



Sl. No. -

Deed No. - 1-

DEED OF CONVEYANCE



NEW BARRACKPORE CO-OPERATIVE HOMES LTD.



5863/22

I-28/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Vic. N-450/2022
16-6-22

H 412873

17/6/22
16/6/22
8/22



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

DEED OF CONVEYANCE

1.6 JUN 2022
17 JUN 2022

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

BETWEEN

Contd.....

P.P.

1921
 ক্রমিক নং 2022 year
 তারিখ 14/06/2022
 মোতার নং Shri Sumit Kumar Dutta
 নং 257/1, Vidyasagar Road New Barrack
 টাকার মূল্য 5000/- Five thousand only.
 টাকার ভদার
 হারভা, এ. সি. এ. আর অফিস
 জেলা - উত্তর ২৪ পরগণা
 টি. ডি. নং 02 JUN 2022
 ক্রয়ের 1 250 000
 মোট মূল্য
 ট্রিকারী অফিস বারানসি
 উত্তর ২৪ পরগণা
 টাকার ভদার ভদ্র প্রসন্ন

Sumit Kumar Basu.

vet
 1595
 Sumit Kumar Basu.



vet
 1601
 Mr.

Sri Hanshu Sekhar Ghosh

Registered Office, P.O.
 North 24 Parganas
 Barisal
 741 001

vet
 1597
 Sumit Kumar Dutta 16 JUN 2022

vet
 1598
 Sumit Dutta.

vet
 1600
 Dolly Dutta
 c/o Sri Sumit Dutta
 257/1 Vidyasagar Road
 P.O. & P.S. New Barrackpur
 KOL- 700131
 House no 12



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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

1) **SHRI - SUMIT KUMAR DUTTA. (PAN NO ANPPD9910J; AADHAAR NO. 5914 7868 0931)**, son of Late Prafulla Kumar Dutta, by faith - Hindu, by Nationality Indian by Occupation - Service, residing at 257/1, Vidyasagar Road, P.O. & P.S. New Barrackpur. District North 24 Parganas Kolkata - 700131 2) **SHRI AMIT DATTA (PAN NO- AICPD9749F; AADHAAR NO. 7449 5523 7172)** son of

P.P.



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North 24 Parganas
District Registrar
D. S. R. 4

16 JUN 2022



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 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;

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স্বাক্ষরিত লিখিত
North 24-Parganas
Barasat
০৬ জুন

16 JUN 2021



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.

AND WHEREAS the Re Allottee being admitted into membership of the Society was allotted a plot of land measuring an area of 10 Chittaks approximately, 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, Scheme No **III**, Khatian No. 1247 under the Development Scheme (by way transfer from earlier member- allottee Sushama Dutta) 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. 156 /- (Rupees One Hundred and Fifty Six) 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



Registered with
North 24 Parganas
District
Registrar
16 JUN 2022



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 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 Kotalia 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. 156 /- (Rupees One Hundred Fifty Six) only made by the Allottee / Predecessor in interest of the Allottee on or before 15 / 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

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North 24-Parganas
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16 JUN 2022



an area of 10 Chittaks 00 Sq.ft. (more or less) along with 100 Sq.ft Tin shed standing thereon comprised 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 of New Barrackpore Municipality more particularly described in Schedule "B" written hereinafter, in Scheme No. III 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 Den/ 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.



Signature
North 24 Parganas
District Registrar
08.06.2022

16 JUN 2022



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, 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,



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Digitized by S. K. Ghosh
North 24 Parganas
District
N. 24 P.

16 JUN 2022



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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:

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, 206 207 208, 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 - Kodalia, J.L. No 36, C.S. Dag Nos.

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

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Registered with 712.
North 24. Parganas
Barisal
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16 JUN 2022

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.

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 **10** (Ten) Chittaks more or less along with 100 Sq.ft Tin shed 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 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' Wide Vidyasagar Road

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

On The East - By R.S. Dag No. 352.

