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Q 12860/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1999001/21

G 869371

Confirming that the document is admitted to registration. The signature sheet/sheets, the endorsement sheet/sheets attached with this document are the part of this document.

REGISTRAR GENERAL & COMMISSIONER
Balarhat, New Town, North 24-Pgs

07 OCT 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 07th DAY OF OCTOBER TWO THOUSAND AND TWENTY ONE

BETWEEN

75199

Dipak Kumar Chakrabarti
Advocate

High Court, Calcutta

NAME	
ADD.	
Re	500/-
- 5 OCT 2021	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kuti	

- 5 OCT 2021



সহকারী ডিউটি সবি-রেজিস্ট্রার
রাজশাহী, নতুন টাউন, নর্থ ২৪ পি

07 OCT 2021

MR. ARUN KUMAR ADAK (PAN No. ACOPA1159Q, AADHAAR No. 8803 1926 6351), son of Late Nilratan Adak, by faith Hindu, by Nationality Indian, by occupation Service, residing at Ward no. 13, Hospital Road, Hospital Quarter, Alipurduar, Jalpaiguri, Post Office Alipurduar, Police Station Alipurduar, District Jalpaiguri, Pin 736 121, West Bengal and **MRS. MONDIRA ADAK (PAN No. AHFPA 0754P, AADHAAR No. 7035 0545 5480)**, wife of Mr. Arun Kumar Adak, by faith Hindu, by occupation Business, residing at Ward no. 13, Hospital Road, Hospital Quarter, Alipurduar, Jalpaiguri, Post Office Alipurduar, Police Station Alipurduar, District Jalpaiguri, Pin 736 121, West Bengal, hereinafter all referred to as the **"OWNERS/VENDORS"** (which expression unless excluded by or repugnant to the context shall deem to include their respective legal representatives, executors, administrators and assigns) of the **ONE PART.**

AND

MR. DIPAK CHOWDHURY (PAN No. AUPC8804A, AADHAAR No. 330904641172), son of Mr. Ganesh Chowdhury, by nationality Indian, by faith Hindu, by occupation Service, residing at Jatragachi, Post Office Rajarhat, Police Station Rajarhat, District North 24 Parganas, Pin 700157, West Bengal, hereinafter referred to as the **"PURCHASER"** (which expression unless excluded by or repugnant to the context shall deem to include his heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS one Ava Rani Das Majumder was the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with the tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet and further together with the messuages, tenements, heriditaments, premises and others thereof and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands,

claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said Ava Rani Das Majumder being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with the tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet and further together with the messuages, tenements, heriditaments, premises and others thereof had sold, delivered, conveyed, alienated, granted, demised, devised, and provided the said land property unto and in favour of Ganga Ram Mondal, Padma Kumar Mondal and Krishnapada Mondal by a Sale Deed thereof dated 10th April, 1961 duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Volume no. 50, Pages 101 to 104, Being no. 2877 for the year 1961 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said Krishnapada Mondal died intestate leaving behind him surviving his three sons namely, Pranab Roy (Mondal), Biswanath Roy (Mondal), Partha Sarathi Roy (Mondal) and his widow namely, Sabitri Roy (Mondal) and one daughter namely, Monika Pal (Mondal) as legal heirs and representatives who had inherited the said property being **ALL THAT** piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with the tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat,

District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet and further together with the messuages, tenements, heriditaments, premises and others thereof so owned by the said Krishnapada Mondal as per the law of inheritance in equal proportionate shares.

AND WHEREAS the said Pranab Roy (Mondal), ParthaSarathi Roy (Mondal) and Sabitri Roy (Mondal) being the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with the tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet and further together with the messuages, tenements, heriditaments, premises and others thereof had sold, delivered, conveyed, alienated, granted, demised, devised and provided and given a part of the same being **ALL THAT** piece and parcel of land measuring about an area a little more or less 3.60 Satak together with the structure/s lying erected and/or built thereupon and/or part whereof admeasuring 100 Square Feet unto and in favour of the Owners/Vendors herein namely, Arun Kumar Adak and Mandira Adak by a Sale Deed thereof dated 21st September, 2014 duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded in Book no. 1, Volume no. 1523-2015, Pages 129966 to 129985, Being no. 152310426 for the year 2015 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the said Bhudeb Chandra Roy (Mondal), Nirmal Kumar Roy (Mondal) and Sonamoni Roy (Mondal) executed a Power-of-Attorney dated 25th November, 2014 unto and in favour of Biswanath Roy (Mondal) duly registered at the of Office of the Additional District Sub-Registrar, Rajarhat and recorded in Book no. 4, CD Volume no. 2, Pages 2502 to 2512, Being no. 01212 for the year 2014 authorizing the said

Biswanath Roy (Mondal) with the powers and authorities more fully and particularly mentioned, described, explained, enumerated, enshrined and given at and under the said Power-of-Attorney dated 25th November, 2014 which is self-explanatory in itself.

