

2-3888/m



AL 810579

Additional Dist. Sub Registrar  
Sealdah

8/8/22

**THIS INDENTURE** is made on this 5<sup>th</sup> day of August, 2022, (Two Thousand Twenty Two) A.D.

**BETWEEN :**







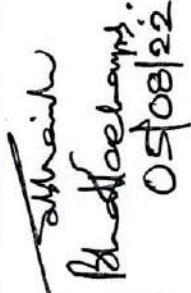


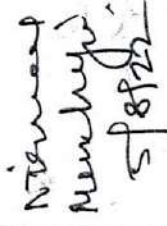


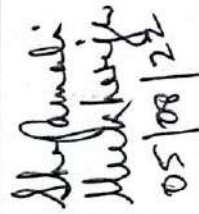
Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062002346995/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Subhasish Bhattacharyya Kalinda Housing Estate, P 80, 2nd Floor, City:- Not Specified, P.O:- Dum Dum, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Seller			 05/08/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Nirmal Mukherjee Rajdanga Nabapally, 106, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Buyer			 05/08/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shyamali Mukherjee Rajdanga Nabapally, 106, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Buyer			 05/08/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Uttam Kumar Das Son of Late R R Das Alipore, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:-700027	Subhasish Bhattacharyya, Nirmal Mukherjee, Shyama Mukherjee			

(Amitava Ghosal)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 SEALDAH  
 South 24-Parganas, West  
 Bengal







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

**GRN Details**

<b>GRN:</b>	192022230088486882	<b>Payment Mode:</b>	Counter Payment
<b>GRN Date:</b>	02/08/2022 12:01:54	<b>Bank/Gateway:</b>	State Bank of India
<b>Payment Status:</b>	Payment Pending	<b>Payment Ref. No:</b>	2002346995/1/2022
			[Query No*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Mr Nirmal Mukherjee
<b>Address:</b>	106, Rajdanga Nabapally, P.O. EKTP, P.S. Kasba, Kolkata 700107
<b>Mobile:</b>	9331022000
<b>Period From (dd/mm/yyyy):</b>	02/08/2022
<b>Period To (dd/mm/yyyy):</b>	02/08/2022
<b>Payment ID:</b>	2002346995/1/2022
<b>Dept Ref ID/DRN:</b>	2002346995/1/2022

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002346995/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	950020
2	2002346995/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	190014
<b>Total</b>				<b>1140034</b>

**IN WORDS: ELEVEN LAKH FORTY THOUSAND THIRTY FOUR ONLY.**

**NOTE:** Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 09/08/2022 (banking hours). This challan form will be invalid after 09/08/2022.

**SUBHASISH BHATTACHARYYA** Son of Late Chitta Ranjan Bhattacharyya, **PAN: ACWPB0381R, AADHAAR NO. 7524 0236 6876**, by Faith: Hindu, by Nationality: Indian, by Occupation: Retired, residing at P-80, 2<sup>nd</sup> Floor, Kalindi Housing Estate, Lake Town, South Dum Dum, Kolkata: 700089, Dist North 24 Parganas, West Bengal herein after referred to as the **VENDOR / FIRST PARTY** (which expression shall unless otherwise repugnant to the context, be deemed to mean and include his legal heirs, executors, representatives, administrators and assigns) of the **FIRST PART.**

**AND**

(1) **SRI NIRMAL MUKHERJEE** son of Late Akshay Mukherjee, **PAN: AESPM6218C, Aadhar No. 990178610772** and (2) **SMT. SHYAMALI MUKHERJEE** wife of Sri Nirmal Mukherjee, **PAN: AQJPM8590Q, Aadhar No.222383443654**, both are by faith- Hindu, by Nationality: Indian, by Occupation- Business, residing at 106, Rajdanga Nabapally R.B. Connector, Police Station- Kasba, Kolkata- 700107, herein after referred to as the **PURCHASERS/SECOND PARTY** (which expression shall unless otherwise repugnant to the context be deemed to mean and include their legal heirs, executors, representatives, administrators and assigns) of the **OTHER PART.**

