

04180/24

D-04087/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is genuine and registered. The signature above and the non-judicial stamp attached with the document are the part of this document.

AR 446591

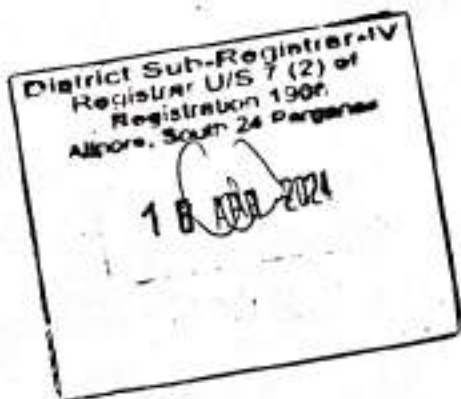
18/09/2024
Q-2000943227/2024

Manish Datta

Deed of Conveyance

This Deed of Conveyance made this the 18th day of April 2024 (Two Thousand Twenty Four) Christian Era.

Sulekha Ch. Das
Wary



BETWEEN

Rajendra Das

(1) **SRI SUBHAS CHANDRA DAS**, (PAN No- ACWPD8339D and Aadhaar No- 567494880093) son of Late ManindraNath Das, by faith Hindu, by Occupation - Retired and (2) **SRI RAJDEEP DAS**, (PAN No- BZBPD0050N and Aadhaar No- 687905426962) son of Sri Subhas Chandra Das, by faith Hindu, by occupation- Service both are by nationality - Indian, residing at Rly. Qtr. No. C/89/F, Rail Vihar, Chandrasekharpur, Bhubaneswar - 751023, Orissa, hereinafter referred to as the **VENDORS** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

Manindra

Subhas ch. Das
Manindra

AND

SRI MUKUL SAHA, (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at

Rajdeep Das

356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047, hereinafter referred to as the **PURCHASER** (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Debandra Nath Sarkar was seized and possessed of bastu land measuring 0.39 Satak comprising Dag No. 359, Khatian NO. 280, J.L. No. 28 in Mouza Baishnabghata in the District of 24 Parganas.

AND WHEREAS a Deed of Trust was registered in the name of Sri Ramanath Dey Sarkar, Religious Charitable Trust on 19th December, 1953 comprising Dag No. 359 wherein Trustees were appointed such as Sri Khagendra Nath Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar and Sri Narendra Nath Dey Sarkar, who also appointed as Managing Committee of Trustees;

Mouza Datta

Sulekha ch. Das

Rajendra Das

AND WHEREAS the three out of five Managing Committee Members of the Trust, Sri Khagendra Nath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendra Nath Dey Sarkar express their inability to portion their duties as Trustees. Hence they were substituted by Sri Pranabendra Nath Dey Sarkar, Sri Dhirendra Nath Dey Sarkar and Sri Birendra Nath Dey Sarkar, by a resolution taken by the Trustee unanimously.

Manu Datta

AND WHEREAS Smt. Aleya Dey Sarkar, wife of Late Narendra Nath Dey Sarkar (a member of the Managing Committee) was also elected as a member of the Managing Committee in place of her husband since deceased;

Sulchay Ch. Das

AND WHEREAS as per the constitution of the said Sri Ramanath Dey Sarkar Religious Charitable Trust, the Managing Committee were empowered in all sorts of sale, lense and transfer of the said trust property;

Rajdeep Das

AND WHEREAS one Sri Nitya Gopal Ghosal purchased a piece and parcel of land measuring more or less Two Cottahs Nine Chittaks Twenty

two square feet from the said Trust which was duly recorded in Book No. I, Volume No. 51, Pages 67 to 33, Being No.1433 registered in the office of the District Sub- Registrar at Alipore for the year 1970;

AND WHERAES said Sri Nitya Gopal Ghosal was a lawful owner of the said land at premises NO.24/2, Baishnagbhata Lane, Police Station Jadavpur AND WHEREAS subsequently Nitya Gopal Ghosal constructed and erected a two storied building on the said plot or land;

