

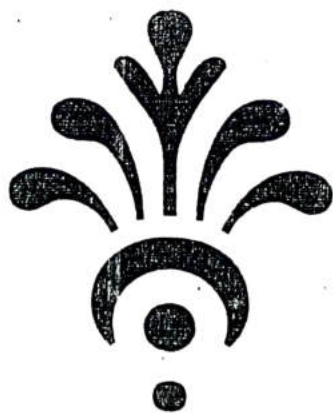
1-5-12



Sl. No. -

Deed No. - 1-

DEED OF CONVEYANCE



NEW BARRACKPORE CO-OPERATIVE HOMES LTD.



5865/22

T-5938/m



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V. N-451/2022

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Confirmed that the document is admitted in registration. The signature sheet / sheet and the endorsement sheet / sheet attached with this document's are the part of this document.

DEED OF CONVEYANCE

16 JUN 2022
17 JUN 2022
17 JUN 2022

THIS INDENTURE OF CONVEYANCE is made on this 15th day of June Two thousand Twenty Two.

BETWEEN

Contd.....

OP.

1920

ক্রমিক নং

2022 year
14/06/2022

সন

তারিখ

Shri Amit Datta

ক্রেতার নাম

257, Vidyasagar Road, New Barrackpore
KOL-131

সকিন

টাকার মূল্য

5000/- Five thousand only

টাকার ভিত্তি

হাবডা, এ. ডি. এস. আর অফিস

জেলা - উত্তর ২৪ পরগণা

টি. ডি. নং

ক্রয়ের

মোট মূল্য

ট্রেজারী অফিস বারাসাত

উত্তর ২৪ পরগণা

টাকার ভিত্তি

02 JUN 2022

250 000

Nirmal Kumar Ban.

NET/1595

Nirmal Kumar Ban.



NET/1601

Sitanshu Sekhar Ghosh

NET/1598

Omrit Datta.

Registered with
North 24 Parganas
District
Barrackpore

NET/1600

16 JUN 2022

Dolly Dutta

W/o Sri Sumit Dutta
251/1, Vidyasagar Road
P.O + P.S. New Barrackpore
KOL-700131
Housewife



NEW BARRACKPORE CO-OPERATIVE HOMES LTD. PAN AADAN3183H, (formerly New Barrackpore Co-Operative Colony Society Ltd) duly registered under the Bengal Co-Operative Societies Act, 1940 (now governed by the West Bengal Co-Operative Societies Act, 1983) as a housing Co-Operative Society vide Registration No. 20/24 Parganas of 1950 and having its present office at Aharampur, P.O.- New Barrackpore, P.S.- Khardah, District - North 24 Parganas, hereinafter referred to as "**The Society**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and assigns) represented by Chairman **SRI NIRMAL KUMAR BASU, PAN - ADZPB4506C AADHAAR NO.5761 1843 1681** Son of Late Upendra Nath Basu, by faith - Hindu, by Nationality Indian, by Occupation - Retired residing at 278/2, Durgabari Road, P.O. & P.S. New Barrackpore. District North 24 Parganas Kolkata - 700131 & Secretary **SRI SITANSHU SEKHAR GUHA. PAN - ADJPG4821F AADHAAR NO.9434 8751 6898** Son of Late Prafulla Chandra Guha by faith Hindu. by Nationality - Indian, by Occupation - Retired, residing at 5 N.S. Road. P.O & P.S. - New Barrackpore, District North 24 Parganas Kolkata - 700131 of the **ONE PART.**

AND

SHRI AMIT DATTA (PAN NO- AICPD9749F; AADHAAR NO. 7449 5523 7172) son of Late Prafulla Kumar Dutta, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 257, Vidyasagar Road, P.O. & P.S. New Barrackpore. District North 24 Parganas Kolkata - 700131 Member of the Society. hereinafter referred to as the **ALLOTTEE** (which expression shall unless excluded



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স্বাক্ষরিত ওয়েব
North 24 Parganas
সরকার
১৬ জুন ২০২২

16 JUN 2022



by or repugnant to the context to mean and include his/her heirs, executors, representatives and assigns) OF THE **OTHER PART**.