On The West - By R.S. Dag No. 352, 351/2519 & 351/2542.

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

P.P.



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Sub Registrar, South 24 Parganas,
D. S. R. J.

16 JUN 2022



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) *Badal Dutta*
Director
New Barrackpur Co-operative
Home Ltd

2) *Bolly Dutta*
751/1 Vidyasagar Road
New Barrackpur, Kdt-131

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 Basu

Chairman
New Barrackpur Co-operative
Home Ltd.

CHAIRMAN

Shamshu Sekhar Saha

Secretary
New Barrackpur Co-operative
Home Ltd.

SECRETARY

Sumit Kumar Dutta

Sumit Datta

ALLOTTEE



GRN Details
GRN



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Registered with Pub.
North 24 Parganas
District
16 JUN 2022

16 JUN 2022



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

GRN Details

GRN: 192022230050736431
GRN Date: 15/06/2022 15:13:46
BRN: CBI150622896723
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Central Bank of India
BRN Date: 15/06/2022 15:14:56
Payment Ref. No: 2001722696/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUMIT KUMAR DUTTA
Address: 257/1 VIDYASAGAR ROAD PS NEW BARRACKPORE PIN 700131
Mobile: 6291493411
Depositor Status: Buyer/Claimants
Query No: 2001722696
Applicant's Name: Mr SUMIT KUMAR DUTTA
Identification No: 2001722696/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001722696/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	16350
2	2001722696/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	5346
Total				21696

IN WORDS: TWENTY ONE THOUSAND SIX HUNDRED NINETY SIX ONLY.

UNDER RU

Name :

LITTLE

214

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Nirmal Kumar Basu.

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 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Sitanushu Lakshy Gupta

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

Sitanushu Lakshy Gupta

Signature of the Presentant

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

ORDER RULE

Name :

LITTLE

RING



Registered with 718.
North 24-7 + 198 800
Serial
D.S. 8.4

6 JUN 2022

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

Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  সুমিত কুমার দত্ত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sumit Kumar Datta
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	ডমিত দত্ত  ডমিত দত্ত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Dinit Datta