AND WHEREAS the said Biswanath Roy (Mondal) and Monika Pal being the joint owners and seized and possessed of or otherwise well and sufficiently entitled had sold, delivered, conveyed, alienated, granted, demised, devised, provided and given **ALL THAT** piece and parcel of land admeasuring 1.06 Decimals comprised at and under Mouza Jatragachhi, J.L. no. 24, R.S. Dag nos. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet and further together with the messuages, tenements, heriditaments, premises and others thereof unto and in favour of the Owners/Vendors herein namely, Arun Kumar Adak and Mandira Adak by a Sale Deed thereof dated 21st September, 2015 duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded in Book no. I, Volume no. 1523-2015, Pages from 129986 to 130011, Being no. 152310427 for the year 2015 for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the Owners/Vendors herein namely, Arun Kumar Adak and Mandira Adak became the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet and started enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and

requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the Owners/Vendors herein being the joint owners and seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatira-II Gram Panchayet which are more fully and particularly mentioned, explained, enumerated, provided and given at and under the **SCHEDULE** hereunder written and/or given and delineated and bordered in the Plan annexed hereto when desirous to sell, alienate, transfer, demise, devise, grant and provide the same has been approached by the Purchaser herein for a valuable consideration free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and all the Parties herein being agreed thereof in finalization of the same are executing and registering these presents amongst themselves.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the sum of Rs.70,00,000/- (Rupees Seventy Lacs) only paid by the Purchaser herein to the Owners/Vendors herein at or before the execution of these presents, the receipt whereof the Owners/Vendors herein doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge, demise, devise, grant, provide and give the Purchaser herein, his representatives, successors, administrators, executors and assigns, the said property doth hereby grant, transfer, convey, assign and assure forever to the Purchaser, his heirs, representatives, successors, administrators, executors and assigns, free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and

corner and manner whatever and debts and adverse claims whatsoever and **ALL THAT** the **SCHEDULE** property **AND HOWSOEVER OTHERWISE** the said property and land and any part thereof now are or is or at any time heretofore was situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the areas, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances of the **SCHEDULE** property and **WHATSOEVER** belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Owners/Vendors herein at law and in equity into, upon, over and concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, his representatives, successors, administrators, executors and assigns absolutely and forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Owner/Vendor herein or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendences, debts, attachments, hindrances, acquisition, requisitions, dues and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors herein or their ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owners/Vendors herein are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser herein absolutely and forever free from all encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors herein or their ancestors or predecessors in title made, done or executed or knowingly suffered to the

contrary and the Owners/Vendors herein are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor herein have good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said property hereby granted and expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid and the Purchaser herein, his representatives, successors, administrators, executors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors herein or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors herein or her heirs, representatives, successors, administrators, executors and assigns and also free from all encumbrances, charges, attachments, liens, lispendenses, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors herein, their ancestors or predecessors-in-title **AND FURTHER** the Owners/Vendors herein covenants with the Purchaser herein, his representatives, successors, administrators, executors and assigns that the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any Scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust or the concerned authority **AND** the Owners/Vendors herein and all person under him shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, his representatives, successors, administrators, executors and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser herein, his representatives, successors, administrators, executors and assigns at all reasonable times upon prior notice and at the costs of the Purchaser herein and persons claiming under it and the Owner/Vendor herein shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

IT IS HEREBY FURTEHR DECLARED BY THE OWNER/VENDOR HEREIN THAT:

1. The **SCHEDULE** property hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.
2. The Purchaser herein is having the absolute and unfettered right, title and interest at and upon the **SCHEDULE** property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, devise, grant and provide the same to any person whomsoever for valuable consideration/s with or without encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever as per the choice and discretion of the Purchaser herein.
3. The Purchaser herein shall be having all the right, title and interest to mortgage and transfer the **SCHEDULE** property hereunder written and/or given permanently or otherwise unto and in favour of any person, body corporate, financial institution and others as per the choice and discretion of the Purchaser herein with or without encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever as per the choice and discretion of the Purchaser herein.
4. The Owners/Vendors herein state and declare further that the Owners/Vendors herein have delivered all the papers and documents relating to the **SCHEDULE** property hereunder written and/or given in original and photocopy whatsoever the case may be as per the applicability.
5. The Owners/Vendors herein further declare and state that the Owners/Vendors herein have not deposited any Original Title Deed/s in connection with the property herein conveyed, alienated, transferred, demised, devised, provided and given hereby unto and in favour of the Purchaser herein with the execution and registration of these

presents in any financial institution by way of equitable mortgage against any loan from any person, body corporate, financial institution and others encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu and Sali land admeasuring 8.16 Decimals equivalent to 4 Cottahs, 15 Chittacks and 0.41 Square Feet together with tile shed scattered structure/s measuring about an area of 400 Square Feet and/or a little more or less lying and situated at Mouza Jatragachhi, J.L. no. 24, R. S. Dag no. 1246 and 1248 under Khatian no. 765 corresponding L.R. Khatian nos. 223, Sabek Khatian no. 169, R. S. Dag no. 246, Police Station Rajarhat, District North 24 Parganas within the ambit of Jyangra Hatiara-II Gram Panchayet being in the demonization as under:

The land admeasuring 3.60 Decimals (in R. S. Dag no. 1246 the land measuring about 1.80 Decimals) and (in R. S. Dag no. 1248 land measuring about 1.80)

The land admeasuring 2.40 Decimals (in Dag no. 1246 land measuring about 1.20 Decimals) and (in Dag no. 1248 land measuring about 1.20 Decimals)

The land admeasuring 2.16 Decimals (in Dag no. 1246 land measuring about 1.50 Decimals and in 0.66 Decimals in Dag No- 1248)

The said land property is being butted and bounded as follows:

- ON THE NORTH** : By 20 feet wide Gram Panchayet Road;
- ON THE EAST** : By the land property comprised at and under part of Dag no. 1246;
- ON THE SOUTH** : By the land property comprised at and under part of Dag no. 1247 and 1249;
- ON THE WEST** : By the land property comprised at and under Dag nos. 1248.

IN WITNESS WHEREOF the parties hereto have executed this Indenture on the day month and year first above written.

EXECUTED AND DELIVERED by the
OWNERS/VENDORS at Kolkata in the
presence of:

WITNESSES:

1. Anandamay Adak.
NP-7, Nayapally,
Sec-V, Salt Lake
Kolkata-700102. Arun Kumar Adak
Mondira Adak

2. Bisulajit Ghose
8/2, K.S. Roy Road
Kul-1

SIGNATURE OF THE OWNERS/VENDORS

EXECUTED AND DELIVERED by the
PURCHASERS at Kolkata in the
presence of:

WITNESSES:

1. Anandamay Adak.

2. Bisulajit Ghose

Dipak Chowdhury.

SIGNATURE OF THE PURCHASER

Drafted by me -

Dipak Kumar Chakrabarti
(Advocate)
High Court, Calcutta.
WB579/1983

RECEIPT

RECEIVED an amount of Rs.70,00,000/- (Rupees Seventy Lac) only vide Cash/DD/RTGS/online being the total consideration as per the terms of these presents as per the memorandum of consideration below:

MEMORANDUM OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>Bank/Branch</u>	<u>Amount</u>
06.09.2021	RTGS	Bandhan Bank	5,00,000/-
06.09.2021	RTGS	Bandhan Bank	5,00,000/-
05.10.2021	RTGS	Bandhan Bank	27,00,000/-
05.10.2021	RTGS	Bandhan Bank	27,00,000/-
05.10.2021	001563	Bandhan Bank	3,00,000/-
05.10.2021	001562	Bandhan Bank	3,00,000/-
		Total Rs. :	70,00,000/-

(Rupees Rupees Seventy Lac Only)

WITNESSES:

1. Anandamay Adak

2. Bisalajit Bhunia

Anun Kumar Adak
Mondira Adak

SIGNATURE OF OWNERS/VENDORS

Anun Kumar Adak
Mondira Adak

SPECIMEN FORM FOR TEN FINGERPRINTS



Agun Kumar Adak



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Digak Choudhury

SITE PLAN OF THE LAND AT MOUZA- JATRAGACHHI, J.L. NO- 24, R. S
DAG NO- 1246 & 1248, L.R. KHATIAN NO- 223, SABEK KHATIAN NO-
169, POLICE STATION RAJARHAT PRESENTLY (NEW TOWN). UNDER
THE LOCAL LIMITS OF JYANGRA HATIARA II GRAM PANCHAYET,
NORTH 24 PARAGANAS, WEST BENGAL.