AND WHEREAS said Sri Nitya Gopal Ghosal died intestate leaving behind his wife Smt. Minati Ghosal and three daughters, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra as the legal heirs and successors;

AND WHEREAS the said successors of Late Nitya Gopal Ghosal became the joint owners of the land with two storied building at Premises No.121/1F, Raja S.C. Mullick Road, Police Station Jadavpur, Kolkata -700047;

Minati Ghosal

Subhojit Ch. Das

Rajdeep Das

AND WHEREAS one Sri Koushik Chanda, son of Sri Sudhir Ranjan Chanda, purchased the property from the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra the entire first floor and one temple at the room measuring about 1241 square feet, little more or less from its erstwhile owners at the said premises which Deed of Conveyance was registered at the office of the A.D.S.R- Alipore, vide Book No-I, Volume No- 274, Pages from 159 to 182, Being No- 04058, for the year 2003.

AND WHEREAS the then purchaser Sri Koushik Chanda, due to requirement of funds offered to sale the Schedule B mentioned property towards the purchasers now the present vendors herein, which Deed of Conveyance was recorded at D.S.R.-1, Alipore vide Book No-I, CD. Volume No- 1, Pages from 751 to 770, Being No- 03685, for the year 2008.

Minati Ghosal

Sudhir Ranjan Chanda

Rajdeep Das

AND WHEREAS while thus seized and possessed of the said entire first floor flat including the temple at the roof duly mutated his name in the Assessment Register of the Kolkata Municipal Corporation vide Assessee No- 211000810130 and paid rates and taxes of the Kolkata Municipal Corporation regularly

AND WHEREAS the present vendor is in urgent need of money decided to sale out the said Schedule B mentioned property to any intended buyers AND WHEREAS upon coming to know of such intention of the Vendor, the Purchaser herein offered to purchase said flat, which is the subject matter of this agreement for sale, at a fixed consideration sum of Rs. 35,00,000/- (Rupees Thirty Five Lacs only) which the vendor has agreed on certain terms and conditions appearing hereafter...

NOW THIS AGREEMENT FOR SALE
WITNESSETH as follows:-

1. The Vendor agree to sell and the purchasers agree to purchase the entirety of the first floor and one temple room at the roof measuring

Manish Datta

Sabley ch Das

Rafiq Das

1241 square feet (955 sq ft carpet area)
consisting of three bedrooms, one dining
cum drawing, two kitchens, two baths cum
privy and three verandah for a valuable
consideration of Rs. 35,00,000/- (Rupees
Thirty Five Lacs) only subject to the conditions
hereafter contained.

2. The purchaser will pay the full consider
money at the time of Signing of this Final
Deed of Conveyance .
3. The Vendor doth hereby agrees to answer all
reasonable requisitions regarding title to be
made by the Purchaser's Advocate.
4. If a good and marketable title is made out
and the property is round to be free from all
encumbrances, attachments and other claims
and demand and not affected by any Notice
or Scheme of Acquisition or requisition, the
Vendor will execute a proper conveyance or
conveyances in favour of the purchaser or his
nominee or assigns.

Under Date

Swaleas ch. 703

Rajdeep Das

5. The vendor shall deliver peaceful vacant possession of the said flat more fully described in the schedule 'B' hereunder written situate lying at premises no.121/1F, Raja S.C. Mullick Road, Kolkata -7000047 being the property described in Schedule 'A' written hereunder.
6. The said premises or any portion thereof is not at present affected by any notice or scheme of the municipality or any other local public authority or body corporate. If it be found to be so affected before the completion of the sale, it shall be optional on the part of the purchaser to rescind this agreement and in that event the vendor shall refund the earnest money as recited above.