**WHEREAS** Subhasish Bhattacharyya, the First Party/Vendor herein and one of his close relatives namely Smt. Ghumali Bhattacharyya jointly purchased a plot land measuring about 4 Cottahs 0 Chittaks 37 sq.ft. of R.S. Dag No. 47 (Part) be the same and/or little more or less by nature Sali, under Mouza: Kalikapur, J.L. No. 20, Pargana- Khaspur, Collectorate Touzi No. 12, R.S. No. 2, comprising in C.S. Dag No. 42 (portion) appertaining to C.S. Khatian No. 161 corresponding to R.S. Dag



No. 47 (portion) appertaining to R.S. Khatian No. previously 178 presently 739, Sub-Registry Office- A.D.S.R. Sealdah, being the Scheme Plot No. 6, under P.S. previously Sadar-Tollygunge, thereafter Jadavpur at present Kasba in the jurisdiction of the Calcutta Municipal Corporation from the then vendors namely (1) Smt. Tarulata Naskar, (2) Sri Gobinda Chandra Naskar, (3) Sri Paresh Chandra Naskar, (4) Sri Mahesh Chandra Naskar, (5) Sri Kartick Chandra Naskar, (6) Smt. Lakshmi Purokait and (7) Smt. Swaraswati Naskar all are residing at Village: Kalikapur, P.O. Haltu, P.S. Kasba, Kolkata: 700078, by a Deed of Conveyance which was duly registered in the office of DR Alipore being Book No. I, Being No. 06078 for the year 1994.

**AND WHEREAS** after purchase both Parties mutated their names in the records of BLRO office being Case No. 6/739/TM/95 and 6/740/TM/95.

**AND WHEREAS** thereafter said Smt. Ghumali Bhattacharyya sold and transferred her 50% undivided share of land measuring 2 Cottahs 0 Chittaks 18 and  $\frac{1}{2}$  sq.ft. together with 120 sq.ft. RT Shed out of total land 4 Cottahs 0 Chittaks 37 sq.ft. along with building sanctioned plan being B.P. No. 629/XII/09/10 dated 09.12.2009 in favour of her relative and Vendor / First party herein namely Sri Subhasish Bhattacharyya by a Deed of Conveyance which was duly registered in the office of A.D.S.R. Sealdah being Book No. I, CD Volume No. 15, Pages from 986 to 1000, Being No. 03163 for the year 2009.

**AND WHEREAS** said Sri Subhasish Bhattacharyya seized and possessed at present net land 3 Cottahs 15 Chittaks 23 sq.ft. and recorded his name in the office of BLRO vide reference case No. 161/2020.

**AND WHEREAS** said Sri Subhasish Bhattacharyya also mutated his name in the records of Kolkata Municipal Corporation being Premises

No. 817/5, Kalikapur Road, Assessee No. 311060711750, Kolkata: 700099.

**AND WHEREAS** the present Vendor herein intends to sell ALL THAT piece and parcel land measuring about 3 Cottahs 15 Chittaks 23 sq.ft. along with 100 sq.ft RT shed of R.S. Dag No. 47 (Part) be the same and/or little more or less by nature Sali under Mouza: Kalikapur, J.L. No. 20, Pargana- Khaspur, Collectorate Touzi No. 12, R.S. No. 2, comprising in C.S. Dag No. 42 (portion) appertaining to C.S. Khatian No. 161 corresponding to R.S. Dag No. 47 (portion) appertaining to R.S. Khatian No. previously 178 presently 739, K.M.C. Premises No. 817/5, Kalikapur Road, Police Station: Kasba, Now Garfa, Assessee No. 311060711750, Kolkata: 700099, District 24 Parganas (South). more fully described in the schedule hereunder at or for total consideration of Rs. 1,90,00,000/- (Rupees one crore ninety lacs) only free from all encumbrances of said land and property.