WHEREAS The Government of West Bengal (hereinafter referred to as "The Government" acquired, by making a Notification under section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. dated 24th November 1953 under section 6 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazette, dated 3rd December, 1953, C.S. Plot Nos, as set out in Schedule "A" hereinafter, in Mouza - Masunda, J.L. No. 34, Aharampur J.L. No. 35 and Kodalia J.L. No. 36 under P.S. Khardah Now New Barrackpore, Dist- 24 Parganas (Now North 24 Parganas) measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

AND WHEREAS possession of the said lands with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i)(a) of the said Act;

AND WHEREAS by an Agreement which was executed by and between the Society and the Government, on the 23rd November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the land acquisition and to complete a housing scheme, including all works of

P.P.



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স্বাক্ষরিত ওসি ৭৭৮,
নর্থ ২৪-পার্গানা
সরকার
ও.এ.এ. ৭

16 JUN 2022



Development as set forth in the Scheme. within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the Government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

AND WHEREAS the Government, thereafter, empowered the Society, under Sub-section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said **AGREEMENT**;

AND WHEREAS the Society completed the said development work in accordance with the lay out plan and the terms and conditions of the said **AGREEMENT**, inter alia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the Development Plan of the said scheme amongst the members of the Society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to Scheme No. **I** and **III**; of the said development plan to be used for common purpose of scheme no. **I** and **III**.

AND WHEREAS the Government approved the total cost of the scheme as the price of individual plots at which the Vendor proposed and agreed to allot the plots to respective Allottees under their Memo No. 878-L Dev. dated 18.01.1958 of the Land and Land Revenue Department. Land Development Branch, Government of West Bengal.

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North 24 Parganas
Barabanki
West Bengal

16 JUN 2022



AND WHEREAS the Allottee being admitted into membership of the Society was allotted a plot of land measuring an area of 1 Cottah 5 Chittaks 12 Sq.ft approximately alongwith 270 Sq.ft one Storied building finished with cemented flooring standing thereon, in **C.S. Dag No. 351 & 352**, R.S. Dag No. 352, L.R. Dag No.- 1862, L.R. Khatian No. 1247 at Mouza- Aharampur, J.L. No - 35, Co-operative Ward No.7, Municipal Ward No - 15, Holding No. 257, Scheme No **III**, under the Development Scheme by the Society and the Allottee is in possession of the said plot since 2020.

AND WHEREAS the Allottee predecessor in interest of the Allottee paid a total consideration and /or price of Rs. 332 /- (Rupees Three Hundred and Thirty Two) only for the said plot.

AND WHEREAS the Society in terms of the said Agreement paid a total amount of Rs.1,35,829.84 (Rupees one lakh thirty five thousand eight hundred twenty nine and eighty four paise only) to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceedings in connection with such acquisition as per demands made by the Government from time to time:

AND WHEREAS the Society, thereafter requested the State of West Bengal to execute a proper Deed of Conveyance in favour of the Society for the purpose of vesting the said lands In the Society in accordance with the said Agreement;

AND WHEREAS In pursuance of the sale agreement. the Governor of the State of West Bengal granted, transferred, conveyed and assigned to the society by an Indenture dated 1st February, 1996 which was



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Registered under No. 7/2011
North 24-Parganas
Gorakhpur
(G.S.A. 4)