Mukul Datta

Sudhoy Ch. Das

Rajdeep Das

SCHEDULE "A"
(The Land)

ALL THAT piece and parcel of land with two storied building standing thereon here ditment and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, butted and bounded as follows :-

ON THE NORTH:	By land of M.d. Momian Bibi
ON THE EAST :	By Plot NO. 366
ON THE SOUTH:	By house of Smt. Santi Sarkar
ON THE WEST :	By 14' 6" wide KMC Black Top Road

Miner Date

Sublet ch. 703

Rydeep Das

SCHEDULE "B"

(The Flat hereby sold)

All THAT the entire 1st floor and one temple room at the roof measuring 1241 (one thousand two hundred forty one) square feet be the same more or less (super built up area) consisting of 3 (three) bedroom, 1 (one), dining-cum-drawing, 2 (two) kitchen, 2(Two) baths-cum-privy and 3 (three) verandah with all electrical fittings and sanitary fittings, doors and window together with user of roof and a Puja Ghar on the roof, common passage, common areas, stairs, sewers, water lines, electric wires and electric meter together with undivided, undemarcated and impartible proportionate share or land underneath the building being now known and reputed as premises no. 121/1F, Raja S.C Mullick Road, Police Station Netaji Nagar, Kolkata - 700047 and within KMC Ward No. 100, the said portion intended to as sold is particularly delineated in RED border in the map attached hereto.

M. L. Datta

Sunder ch. Das

Rajdeep Das

SCHEDULE - C

(Common Area and Facilities)

1. Open passages surrounding the building.
2. Space for water pump with motor and underground water reservoir and overhead water tank on the roof.
3. Stair case leading from the ground floor to the roof of the building and landings of the building.
4. Water pump with motor and water distribution pipes.
5. Electrical wiring, fittings and other accessories for lighting the stair case and other common areas.
6. Common electric meter and meter space.
7. Common user of the main entrance gate and side gate of the building.
8. Compound walls of the building.
9. Main gate, entrance of the said building, boundary walls
10. Common passage, lobby on the ground floor and common rights on the top roof of the said building.
11. Stair case, landing on all floors, main electrical switch of the flat in CESC Ltd. meter room in the said building.
12. Water pump, water pump room, overhead and underground water pipes and sanity installations.

*Chunna Datta**Sankar Ch. Das**Rajdeep Das*

13. 24 hrs. water supply from the overhead water tank.
14. Drainage and sewerage lines and septic tank
15. Such other common rights, spaces, equipment, fixtures, fittings and spaces in and around the said residential building as necessary for common use for the said flat owners at the said premises.

SCHEDULE - D

(Common Expenses)

1. All costs and expenses of administration, repairing, maintenance, operating, replacing, white washing painting, rebuilding, decorating, redecorating and light the common areas and also the outer walls of the building.
2. The salaries of all persons employed, if any, for the above purposes.
3. Insurance premium for insuring the building against earthquake, fire lights, mob, damage and civil commotion.
4. All charges and deposits for suppliers of common utilities.
5. Municipal taxes and other outgoing save those separately assessed on the respective unit.

Mun. Daba

Sulakesh Ch. Das

Rajdeep Das

6. Costs and charges of establishment for maintenance of the building and for which a word staff.
7. The office expenses incurred for maintaining the office for common purposes.
8. All other expenses and outgoings as are deemed by the co-purchasers and/or Association to be necessary* or incidental for the regulation interest and rights of the purchasers..
9. All expenses referred to above-shall be borne by the purchasers from the date of taking possession and occupation of their unit.

Mani Das

Sudley ch. Das

Rajdeep Das

IN WITNESS WHEREOF the parties hereto set
and subscribed their respective hands the day,
month and year first abovewritten.

SIGNED & DELIVERED

In the presence of Witnesses :

1. *Anil Maulick*
Alipore Judges' Court
Oct 27.

Sabhas ch. Das
Rajdeep Das

SIGNATURE OF VENDORS

2. *Sanis Aditya*
159, Sreevaipada, Mumbai Daka
Nov 28/16

SIGNATURE OF PURCHASER

Drafted by :

Sujay Malakar

Sujay Malakar

Advocate

Alipore Judges' Court

Kolkata-700027

Membership No- F/890/1380/2016

MEMO OF CONSIDERATION

RECEIVED by the within named OWNER/ VENDOR from the within named PURCHASER the full and final consideration of Rs.35,00,000/- (Rupees Thirty Five Lacs) only as per memorandum hereunder written.