**AND WHEREAS** the purchasers knowing the same approached to the Vendor to purchase the said land measuring about ALL THAT piece and parcel land measuring about 3 Cottahs 15 Chittaks 23 sq.ft. along with 100sq.ft RT shed of R.S. Dag No. 47 (Part) be the same and/or little more or less by nature Sali under Mouza: Kalikapur, J.L. No. 20, Pargana- Khaspur, Collectorate Touzi No. 12, R.S. No. 2, comprising in C.S. Dag No. 42 (portion) appertaining to C.S. Khatian No. 161 corresponding to R.S. Dag No. 47 (portion) appertaining to R.S. Khatian No. previously 178 presently 739, K.M.C. Premises No. 817/5, Kalikapur Road, Police Station: Kasba, Now Garfa, Assessee No. 311060711750, Kolkata: 700099, District 24 Parganas (South), more fully described in the schedule hereunder at or for total consideration of Rs. 1,90,00,000/-



(Rupees one crore ninety lacs) only free from all encumbrances of said land and property.

**AND WHEREAS** the Vendor herein have accepted the said proposal of the purchasers and agreed to sale the schedule below property at or for total consideration of Rs. 1,90,00,000/- (Rupees one crore ninety lacs) only free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** as follows:-

1. In pursuance of verbal discussion and in consideration of the sum of Rs. 1,90,00,000/- (Rupees one crore Ninety lacs) only of good and lawful money of the Union of India well and truly paid by the purchasers to the Vendor at the execution hereof (the receipt whereof the Vendor doth hereby admit and acknowledge subject to realisation and of and from the same or every part thereof for ever acquit release and discharge the Purchasers as also the plot of land free from the same) the Vendor doth hereby grant, sell, convey, transfer, assign and assure ALL THAT landed property more fully and particularly described in the schedule hereunder written and hereinafter referred to as "the said property" OR. HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known, numbered described distinguished TOGETHER. WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of



the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, is hereby granted , transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances whatsoever.

**2) THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-**

- I. THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or his predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same', and
- II. THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- III. THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for their absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever: and
- IV. THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V. THAT further the Vendor and all his predeceases having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or his predecessor- in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required', and
- VI. THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any



certificate at the instance of income Tax and or Wealth Tax and or Estate Duty Authorities, and

- VII. THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published: and
- VIII. THAT the Vendor has not yet received any notice of requisition or acquisition of the said property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- IX. THAT the Purchasers and all person claiming through or under him have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity: and
- X. THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage that may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any Court or other legal authority affecting adversely the property hereditaments and Premises hereby granted, transferred and conveyed to the Purchasers; and
- XI. THAT simultaneously with the execution of this deed of conveyance, the Vendor delivers peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over

the said property hereby vests unto the purchasers by virtue of this deed of conveyance absolutely and forever;

XII. THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and he has good and marketable right title and interest over the said property, as described in the schedule hereto below; and

XIII. That the Vendor fully responsible if any legal heirs make any dispute in respect of the said land and property.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel land measuring about 3 Cottahs 15 Chittaks 23 sq.ft. along with 100sq.ft RT shed of R.S. Dag No. 47 (Part) be the same and/or little more or less by nature Sali , under Mouza: Kalikapur, J.L. No. 20, Pargana- Khaspur, Collectorate Touzi No. 12, R.S. No. 2, comprising in C.S. Dag No. 42 (portion) appertaining to C.S. Khatian No. 161 corresponding to R.S. Dag No. 47 (portion) appertaining to R.S. Khatian No. previously 178 presently 739, K.M.C. Premises No. 817/5, Kalikapur Road, Police Station: Kasba, Now Garfa, Assessee No. 311060711750, KMC Ward No. 106, Kolkata: 700099, District 24 Parganas (South). **TOGETHER WITH** all sorts of easement rights over the common passage, electricity, Drainage etc. which is more fully shown and delineated in the site Map or plan with RED border line, annexed hereto, as part and parcel of this Indenture and the land is butted and bounded as follows: -

ON THE NORTH	:	Pre. No. 1298, Kalikapur Road
ON THE SOUTH	:	Pre. No. 705, Kalikapur Road
ON THE EAST	:	Scheme Plot No.7 & R S Dag No. 47.
ON THE WEST	:	23' wide KMC Road

*Zone : Other than on P.A.S. Connector - Other than on P.A.S Connector*



**IN WITNESS WHEREOF** the **VENDOR** set and subscribed their hands and seals on the day month and year above written.

SIGNED SEALED AND

DELIVERED BY THE VENDORSS

In the presence of: -

WITNESSES:

1.