Signature of the Presentant

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

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

PLAN AT -
52, R.S. DAG
R- NEWBARRAC
MICIPAL WARD NO.
W BARRACKPUR
COL



✓
Registered with 7th
North 24 Parganas
02/08/21
D.S.R. J

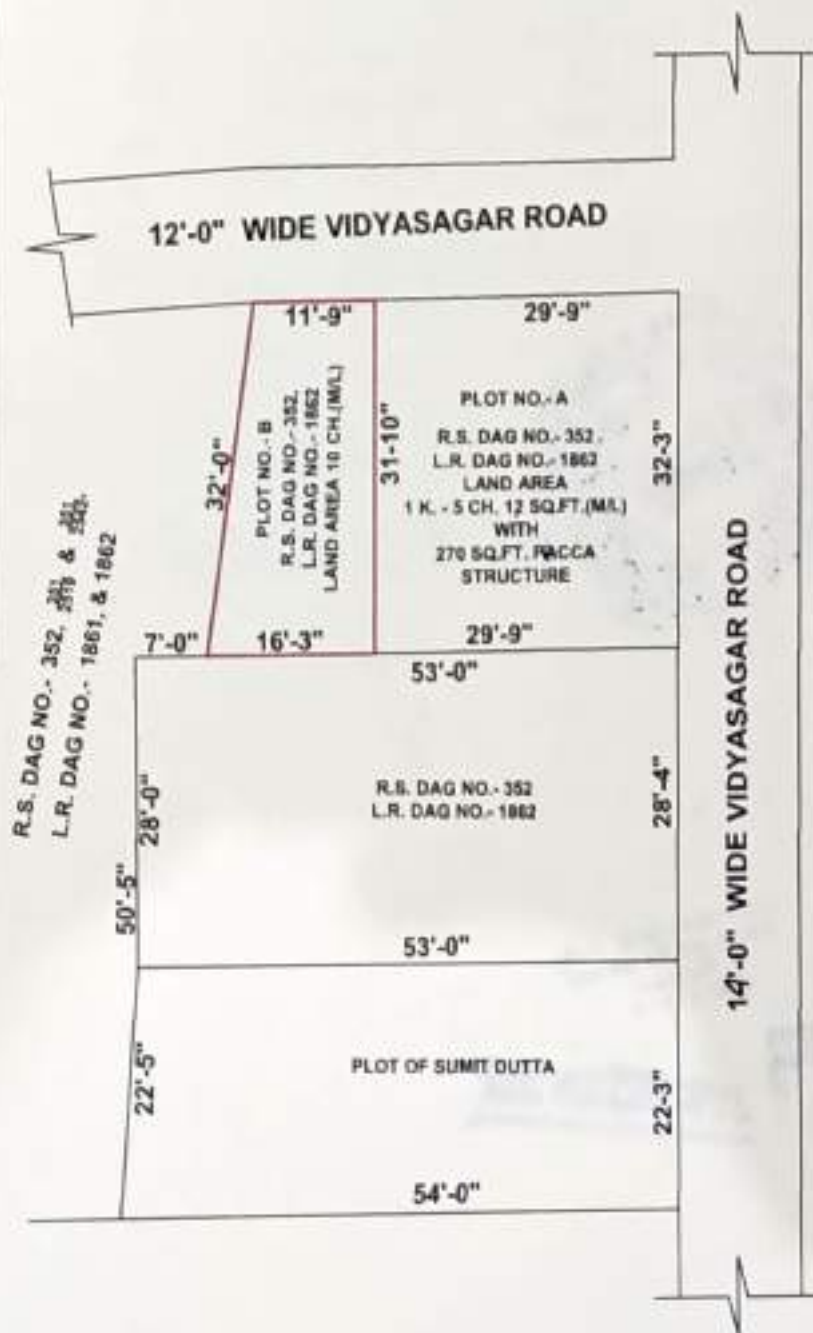
16 JUN 2022

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,
 ER- NEWBARRACKPUR MUNICIPALITY, CO - OPERATIVE WARD NO.- 7,
 MUNICIPAL WARD NO.- 15, HOLDING NO.- , 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)
	B	1862	0 K. - 10 CH. - 0 SQ.FT.(M/L)



SCALE :- 1"=16'-0"



Nirmal Kumar Ram.

Chairman
 New Barrackpur Co-operative
 Home Ltd.
SIGNATURE OF CHAIRMAN

Sitanshu Sekhar Gola

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

Sumit Kumar Dutta

Sumit Dutta.
SIGNATURE OF ALLOTTEE

J.B.
 11.06.2012
 JOYDEB BERA
 SURVEYOR
 KADHATI, (N) DUMDUM, Kol-132
 Govt. Reg. No.-7019

DRAWN BY

(Live Data As On 15/06/2022)
ज.प्र.क. (J.L. No.): 35
Plot No. 1



REGISTRATION NO. 1181
North 24 Parganas
District
West Bengal

16 JUN 2022

16 JUN 2022

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

জে.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	বাস্ত	0.1	

Khat ian No. খতি য়াল নং	Owner Name স্বামতের 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	বেজাই মি

দখলদারের তথ্য
(Possessor Details)

Possessor Name দখলদার নাম	Father/Husband পিতা/স্বামী	Address ঠিকানা	Remarks মন্তব্য
সুখমা দাস	প্রফুল্ল কুমার	লিজ	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 15012001722696/2022

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 SUMIT KUMAR DUTTA 257/1 VIDYASAGAR ROAD, City:- , P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Buyer			<i>Sumit Kumar Dutta</i> 16.06.2022
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		
Sl No.	Name of the Executant	SITANS No.
3		

