47 Pin No. : 700047	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 18-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-12644/2023	Date of Registration	09/10/2023
Query No / Year	1604-2002376641/2023	Office where deed is registered	
Query Date	18/09/2023 9:22:23 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,75,000/-		Rs. 2,75,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,020/- (Article:23)		Rs. 2,796/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 1, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Chatak 37 Sq Ft	2,65,000/-	2,65,000/-	Width of Approach Road: 18 Ft.,
Grand Total :				.1879Dec	2,65,000 /-	2,65,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	15 Sq Ft.	10,000/-	10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 15 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		15 sq ft	10,000 /-	10,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs APARNA MUKHERJEE Wife of Late Biswanath Mukherjee 76/1, G.T. Road, Babur Bazar, City:- Bhadreswar, P.O:- Talini Para, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712125 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AExxxxxx6P, Aadhaar No: 34xxxxxxxx3808, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 01/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 01/10/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CONCORD CONSTRUCTION 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: ADxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr AJAY KUMAR CHANDA (Presentant) Wife of Late Birendra Lal Chanda 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx5M, Aadhaar No: 24xxxxxxxx6861 Status : Representative, Representative of : CONCORD CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
Identifier Of Mr AJAY KUMAR CHANDA, Mrs APARNA MUKHERJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs APARNA MUKHERJEE	CONCORD CONSTRUCTION-0.187917 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs APARNA MUKHERJEE	CONCORD CONSTRUCTION-15.00000000 Sq Ft

Endorsement For Deed Number : I - 160412644 / 2023

On 29-09-2023

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 2,75,000/-



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

On 01-10-2023

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

Presented for registration at 12:30 hrs on 01-10-2023, at the Private residence by Mr AJOY KUMAR CHANDA ,.

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

Execution is admitted on 01/10/2023 by Mrs APARNA MUKHERJEE, Wife of Late Biswanath Mukherjee, 76/1, G.T. Road, Babur Bazar, P.O: Talini Para, Thana: Bhadreswar, , City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712125, by caste Hindu, by Profession House wife

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-10-2023 by Mr AJOY KUMAR CHANDA, Proprietor, CONCORD CONSTRUCTION (Sole Proprietorship), 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk



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

On 09-10-2023

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 2,796.00/- (A(1) = Rs 2,750.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,764/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 10:28AM with Govt. Ref. No: 192023240239481061 on 29-09-2023, Amount Rs: 2,764/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CLUAOE8 on 29-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 6,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13219, Amount: Rs.5,000.00/-, Date of Purchase: 25/09/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/09/2023 10:28AM with Govt. Ref. No: 192023240239481061 on 29-09-2023, Amount Rs: 6,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CLUAOE8 on 29-09-2023, Head of Account 0030-02-103-003-02



Anupam Halder
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 1604-2023, Page from 380337 to 380363
being No 160412644 for the year 2023.**



(Signature)

Digitally signed by Anupam Halder
Date: 2023.10.09 17:01:06 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 09/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**