Cheque No	Date	Bank	Branch	Amount
Fund Transfer	12/04/2024	HDFC Bank	Gan'e	17,50,000.00
Fund Transfer RTGS	15/04/2024	HDFC Bank	Gan'e	17,50,000.00
		TOTAL		35,00,000.00

(Rupees Thirty Five Lacs Only)

WITNESSES:-

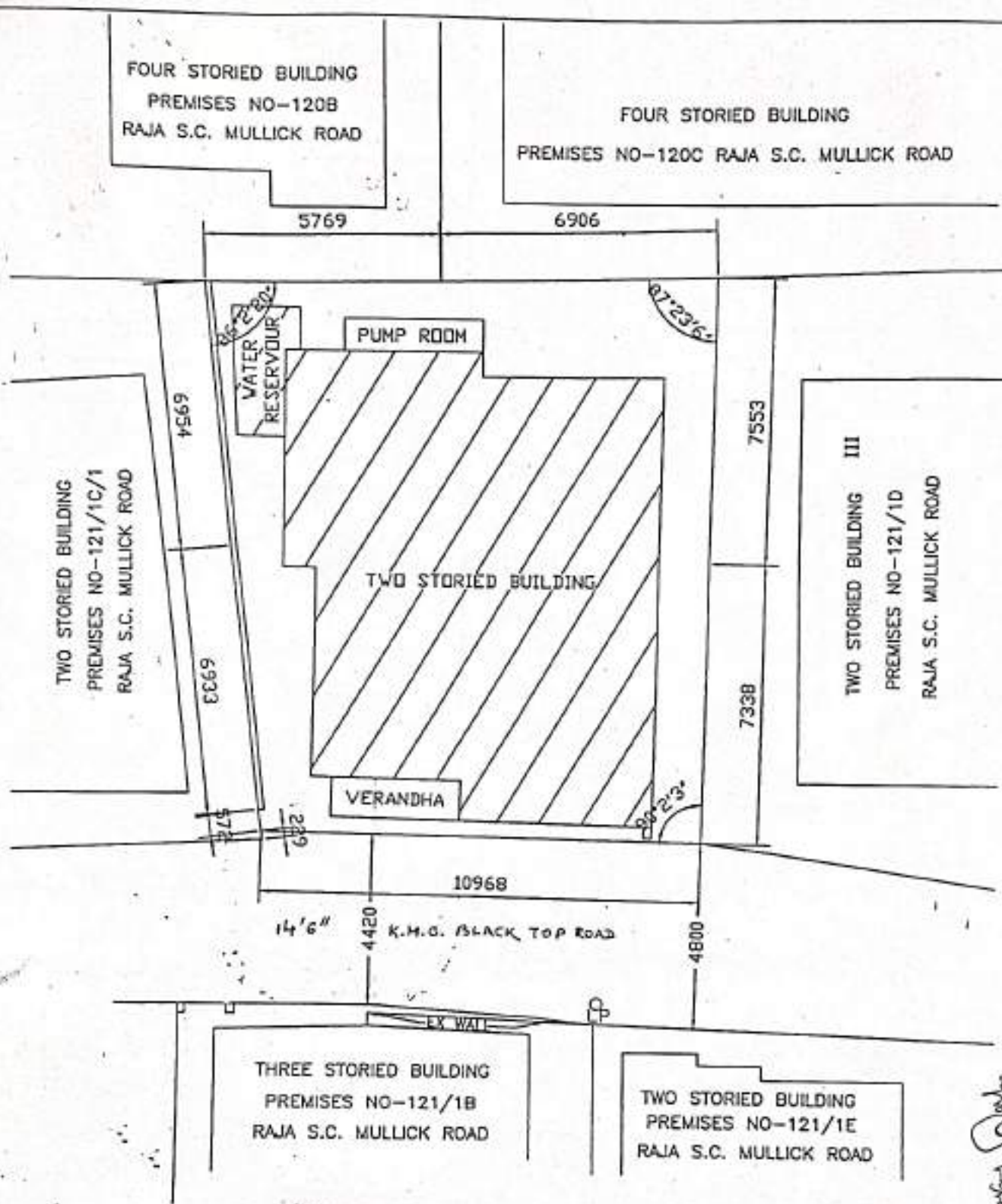
1. *Anita Moullick*
Deputy Secy
Cant. No. 20.