16 JUN 2022



registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the places and parcels of land measuring a total area of 181.27 acres in Mouza Masunda, J.L. NO. 34, and Mouza Aharampur, J.L. No. 35 and Mouza Kodalia J.L. No. 36 all under P.S. Khardah Now New Barrackpore, Dist. North 24 Parganas, contained in C.S. Plot numbers as described in schedule "A" hereunder and to hold unto the Society absolutely free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reform Branch notification No. 2705-L. Dev./5D-4/92 dated on 9th April 1997 as published in the Calcutta Gazette Extraordinary Part-1 dated the 10th April 1997 forming part of the said Deed.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that in consideration of payment of Rs. 332 /- (Rupees One Thousand Two Hundred Fifty) only made by the Allottee /Predecessor in interest of the Allottee on or before **14/06/2022** by way of full consideration and/or price for the said plot of land (the receipt of which the Society doth hereby acknowledge) the Society doth hereby convey/ transfer sell absolutely and for over, free from all encumbrances but, subject the Covenants contained hereinafter, the said plot of land measuring an area of 1 Cottah 5 Chittaks 12 Sq.ft approximately alongwith 270 Sq.ft one Storied building finished with cemented flooring standing thereon, in **C.S. Dag No. 351 & 352**, R.S. Dag No. 352, L.R. Dag No.- 1862, L.R. Khatian No. 1247 at Mouza- Aharampur, J.L. No - 35, Co-operative Ward No.7, Municipal Ward No - 15, Holding No. 257, Scheme No **III** more particularly described in Schedule "B" written



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Magistrate cum P.A.
North 24 Parganas
Barisal
O.S.A.

6 JUN 2022



hereinafter, of the said Development Plan of Society (hereinafter referred to as 'the **said plot**) along with all easement right to use the road abutting on the said plot and TO HAVE AND TO HOLD the said plot unto the Allottee for ever but subject to the Covenants contained hereinafter

- I. Whereas the State Govt. has by a Notification being No. 2705-L Dev/ 5D-4/92 dated 09-04-97 published in Calcutta Gazette (Extraordinary dated 10- 04-97 permitting alienation of the land allotted by the Society to the members and they shall be at liberty to mortgage, charge or encumber the said, land with the Life Insurance Corporation of India, or any Nationalised or Scheduled Bank or Co-Operative Bank or Government or any statutory Body. Govt. sponsored financial Institution for the purpose of construction of a residential building therein.
- II. The Allottee shall use the said plot for any purpose including residential and commercial purpose for himself/herself and for the members of his/her family and/or other person(s).
- III. The Allottee shall complete construction of him/her own construction if not already completed.
- IV. The Allottee shall have full right to transfer the under "B" Schedule property to anybody, he/she likes.

AND THE SOCIETY doth hereby Covenant with the Allottee that subject to the terms and conditions/Covenants contained herein before, the Allottee shall at all times hereafter peaceably and quietly hold and enjoy the said plot and enjoy all easement rights, privilege,



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Registered Office: 7/12
North 24 Parganas
Barrack
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16 JUN 2022



profits, advantages and all other appurtenances whatsoever to the said plot. Without any Intervention from the Society, by mutating his/her name with the Municipality. Government and all concerned and by paying Government Revenue, all taxes, levies and outgoings.

SCHEDULE - "A"

(Referred to above)

Declaration No 23878 L. Dev dated 24.11.53 published in the Calcutta Gazette dated 3.12.53 pt-I Page No. 3908-3909 Area of Land more or less - 181.27 acres in Mouza Masunda J.L. NO 34. Aharampur, J.L. No. 35 and Kodalia, J.L. No. 30; P.S. Khardah, Dist: North 24 Parganas.

Area of Land : more or less 181.27 acres

Mouza - Masunda C.S. Dag Nos.