Niladri Das  
UDAYGARH, FARTABAD  
GARIA, KOLKATA:-84.

Shanku Bhattacharya,

SIGNATURE OF THE VENDOR

2.

U. K. Das  
M

3. Nisimal Chandra Roy  
1288 Purokhal Main Road  
Kolkata - 700099

Nisimal Mukherjee  
Shyamali Mukherjee

SIGNATURE OF THE PURCHASERS

Drafted by:

Uttam Kumar Das

Advocate

Alipore Judges' Court

Kolkata: 700027

**WB/680/1999**

**MEMO OF CONSIDERATION**

I, the above named **VENDOR** does hereby receive a sum of Rs. 1,90,00,000/- (Rupees one crore Ninety lacs) only from within named **PURCHASERS** according to memo of consideration stated herein below, subject to realization :

Date	Bank	Pay Order No.	Amount
04-08-22	SBI	287171	Rs 18810000

(3) TDS deposited in favour of Rs. 1,90,000/-  
 The Vendor vide Challan No.02377  
 Dated 0408-2022

Total Rs. 1,90,00,000/-  
 (Rupees one crore Ninety lacs)

WITNESSES:-

1. Niladri Das  
 UDAYAKARH, FARTABAD  
 GARIA, KOLKATA:- 84.

2.

U. K. Das  
 By

Satish Bhattacharya.