Sudhas ch Das

Rajdeep Das

SIGNATURE OF THE OWNER / VENDOR

2. *Sanjay Adarsh*
159, Sreenagar Rd.
Kol-86



Master Copy

SURVEY.COM
6/3 RAMNIDHI AWASTHI ROAD
KOLKATA-700137.

TITLE
SURVEY PLAN OF PREMISES NO
121/1F, RAJA S. C. MULLIK ROAD
KOLKATA-700047

DRAWN BY: MEHMAN SCALE: 1:100

LAND AREA
02 K-09 CH-22 SFT
(MODRAB 1 REC)

Surveys ch. 793

Rajdeep Das



NOTE:-
(1) ALL DIMENSIONS ARE IN MM.

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

Name SUBHAS CH. DAS

Signature Subhas Ch. Das

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

Name RAJDEEP DAS

Signature Rajdeep Das

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

Name MUKUL SAHA

Signature Mukul Saha



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

Query No./Year	2000943227/2024	Office where deed will be registered
Query Date	15/04/2024 9:18:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 35,00,000/-	Rs. 45,49,763/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 1,82,011/- (Article:23)	Rs. 45,512/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Apartment Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 121/1F, Ward No: 100, Road: Raja S. C. Mullick Road, Pin Code : 700047

Sch No	Mouza/Road Zone	Plot No	Khatia	Floor Area (In Sq Ft)	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
A1				Super Build Area: 1241, Carpet Area: 955	35,00,000/-	45,49,763/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., New Flat, Status of Completion : Completed

Seller Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Mr SUBHAS CHANDRA DAS Son of Late MANINDRA NATH DAS, RLY. QTR. NO. C/89/F, RAIL VIHAR, CHANDRASEKHARPUR, City:-, P.O:- CHANDRASEKHARPUR, P.S:-BHUBANESHWAR, District:- Cuttack, Orissa, India, PIN:- 751023 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX8, PAN No. ACxxxxxx9D, Aadhaar No.: 56xxxxxxxx0093, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2000943227 of 2024, Printed On : Apr 16 2024 8:45AM, Generated from wbregration.gov.in

2	Mr RAJDEEP DAS Son of Mr SUBHAS CHANDRA DAS, RLY. QTR. NO. C/89/F, RAIL BIHAR, CHANDRASEKHARPUR, City:- , P.O:- CHANDRSEKHARPUR, P.S:-BHUBANESHWAR, District:- Cuttack, Orissa, India, PIN:- 751023 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. BZxxxxxx0N, Aadhaar No.: 68xxxxxxx6962, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Buyer Details :

Sl. No	Name & address	Status	Execution/Admission Details :
1	Mr MUKUL SAHA Son of Mr MANINDRA CHANDRA SAHA, 356/1G/1, NETAJI SUBHAS CHANDRA BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AKxxxxxx7R, Aadhaar No.: 39xxxxxxx0429, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr ANIRBAN MOULICK Son of Late ASHI MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr SUBHAS CHANDRA DAS, Mr MUKUL SAHA

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAS CHANDRA DAS	Mr MUKUL SAHA-955 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-05-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-05-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No: 2000943227 of 2024, Printed On : Apr 16 2024 8:45AM, Generated from wbregistration.gov.in



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



192024250016936418

GRN Details

GRN:	192024250016936418	Payment Mode:	SBI Epay
GRN Date:	16/04/2024 14:12:58	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	7687400144419	BRN Date:	16/04/2024 14:13:29
Gateway Ref ID:	CHP6627683	Method:	State Bank of India NB
GRIPS Payment ID:	160420242001693640	Payment Init. Date:	16/04/2024 14:12:58
Payment Status:	Successful	Payment Ref. No:	2000943227/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUJOY MALAKAR
Address:	B/19, LAXMI NARAYAN COLONY, KOLKATA-700047
Mobile:	9830837717
Email:	malakarassociates@gmail.com
Period From (dd/mm/yyyy):	16/04/2024
Period To (dd/mm/yyyy):	16/04/2024
Payment Ref ID:	2000943227/2/2024
Dept Ref ID/DRN:	2000943227/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000943227/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	181911
2	2000943227/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	45512
Total				227423