80, 81.100, 201, 202, 216, 218, 223, 228, 233, 234, 241, 244, 246, 248, 249, 252, 254, 255, 250, 260, 261.262, 263, 204, 200, 205, 200, 297, 302. 317, 316, 320, 327, 332, 333, 334, 335, 330, 337, 330, 339, 340, 341, 342, 352, 355, 350, 301, 360, 374, 380, 383, 384, 386, 388, 380, 30, 391, 392, 303, 305, 300, 308, 405, 409, 413, 437, 438, 441, 447, 448, 449, 450, 454, 457, 450, 459, 494, 511, 513, 520, 521, 522, 523, 524, 625, 551, 659, 820, 827, 830, 831, 833, 835, 840, 841, 842, 844, 045, 846, 847, 851, 852, 853, 854, 855, 656, 857, 859, 860, 861, 862, 863, 864, 865, 807, 369, 870, 871, 873, 874, 875, 876, 877, 878, 879, 881, 882, 683, 885, 887, 891, 893, 695, 896, 897, 898, 899, 900, 901, 902, 904, 913, 939, 941, 942, 943, 944, 048, 940, 950, 951, 956, 957, 959, 971, 972, 983, 984, 965, 980, 087, 988, 989, 992, 993, 994, 995, 996, 1002, 1017, 1042, 1047, 1056, 1091, 1093, 1094, 1095, 1098, 1099, 1105, 1107, and 1108.

Mouza - Aharampur : C.S. Dag No:

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REGISTERED OFFICE
North 24 Parganas
Barisal
D.S.R. 1

16 JUN 2022



15,22,23, 30, 42, 50, 60, 61, 62, 64, 65, 67, 68, 69 70, 71, 72, 74, 78, 79, 83, 88, 107, 108, 110, 111, 112, 113, 116, 130, 131, 132, 133, 134, 135, 136, 137 138 139 140, 141, 142, 143,144,145, 146, 147, 148,149 150 151, 152, 153,154,155, 157, 158, 159 160, 161. 162, 163, 164, 165,166, 170, 171, 172 174, 175, 176, 177, 178, 179, 180, 182, 163, 185, 188, 189, 200, 203, 204 205, 206 207208, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225 226, 227 228 229, 230, 231, 232, 233, 234 235, 236, 237, 238, 239, 241, 242, 243, 245, 246, 247, 240, 250, 252, 254, 255, 263, 256, 267, 268, 270, 271, 272, 274, 275, 277, 278, 270, 281 282, 286, 287, 288, 289, 290, 203, 294, 200, 298, 302, 303, 304, 305, 321, 324, 332, 334,335, 336, 337, 338, 339, 340, 342, 343, 344, 345,346, 347, 348, 349, 350, **351, 352**, 353, 354, 356, 360, 411 415, 423, 424, 425, 426, 427, 428, 429, 430, 431, 433 434 435, 436, 438, 439, 440, 441, 442, 444, 445, 446, 447, 450, 451, 453, 454, 455, 456, 459, 462, 463, 465, 468, 569, 474, 479, 480, 487, 488, 494, 502, 503, 505, 506, 507, 508, 509, 512, 514, 516, 517, 518, 519, 520, 521, 522 523, 524, 525, 526, 527, 528, 529,530 531, 532, 533, 534, 535, 536, 537, 538, 539, 540,541, 542, 543, 544, 545, 546, 547, 548, 553, 554, 555 to 609, 612, 614, 615, 617 to 648, 663, 664, 665 and parts of CS. No. 21, 25, 359

Mouza - Kotalia, J.L. No 36, C.S. Dag Nos.

229, 230, 231, 232, 233, 234, 235, 236, 238, 239, 568, 569, 570, 571, 572.

Land acquired in favour of RR & R Deptt. transferred to New Barrackpur Co-Operative Homes Ltd. in exchange of land acquired for New Barrackpur Co-Operative Homes Ltd. transferred to the RR & R Deptt. for purpose of contiguity.

Mouza - Aharampur: C.S. Dag Nos.



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Registrar D/O 71a
North 24 Parganas
Barisal

10.8.21

16 JUN 2022



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19, 20, 95, 97, 184, 190, 196, 197, 201, 202, 305, 307, 319, 320, 322, 323, 331, 409, 410, 412, 416, 419, 421, 422, 443, 448, 449, 464, 475, 486, 500, 501, 504, 513, 558, 559.