**SIGNATURE OF THE VENDOR**

3. Nirmal Chandra Roy

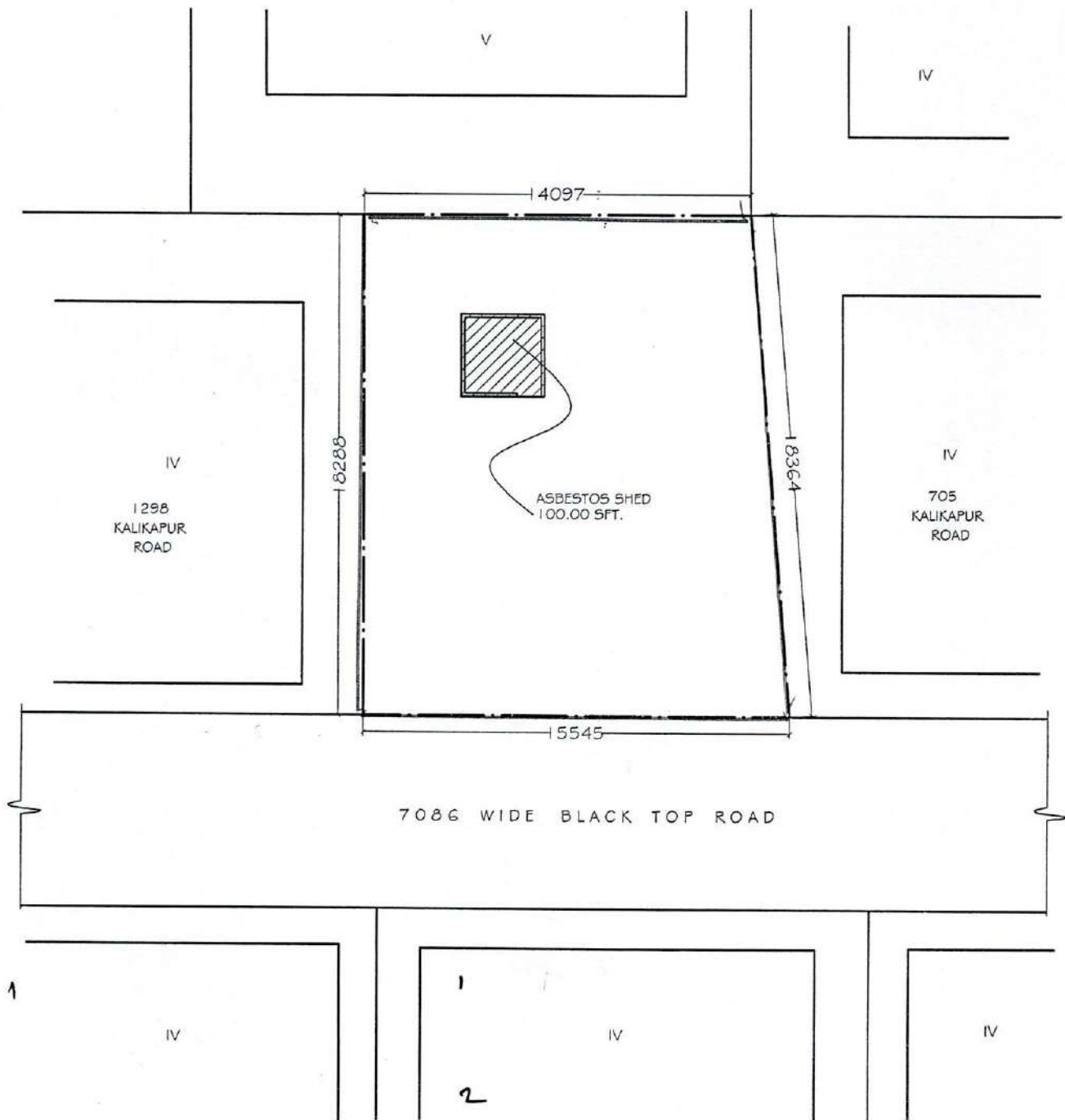


SITE PLAN AT C.S.DAG NO 42 (PART) APPERTAINING TO C.S. KHATIAN NO 161, CORRESPONDING TO R.S.DAG NO 47 (PART) APPERTAINING TO R.S. KHATIAN PREVIOUSLY 178 PRESENTLY 739, KMC PREM NO - 817/5, KALIKAPUR ROAD, WARD NO-106, BR.-XII, P.S.-GARFA, KOL-99.



AREA OF LAND - 3K-15CH-23 SFT = 265.515 SQM DEMARKATED BY RED BORDER

SCALE - 1:200



विमल मुखर्जी.  
श्यामलि मुखर्जी.

सुहेल ब्लॉकचैन.



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBHASISH BHATTACHARYYA

Signature *Subhasish Bhattacharyya*



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature Nirmal Mukherjee



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature Shyamali Mukherjee

Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



## Tax Payer Counterfoil

PAN **AESPM6218C**

Received from : NIRMAL MUKHERJEE

Rs : **190000/-**

(in words) : One Lakh And Ninety Thousand  
Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX  
ON: Major Head :OTHER THAN  
COMPANIES TAX[0021]  
Minor Head : TDS on Sale of Property[800]

For the assessment year : 2023-24

Payment Status :

**Success**

SBI Ref No. : IK0BVEMQ10

	BSR Code	Tender date	Challan No
CIN	0011349	040822	02377
Date of challan :	04-08-2022		

**State Bank of India**

Gandhinagar

Bangalore

(Internet Collection Center)

## Form 26QB

Your E-tax Acknowledgement Number is **AJ5709093**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AESPM6218C	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ACWPB0381R
Full Name (Masked) of the Transferee	NIRXXX XUKHERJEE	Full Name (Masked) of the Transferor	SUBXXXXSH BHATTACHARYYA
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

## Complete Address of the Property Transferee

Name of premises/Building/ Village  
Flat/Door/Block No. 106  
Road/Street/Lane RAJDANGA MAIN ROAD  
City/District KOLKATA  
State WEST BENGAL  
Pin Code 700107  
Email ID nirmal\_31022000@yahoo.co.in  
Mobile No. 9331022000

## Complete Address of the Property Transferor

Name of premises/Building/ Village KALINDI HOUSING ESTATE  
Flat/Door/Block No. 2ND FLOOR P-80  
Road/Street/Lane LAKE TOWN  
City/District KOLKATA  
State WEST BENGAL  
Pin Code 700089  
Email ID proconmagkol@yahoo.co.in  
Mobile No. 9331828300