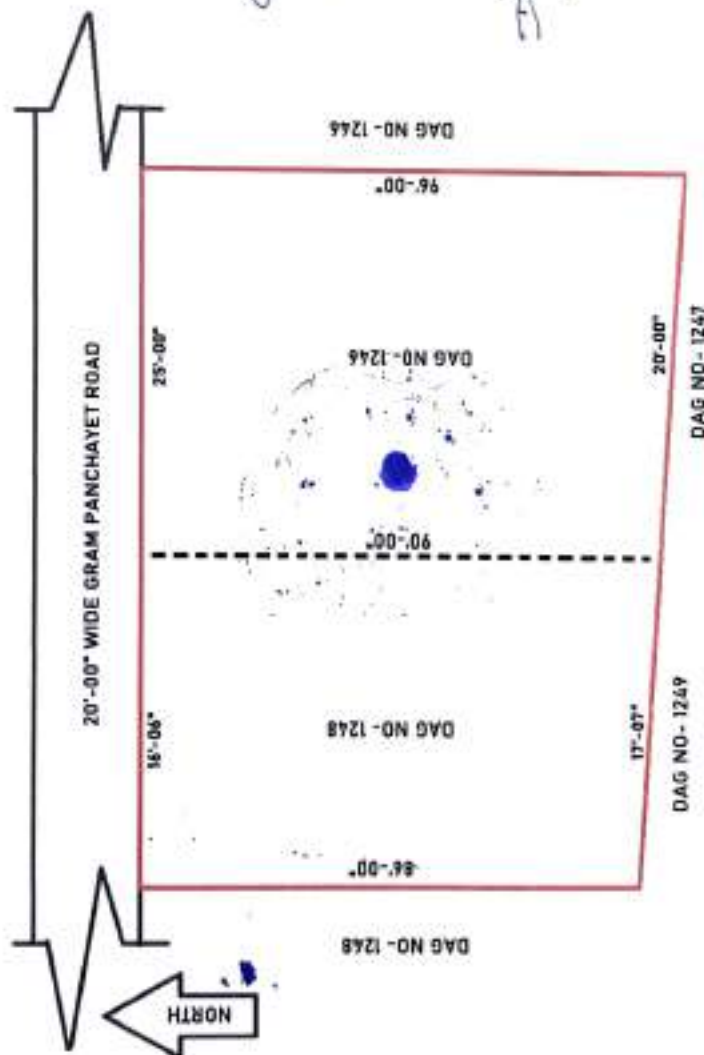
TOTAL LAND - 8.16 DEC. EQUIVALENT TO 4 COTTAHS - 15 CHITTACKS-
AND 0.41 SQ. FT.

Agun Kumar Adak
Mondira Adak

SIGNATURE OF THE VENDOR

Dipak Chowdhury

SIGNATURE OF THE PURCHASER



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJUPC8804A

नाम / Name
DIPAK CHOWDHURY

पिता का नाम / Father's Name
GANESH CHOWDHURY

जन्म तिथि / Date of Birth
15/11/1982

Dipak Chowdhury
हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / restore to:
Income Tax PAN Services Unit, UTITSL
Plot No. A, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने का सूचना सूचित करें/सौंपें:
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 1, सेक्टर 11, सीडी बेलापुर,
नवी मुंबई - 400 614.

Dipak Chowdhury.

ভারত সরকার
Government of India

শিল্প (চিহ্ন)
DPAK CHOWDHURY
পিতা : গণেশ চৌধুরী
Father : GANESH CHOWDHURY
জন্ম তারিখ / DOB : 15/11/1982
পুরুষ / Male

3309 0464 1172

আধার - সাধারণ মানুষের অধিকার

ভারতীয় চিহ্নিতকরণ কর্তৃপক্ষ
Unique Identification Authority of India

অধার
ঠিকানা:
জাতীয় (সিটি), গুয়া, উত্তর
২৪ পরগণা, পশ্চিমবঙ্গ, 700157
Address:
Jatragachhi(CT), Ghuni, North
Twenty Four Parganas, West
Bengal, 700157

3309 0464 1172

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Dipak Chowdhury.