Mouza - Masunda: C.S. Dag Nos.

213, 214, 219, 220, 222, 229, 235, 247, 250, 251, 253, 267, 273, 285, 346, 442, 471, 828, 829, 832, 836, 837, 838, 839, 843, 858, 866, 868, 884, 886, 888, 890, 903, 990, 991, 997, 999, 1051, 1058, 1092.

SCHEDULE - B

ALL THAT PIECE AND PARCEL OF a plot of Bastu land measuring an area of 1 (One) Cottah 5 (Five) Chittaks 12 (Twelve) Sq.ft approximately alongwith 270 Sq.ft one Storied building finished with cemented flooring standing thereon, in **C.S. Dag No. 351 & 352**, R.S. Dag No. 352, L.R. Dag No.- 1862, L.R. Khatian No. 1247 at Mouza-Aharampur, J.L. No - 35, Co-operative Ward No.7, Municipal Ward No - 15, Holding No. 257, Scheme No **III** of New Barrackpore Municipality, in the District - 24 Parganas (Erstwhile 24-Parganas) and of the Land mentioned in the Schedule "A" written herein after butted and bounded by -

On The North - By 12' Ft. Vidyasagar Road.

On The South - By C.S. & R.S. Dag No. 352.

On The East - By 14' Ft. Vidyasagar Road.

On The West - By Scheme Plot No. 'B'.

With all easement right, appurtenances, advantages, facilities, privileges on/ attached with the said plot of land.

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REGISTRAR OF THE DISTRICT
NORTH 24-PARGANAS
BANGALORE
WEST BENGAL

16 JUN 2022



11

IN WITNESSES, the Society / and the Allottee herein sign, seal and execute this indenture of conveyance on the day, month and the year written herein above.

**NEW BARRACKPORE
CO-OPERATIVE HOMES LTD.**

Through its common Seal by the authorised
Office bearers of the said Society.

WITNESSES:-

1) *Buddha Dutta*
Director
New Barrackpur Co-operative
Home Ltd

2) *Solly Dutta*
25/1, Vidyasagar Road
New Barrackpur Kolkata-13/

Prepared by:-

Pranay Pramanik
Pranay Pramanik
Advocate
Barasat Judges' Court
Enrollment No.- F-807/13

Computer Composed by

B. Sarkar
(Biswajit Sarkar)
Barasat Court

Nirmal Kumar Barua

Chairman
New Barrackpur Co-operative
Home Ltd.

CHAIRMAN

Sitanshu Sekhar Chandra

Secretary
New Barrackpur Co-operative
Home Ltd.

SECRETARY

Dmit Datta

ALLOTTEE



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স্বাক্ষরিত ১৬ জুন ২০২২
North 24-Parganas
Barasat
১৬ জুন ২০২২

16 JUN 2022



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

GRN Details

GRN:	192022230050728661	Payment Mode:	Online Payment
GRN Date:	15/06/2022 15:07:34	Bank/Gateway:	Central Bank of India
BRN :	CBI150622896718	BRN Date:	15/06/2022 15:08:35
Payment Status:	Successful	Payment Ref. No:	2001722308/4/2022
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	AMIT DATTA
Address:	257 VIDYASAGAR ROAD PS NEW BARRACKPORE PIN 700131
Mobile:	6291493411
Depositor Status:	Buyer/Claimants
Query No:	2001722308
Applicant's Name:	Mr AMIT DATTA
Identification No:	2001722308/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001722308/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	45375
2	2001722308/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	12603
Total				57978

IN WORDS: FIFTY SEVEN THOUSAND NINE HUNDRED SEVENTY EIGHT ONLY.