Date of Agreement/Booking 04/08/2022

Whether more than one Transferee/Buyer No



Date of Payment/Credit	04/08/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	04/08/2022		
Payment Type	Lumpsum		

## Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	
Flat/Door/Block No.	
Road/Street/Lane	817/5 KALIKAPUR ROAD
City/District	KOLKATA
State	WEST BENGAL
Pin Code	700099

## Tax Deposit Details

Rate (in %)	1.0
Total Amount Paid/Credited	19000000
TDS Amount to be paid	190000.00
Interest	0.00
Fee	0.00
Total payment	190000.00
Value in words	One Lakhs Ninety Thousand Rupees and paise

Total Value of Consideration (Property Value)	19000000	Stamp Duty Value For Property	19000000
Mode of Payment	Online		
Bank Name	State Bank of India		

**Note:** This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

## Major Information of the Deed

Deed No :	I-1606-03888/2022	Date of Registration	08/08/2022
Query No / Year	1606-2002346995/2022	Office where deed is registered	
Query Date	02/08/2022 9:06:48 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uttam Kumar Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830284150, 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. 1,90,00,000/-	Rs. 1,90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,50,120/- (Article:23)	Rs. 1,90,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 817/5, , Ward No: 106 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		3 Katha 15 Chatak 23 Sq Ft	1,89,00,000/-	1,89,00,000/-	Width of Approach Road: 23 Ft.,
Grand Total :					6.5496Dec	189,00,000 /-	189,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Subhasish Bhattacharyya</b> Son of Late Chitta Ranjan Bhattacharyya Kalinda Housing Estate, P 80, 2nd Floor, City:- Not Specified, P.O:- Dum Dum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx1r, Aadhaar No: 75xxxxxxxx6876, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Nirmal Mukherjee (Presentant )</b> Son of Late Akshay Mukherjee Rajdanga Nabapally, 106, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx8c, Aadhaar No: 99xxxxxxxx0772, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Pvt. Residence
2	<b>Shyamali Mukherjee</b> Wife of Nirmal Mukherjee Rajdanga Nabapally, 106, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx0q, Aadhaar No: 22xxxxxxxx3654, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Uttam Kumar Das</b> Son of Late R R Das Alipore, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Subhasish Bhattacharyya, Nirmal Mukherjee, Shyamali Mukherjee			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Subhasish Bhattacharyya	Nirmal Mukherjee-3.27479 Dec,Shyamali Mukherjee-3.27479 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Subhasish Bhattacharyya	Nirmal Mukherjee-50.00000000 Sq Ft,Shyamali Mukherjee-50.00000000 Sq Ft



On 05-08-2022

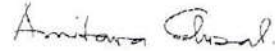
**Presentation(Under Section 52 & Rule 22A(3) -46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:37 hrs on 05-08-2022, at the Private residence by Nirmal Mukherjee , one of the Claimants.

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

Execution is admitted on 05/08/2022 by 1. Subhasish Bhattacharyya, Son of Late Chitta Ranjan Bhattacharyya, Kalinda Housing Estate, P 80, 2nd Floor, P.O: Dum Dum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Retired Person, 2. Nirmal Mukherjee, Son of Late Akshay Mukherjee, Rajdanga Nabapally, 106, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 3. Shyamali Mukherjee, Wife of Nirmal Mukherjee, Rajdanga Nabapally, 106, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife

Indetified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 08-08-2022

**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.

**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 1,90,00,000/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,90,014/- ( A(1) = Rs 1,90,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,90,014/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2022 12:00AM with Govt. Ref. No: 192022230088486882 on 02-08-2022, Amount Rs: 1,90,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90089741 on 02-08-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,50,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,50,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4098, Amount: Rs.100/-, Date of Purchase: 29/07/2022, Vendor name: B K SAHA  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2022 12:00AM with Govt. Ref. No: 192022230088486882 on 02-08-2022, Amount Rs: 9,50,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90089741 on 02-08-2022, Head of Account 0030-02-103-003-02



Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
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South 24-Parganas, West Bengal