IN WORDS: TWO LAKH TWENTY SEVEN THOUSAND FOUR HUNDRED TWENTY THREE ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



160420242001693640

GRIPS Payment Detail

GRIPS Payment ID:	160420242001693640	Payment Init. Date:	16/04/2024 14:12:58
Total Amount:	227423	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7687400144419	BRN Date:	16/04/2024 14:13:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

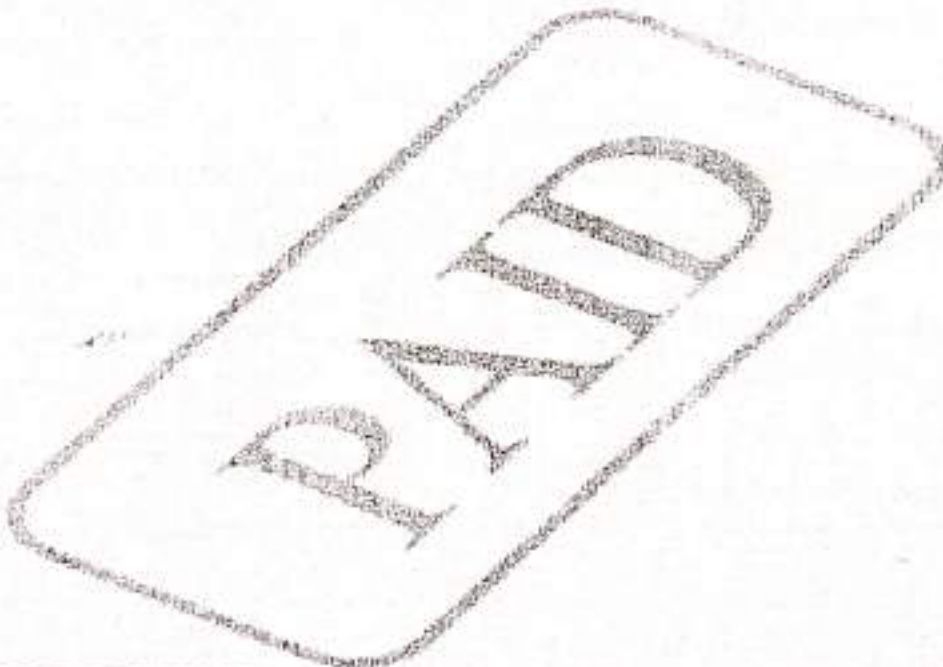
Depositor's Name: Mr SUJOY MALAKAR
Mobile: 9830837717

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250016936418	Directorate of Registration & Stamp Revenue	227423
Total			227423

IN WORDS: TWO LAKH TWENTY SEVEN THOUSAND FOUR HUNDRED TWENTY
THREE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the
pages below.



Major Information of the Deed

Deed No.	I-1604-04087/2024	Date of Registration	18/04/2024
Query No./Year	1604-2000943227/2024	Office where deed is registered	
Query Date	15/04/2024 9:18:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document	Additional transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value	Rs. 35,00,000/-	Market Value	Rs. 45,49,763/-
Stamp duty Paid (SD)	Rs. 1,82,011/- (Article:23)	Registration Fee Paid	Rs. 45,544/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

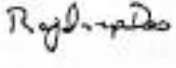
Apartment Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 121/1F, Ward No: 100, Road: Raja S. C. Mullick Road, Pin Code : 700047

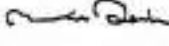
Sch No.	Mouza/Road Zone	Plot	Khatian	Floor/Area (in Sq Ft)	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
A1				Super Build Area: 1241, Carpet Area: 955	35,00,000/-	45,49,763/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., New Flat, Status of Completion : Completed

Seller Details :