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Nirmal Kumar Basu</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Nirmal Kumar Basu

Signature of the Presentant

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

(2) Name :

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

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

Sitanshu Sekhar Ghosh

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Dinit Datta</i> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Dinit Datta

Signature of the Presentant

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



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Magistrate and
North 24-Parganas
District
10.8.21

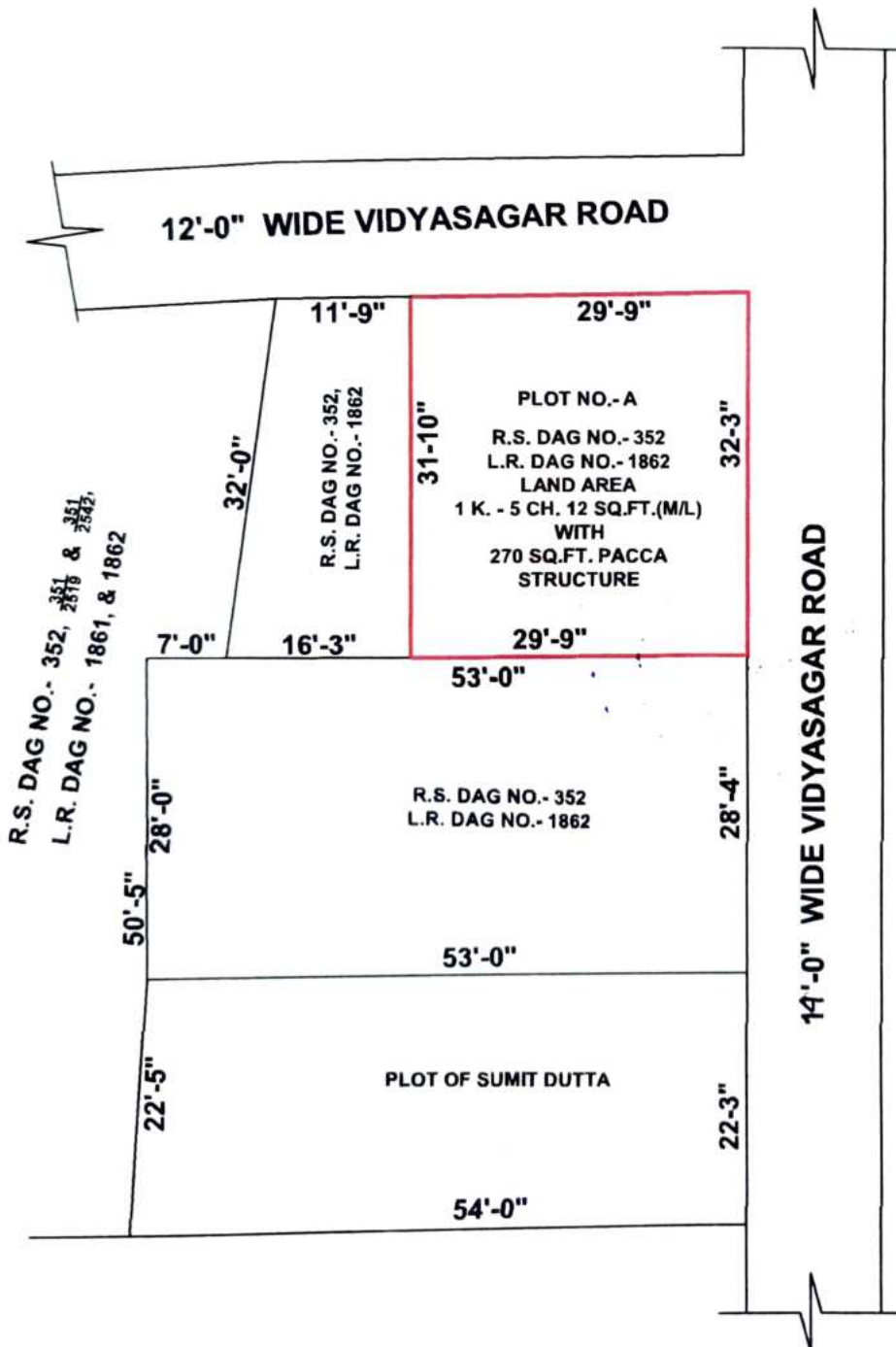
16 JUN 2022

SITE PLAN AT - AHARAMPUR, J.L. NO.- 35, Re.Sa. NO.- 97, C.S. DAG NO.- & 352, R.S. DAG NO.- 352, L.R. DAG NO.- 1862, L.R. KHATIAN NO.- 1247, DER- NEWBARRACKPUR MUNICIPALITY, CO - OPERATIVE WARD NO.- 7, MUNICIPAL WARD NO.- 15, HOLDING NO.- 257, VIDYASAGAR ROAD, P.S.- NEW BARRACKPURE, DIST. - 24 PGS(N).

COLOR	PLOT NO.	L.R. DAG NO.	LAND AREA
	A	1862	1 K. - 5 CH. - 12 SQ.FT.(M/L)



SCALE :- 1"=16'-0"



Nirmal Kumar Barua

Chairman
New Barrackpur Co-operative
Home Ltd.

SIGNATURE OF CHAIRMAN

Sitandhu Sekhar Dutta

Secretary
New Barrackpur Co-operative
Home Ltd.
SIGNATURE OF SECRETORY

Dmit Datta

SIGNATURE OF ALLOTTEE

JR 11.06.2022
JOYDEE BERA
SURVEYOR
KADIHATI, (N) DUMDUM, Kol-132
Govt. Reg. No -7019

DRAWN BY



K

Registrar U/S 7(a)
North 24-Parganas
District
West Bengal