Mondira Adak

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

GRN Details

GRN:	192021220094041911	Payment Mode:	Online Payment
GRN Date:	06/10/2021 20:27:44	Bank/Gateway:	State Bank of India
BRN :	IK0BHZCOV7	BRN Date:	06/10/2021 20:10:57
Payment Status:	Successful	Payment Ref. No:	2001999001/5/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Binod Kumar Singh
Address:	10, Old Post Office Street
Mobile:	9831444484
Depositor Status:	Advocate
Query No:	2001999001
Applicant's Name:	Mr B K Singh
Identification No:	2001999001/5/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001999001/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	205020
2	2001999001/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	70014
Total				275034

IN WORDS: TWO LAKH SEVENTY FIVE THOUSAND THIRTY FOUR ONLY.


सर्वोच्च शासन
Government of India


मॉन्दिरा आदक
Mondira Adak
जन्मदिन/DOB: 11/10/1979
लिंग/FEMALE

7035 0545 5480
WD: 9144 1487 6229 2049

आधार कार्ड


एनआईएल
Unique Identification Authority of India

पता:
 W/O Anon Kumar Adak, Word No 13, Hospital
 Road, Hospital Quarter, Alipurdur (M),
 Jalpaiguri,
 West Bengal - 736121

Address:
 W/O Anon Kumar Adak, Word No 13,
 Hospital Road, Hospital Quarter, Alipurdur
 (M), Jalpaiguri,
 West Bengal - 736121

7035 0545 5480
WD: 9144 1487 6229 2049

आधार कार्ड

Mondira Adak

ভারত সরকার
(Government of India)

নাম: অরুণ কুমার
Arun Kumar Adak
সংস্করণ: DDG-240324/0
সঙ্গ: MALE



8803 1926 6351

আমার আধার, আমার পরিচয়



ভারতীয় বিধি-কর্তৃক প্রদত্ত
Unique Identification Authority of India

ঠিকানা:
S/O লেট নীল রতন আদক,
হস্পিটাল কোয়ার্টার, হস্পিটাল রোড,
ওয়ার্ড নং 13, আল্পদুয়ার (এম),
জলপাইগুড়ি,
পশ্চিম বঙ্গ - 736121

Address:
S/O Late N Ratan Adak,
HOSPITAL QUATER, HOSPITAL
ROAD, WARD NO 13, Alipurduar
(M), Jalpaiguri,
West Bengal - 736121

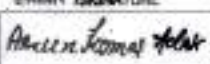
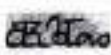
8803 1926 6351



map@uidai.gov.in

www.uidai.gov.in

Arun Kumar Adak

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER ACOPA1159Q		
	नाम / NAME ARUN KUMAR ADAK	
पिता का नाम / FATHER'S NAME NILRATAN ADAK		
जन्म तिथि / DATE OF BIRTH 24-03-1970		
हस्ताक्षर / SIGNATURE 		 आरुण कुमार, प.न. 31 COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड के लो / मित्र वाले पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 संयुक्त आयकर अधिकारी (प्रशासन एवं तकनीकी),
 ई-7,
 चौरंगी स्क्वायर,
 कोलकाता - 700 069.

In case this card is lost/and kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 E-7,
 Chowringhee Square,
 Calcutta- 700 069.

Arun Kumar Adak

XXXXXXXXXXXXXXXXXXXX

ନରନରନରନରନରନରନ

BETWEEN

MR. ARUN KUMAR ADAK & ANR.,

... OWNERS/VENDORS

AND

MR. DIPAK CHOWDHURY

... PURCHASER'



DEED OF CONVEYANCE

Major Information of the Deed

Deed No :	I-1523-12860/2021	Date of Registration	07/10/2021
Query No / Year	1523-2001999001/2021	Office where deed is registered	
Query Date	01/10/2021 8:04:49 PM	1523-2001999001/2021	
Applicant Name, Address & Other Details	B K Singh 10,old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038704635, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,10,020/- (Article:23)	Rs. 70,014/- (Article:A(1), E)		
Remarks			

Land Details :

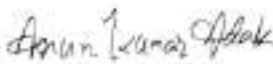
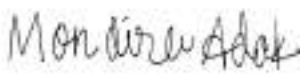
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, JI No: 24,
Pin Code : 700156