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
4	Shri AMIT DATTA 257 VIDYASAGAR ROAD, City:-, P.O.- NEW BARRACKPUR, P.S.- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Buyer			Amit Datta 16.06.2022
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 257/1 VIDYASAGAR ROAD, City:-, P.O.- NEW BARRACKPUR, P.S.- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Shri SUMIT KUMAR DUTTA, NIRMAL KUMAR BASU, SITANSHU SEKHAR GUHA, Shri AMIT DATTA			Dolly Dutta 16.6.2022

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS



20-1

No :	I-1501-05
Entry No / Year	1501-2
Entry Date	
Applicant Name & Other Details	

Major Information of the Deed

Deed No :	I-1501-05928/2022	Date of Registration	17/06/2022
Query No / Year	1501-2001722696/2022	Office where deed is registered	
Query Date	08/06/2022 2:47:54 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUMIT KUMAR DUTTA 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. 156/-		Rs. 5,33,250/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 21,350/- (Article:23)		Rs. 5,378/- (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	10 Chatak	155/-	5,06,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					1.0313Dec	155 /-	5,06,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Details :

Name, Address, Photo, Fing
NEW BARRACKPORE C
AHARAMPUR City.
India, PIN:- 700172
by: Represe

Details :

Name, Address, Photo, Finger print and Signature

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 :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri SUMIT KUMAR DUTTA Son of Late PRAFULLA KUMAR DUTTA 257/1 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.:: ANxxxxxx0J, Aadhaar No: 59xxxxxxxx0931, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence
2	Shri AMIT DATTA Son of Late PROFULLA 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.:: AXxxxxxx9F, 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 :

Sl 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 257/1 VIDYASAGAR ROAD, City:-, P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131			
Identifier Of Shri SUMIT KUMAR DUTTA, NIRMAL KUMAR BASU, SITANSHU SEKHAR GUHA, Shri AMIT DATTA			

Property for L.I.
From
Nile Basin
COOPERATIVE SOCIETY
LIMITED
Number of property for L.I.
B. No. From
Nile Basin
COOPERATIVE SOCIETY
LIMITED

of property for L1

From	To, with area (Name-Area)
NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri SUMIT KUMAR DUTTA-0.515625 Dec, Shri AMIT DATTA-0.515625 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri SUMIT KUMAR DUTTA-50.00000000 Sq Ft, Shri AMIT DATTA-50.00000000 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.

Endorse

2022

State of Market Valuation
and that the market value of the

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 5,33,250/-



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 20:30 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 1. Shri SUMIT KUMAR DUTTA, Son of Late PRAFULLA KUMAR DUTTA, 257/1 VIDYASAGAR ROAD, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 2. Shri AMIT DATTA, Son of Late PROFULLA 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

Identified by Smt DOLLY DUTTA, , Wife of Shri SUMIT KUMAR DUTTA, 257/1 VIDYASAGAR ROAD, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession House wife

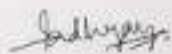
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

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

Identified by Smt DOLLY DUTTA, , Wife of Shri SUMIT KUMAR DUTTA, 257/1 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

Identified by Smt DOLLY DUTTA, , Wife of Shri SUMIT KUMAR DUTTA, 257/1 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.

of Fees

that required Registration F
M(b) = Rs. 4/-) and Registrat
line on 15/06/2022 3:14PM with G
entral Bank of India (CBIIN0280-
16

Payment of Stamp
Certified that
by online
De.

of Fees

and that required Registration Fees payable for this document is Rs 5,378/- (A(1) = Rs 5,332/- ,E = Rs 14/- ,H = Rs 4/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,346/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/06/2022 3:14PM with Govt. Ref. No: 192022230050736431 on 15-06-2022, Amount Rs: 5,346/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI150622896723 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. 21,350/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 16,350/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1921, 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 3:14PM with Govt. Ref. No: 192022230050736431 on 15-06-2022, Amount Rs: 16,350/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI150622896723 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 253906 to 253932

being No 150105928 for the year 2022.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad
Upadhyay

Date: 2022.06.20 17:39:09 +05:30

Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2022/06/20 05:39:09 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