6 JUN 2022

11 16 JUN 2022

(Live Data As On 15/06/2022,17:33:04)

জ.এল নং (J.L No.): 35 থানা (P.S.): খড়দহ

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
1862	বাস্তু	0.1	

Khat
ian
No.
খতি
য়ান
নং

Owner Name
স্বামীর নাম

Father/Hus
band
পিতা/স্বামী

Sha
re
অংশ

Share
Area(Acre)
অংশ
পরিমাণ(এক
র)

Rema
rks
মন্তব্য

1247

ল্যাও এও ল্যাও
বেভিনিউ

ডিপার্টমেন্ট

1.00
00

0.1000

বেআই
নি

দখলদারের তথ্য
(Possessor Details)

Possessor Name দখলদার নাম	Father/Husband পিতা/স্বামী	Address ঠিকানা	Remarks মন্তব্য
সুষমা দাশ	প্রফুল্ল কুমার	নিজ	1956 সন হইতে



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15012001722308/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri AMIT DATTA 257 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Buyer			<i>Amit Datta</i> 16.06.2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	NIRMAL KUMAR BASU 278/2 DURGABARI ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Seller [NEW BARRACKPORE COOPERATIVE HOMES LIMITED]			<i>Nirmal Kumar Basu</i> 16/6/22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SITANSHU SEKHAR GUHA 5 N S ROAD NEW PS NEW BARRACKPORE, City:-, P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Seller [NEW BARRACKPORE COOPERATIVE HOMES LIMITED]			Sitanshu Sekhar Guha 16/6/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt DOLLY DUTTA Wife of Shri SUMIT KUMAR DUTTA 251/1 VIDYASAGAR ROAD, City:-, P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Shri AMIT DATTA, NIRMAL KUMAR BASU, SITANSHU SEKHAR GUHA			Dolly Dutta 16.6.2022

(Ajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed

Deed No :	I-1501-05930/2022	Date of Registration	17/06/2022
Query No / Year	1501-2001722308/2022	Office where deed is registered	
Query Date	08/06/2022 2:32:49 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	AMIT DATTA 257 VIDYASAGAR ROAD,Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700131, Mobile No. : 9062279130, 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. 332/-		Rs. 12,58,876/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50,375/- (Article:23)		Rs. 12,635/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Vidyasagar Road, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1862 (RS :-)	LR-1247	Bastu	Bastu	1 Katha 5 Chatak 12 Sq Ft	330/-	10,76,626/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					2.1931Dec	330 /-	10,76,626 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	270 Sq Ft.	2/-	1,82,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 270 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		270 sq ft	2 /-	1,82,250 /-	

er Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED AHARAMPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri AMIT DATTA Son of Late PRAFULLA KUMAR DUTTA 257 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx9F, Aadhaar No: 74xxxxxxxx7172, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRMAL KUMAR BASU (Presentant) Son of Late UPENDRA NATH BASU 278/2 DURGABARI ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADxxxxxx6C, Aadhaar No: 57xxxxxxxx1681 Status : Representative, Representative of : NEW BARRACKPORE COOPERATIVE HOMES LIMITED (as CHAIRMAN)
2	SITANSHU SEKHAR GUHA Son of Late PRAFULLA CHANDRA GUHA 5 N S ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADxxxxxx1F, Aadhaar No: 94xxxxxxxx6898 Status : Representative, Representative of : NEW BARRACKPORE COOPERATIVE HOMES LIMITED (as SECRETARY)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt DOLLY DUTTA Wife of Shri SUMIT KUMAR DUTTA 251/1 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131			
Identifier Of Shri AMIT DATTA, NIRMAL KUMAR BASU, SITANSHU SEKHAR GUHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri AMIT DATTA-2.19313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri AMIT DATTA-270.00000000 Sq Ft

Land Details as per Land Record

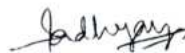
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Vidyasagar Road, Mouza: Aharampur, JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1862, LR Khatian No:- 1247		Seller is not the recorded Owner as per Applicant.

15-06-2022

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 12,58,876/-



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 16-06-2022

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

Presented for registration at 20:40 hrs on 16-06-2022, at the Private residence by NIRMAL KUMAR BASU ..

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

Execution is admitted on 16/06/2022 by Shri AMIT DATTA, Son of Late PRAFULLA KUMAR DUTTA, 257 VIDYASAGAR ROAD, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Smt DOLLY DUTTA, , Wife of Shri SUMIT KUMAR DUTTA, 251/1 VIDYASAGAR ROAD, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession House wife

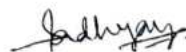
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 16-06-2022 by NIRMAL KUMAR BASU, CHAIRMAN, NEW BARRACKPORE COOPERATIVE HOMES LIMITED (Society), AHARAMPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Smt DOLLY DUTTA, , Wife of Shri SUMIT KUMAR DUTTA, 251/1 VIDYASAGAR ROAD, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession House wife

Execution is admitted on 16-06-2022 by SITANSHU SEKHAR GUHA, SECRETARY, NEW BARRACKPORE COOPERATIVE HOMES LIMITED (Society), AHARAMPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Smt DOLLY DUTTA, , Wife of Shri SUMIT KUMAR DUTTA, 251/1 VIDYASAGAR ROAD, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession House wife



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 17-06-2022

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 12,635/- (A(1) = Rs 12,589/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 12,603/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/06/2022 3:08PM with Govt. Ref. No: 192022230050728661 on 15-06-2022, Amount Rs: 12,603/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI150622896718 on 15-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

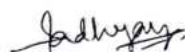
Certified that required Stamp Duty payable for this document is Rs. 50,375/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 45,375/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1920, Amount: Rs.5,000/-, Date of Purchase: 14/06/2022, Vendor name: JAYANTA BISWAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/06/2022 3:08PM with Govt. Ref. No: 192022230050728661 on 15-06-2022, Amount Rs: 45,375/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI150622896718 on 15-06-2022, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2022, Page from 253585 to 253609
being No 150105930 for the year 2022.



Digitally signed by Rajendra Prasad
Upadhyay
Date: 2022.06.20 16:43:32 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2022/06/20 04:43:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)