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-1246 (RS :-)	LR-765	Bastu	Bastu	4.5 Dec	35,00,000/-	35,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-1248 (RS :-)	LR-765	Bastu	Bastu	3.66 Dec	30,00,000/-	30,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			8.16Dec	65,00,000 /-	65,00,000 /-	
		Grand Total :			8.16Dec	65,00,000 /-	65,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Marble Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	400 sq ft	5,00,000 /-	5,00,000 /-	

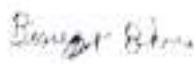
Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARUN KUMAR ADAK Son of Nilratan Adak Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	Photo  07/10/2021	Finger Print  LTI 07/10/2021	Signature  07/10/2021
13, Hospital Road, Hospital Quarter, Alipurduar, Jalpaiguri, City:- Not Specified, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:-736121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx9Q, Aadhaar No: 88xxxxxxxx6351, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office				
2	Name MONDIRA ADAK Wife of Mr. Arun Kumar Adak Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	Photo  07/10/2021	Finger Print  LTI 07/10/2021	Signature  07/10/2021
13, Hospital Road, Hospital Quarter, Alipurduar, Jalpaiguri, City:- Not Specified, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:-736121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx4P, Aadhaar No: 70xxxxxxxx5480, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DIPAK CHOWDHURY (Presentant) Son of Ganesh Chowdhury Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	Photo  07/10/2021	Finger Print  LTI 07/10/2021	Signature  07/10/2021
Son of Ganesh Chowdhury Jatragachi, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AUxxxxxx4A, Aadhaar No: 33xxxxxxxx1172, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office				

Applicant Details :

Applicant	Photo	Finger Print	Signature
Mr Biswajit Bhunia Son of Mr. Sudhir Bhunia Batnan, City:- Not Specified, P.O:- Gopinathpur, P.S:-Chandipur, District:- Purba Midnapore, West Bengal, India, PIN:- 721633			
	07/10/2021	07/10/2021	07/10/2021
Identifier Of Mr ARUN KUMAR ADAK, MONDIRA ADAK, Mr DIPAK CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR ADAK	Mr DIPAK CHOWDHURY-2.25 Dec
2	MONDIRA ADAK	Mr DIPAK CHOWDHURY-2.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR ADAK	Mr DIPAK CHOWDHURY-1.83 Dec
2	MONDIRA ADAK	Mr DIPAK CHOWDHURY-1.83 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR ADAK	Mr DIPAK CHOWDHURY-200.00000000 Sq Ft
2	MONDIRA ADAK	Mr DIPAK CHOWDHURY-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, JI No: 24, Pir Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1246, LR Khatian No:- 765		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1248, LR Khatian No:- 765		Seller is not the recorded Owner as per Applicant.

07-10-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 18:51 hrs. on 07-10-2021, at the Office of the A.D.S.R. RAJARHAT by Mr DIPAK CHOWDHURY, Claimant.

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 70,00,000/-

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

Execution is admitted on 07/10/2021 by 1. Mr ARUN KUMAR ADAK, Son of Nilratan Adak, 13, Hospital Road, Hospital Quarter, Alipurduar, Jalpaiguri, P.O: Alipurduar, Thana: Alipurduar, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Business, 2. MONDIRA ADAK, Wife of Mr Arun Kumar Adak, 13, Hospital Road, Hospital Quarter, Alipurduar, Jalpaiguri, P.O: Alipurduar, Thana: Alipurduar, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession House wife, 3. Mr DIPAK CHOWDHURY, Son of Ganesh Chowdhury, Jatragachi, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Service

Indetified by Mr Biswajit Bhunia, . . Son of Mr Sudhir Bhunia, Batnan, P.O: Gopinathpur, Thana: Chandipur, Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,014/- (A(1) = Rs 70,000/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 8:28PM with Govt. Ref. No: 192021220094041911 on 06-10-2021, Amount Rs: 70,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BHZCOV7 on 06-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,05,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 95199, Amount: Rs.5,000/-, Date of Purchase: 05/10/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 8:28PM with Govt. Ref. No: 192021220094041911 on 06-10-2021, Amount Rs: 2,05,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BHZCOV7 on 06-10-2021, Head of Account 0030-02-103-003-02


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 536774 to 536801
being No 152312860 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.10.25 18:22:36 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2021/10/25 06:22:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)