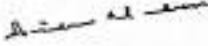
Sr No.	Name	Address	Photo	Finger print and Signature
1	Mr SUBHAS CHANDRA DAS Son of Late MANINDRA NATH DAS Executed by: Self, Date of Execution: 18/04/2024 Admitted by: Self, Date of Admission: 18/04/2024, Place : Office			 Captured
			18/04/2024	18/04/2024

RLY. QTR. NO. C/89/F, RAIL VIHAR, CHANDRASEKHARPUR, City:- , P.O:- CHANDRASEKHARPUR, P.S:-BHUBANESHWAR, District:-Cuttack, Orissa, India, PIN:- 751023 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx9D, Aadhaar No: 56xxxxxxxx0093, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office				
2	Name Mr RAJDEEP DAS Son of Mr SUBHAS CHANDRA DAS Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office	Photo  18/04/2024	FingerPrint  Captured LTI 18/04/2024	Signature  18/04/2024
RLY. QTR. NO. C/89/F, RAIL BIHAR, CHANDRASEKHARPUR, City:- , P.O:- CHANDRSEKHARPUR, P.S:-BHUBANESHWAR, District:-Cuttack, Orissa, India, PIN:- 751023 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BZxxxxxx0N, Aadhaar No: 68xxxxxxxx6962, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address	Photo	Finger print and Signature
1	Mr MUKUL SAHA (Presentant) Son of Mr MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office	 18/04/2024	 Captured LTI 18/04/2024  18/04/2024
Son of Mr MANINDRA CHANDRA SAHA 356/1G/1, NETAJI SUBHAS CHANDRA BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx7R, Aadhaar No: 39xxxxxxxx0429, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office			

Identifier Details :

Name	Photo	FingerPrint	Signature
Mr ANIRBAN MOULICK Son of Late ASHI MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 18/04/2024	 Captured 18/04/2024	 18/04/2024

Identifier Of Mr SUBHAS CHANDRA DAS, Mr MUKUL SAHA, Mr RAJDEEP DAS

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAS CHANDRA DAS	Mr MUKUL SAHA-955.000000 Sq Ft

Endorsement For Deed Number : I - 160404087 / 2024

On 16-04-2024

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) 40(1) W.B. Registration Rules, 1962)

Presented for registration at 12:57 hrs on 18-04-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr MUKUL SAHA, 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 45,49,763/-

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

Execution is admitted on 18/04/2024 by 1. Mr SUBHAS CHANDRA DAS, Son of Late MANINDRA NATH DAS, RLY. QTR. NO. C/89/F, RAIL VIHAR, CHANDRASEKHARPUR, P.O: CHANDRASEKHARPUR, Thana: BHUBANESHWAR, Cuttack, ORISSA, India, PIN - 751023, by caste Hindu, by Profession Retired Person, 2. Mr MUKUL SAHA, Son of Mr MANINDRA CHANDRA SAHA, 356/1G/1, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr RAJDEEP DAS, Son of Mr SUBHAS CHANDRA DAS, RLY. QTR. NO. C/89/F, RAIL BIHAR, CHANDRASEKHARPUR, P.O: CHANDRSEKHARPUR, Thana: BHUBANESHWAR, Cuttack, ORISSA, India, PIN - 751023, by caste Hindu, by Profession Service

Indetified by Mr ANIRBAN MOULICK, Son of Late ASHI MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,544.00/- (A(1) = Rs 45,498.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 45,512/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2024 2:13PM with Govt. Ref. No: 192024250016936418 on 16-04-2024, Amount Rs: 45,512/-, Bank: SBI EPay (SBLePay), Ref. No. 7687400144419 on 16-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,82,011/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,81,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 222, Amount: Rs.100.00/-, Date of Purchase: 19/02/2024, Vendor name: Tapan Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2024 2:13PM with Govt. Ref. No: 192024250016936418 on 16-04-2024, Amount Rs: 1,81,911/-, Bank: SBI EPay (SBLePay), Ref. No. 7687400144419 on 16-04-2024, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 130018 to 130044
being No 160404087 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.04.25 11:15:49 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 25/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.