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02/06/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 308120

ified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

02 JUN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 2nd day of June, in the year Two Thousand and Twenty Three (2023)

BETWEEN

[Faint, illegible text and signatures]

138213

Changuly

NAME.....
 ADD.....
 Rs.....

29 MAY 2023

S. ATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

29 MAY 2023

29 MAY 2023



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

2 JUN 2023
 2 11 2023

Identified by me
Arup Changuly
 s/o *Arun Changuly*
 231, Santoshgan Annex
 KOL-75
 ADV

SRI UPEN SARDAR (PAN: QSHPS2000H & Aadhaar No. 3913 2456 2591) son of Late Badal Sardar, by faith - Hindu, by occupation - Cultivation, by Nationality - Indian, residing at Mondal and Naskarpara, Banershwarpur, P.O. - Harinarayanpur, P.S. - Joynagar, District - South 24 Parganas, Pin - 743372, hereinafter called and referred to as the **"VENDOR"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

30/12/2015

AND

LIVING SPACE (PAN: JGVPS8146D) a proprietorship business having address at 1/9A Dover Lane, Post Office and Police Station - Gariahat, Kolkata-700029 represented by its proprietor namely **MR. ANIKET SINGH (PAN: JGVPS8146D & AADHAAR NO- 4718 9943 6172)** son of Mr. Sanjay Singh by faith - Hindu, by occupation - Business, by Nationality - Indian, having address at 549 Block-N New Alipore, Post Office and Police Station-New Alipore, Kolkata-700053, hereinafter called and referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor in - office, administrators, legal representatives and assigns) of the **SECOND PART.**

Sanjay Singh

AND

ROUP SANFUI, (PAN: HIZPS6988H & Aadhaar No. 4358 0401 0847) son of Siraj Sanfui, by faith - Islam, by occupation - Business, by

Sanjay Sanfui

Nationality - Indian, residing at Kandarpapur, P.O. - Garia, P.S. - Sonarpur, District - South 24 Parganas, Pin - 700084, hereinafter called and referred to as the "**ASSIGNOR/ CONFIRMING PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS the schedule mentioned property along with other land belonged to the recorded owner Nani Gopal Sardar and on 2nd day of March, 1964 he sold and transferred the same in favour of Sayaram Basu by virtue of a Deed of Conveyance which was duly registered in the office of the A.D.S.R. Baruipore and recorded in Book No.I, Volume no. 37, pages 1 to 3, being no. 1467 for the year 1964 and by virtue of that Deed said Sayaram Basu became the owner of 35.50 decimals of land.

AND WHEREAS a part of schedule mentioned property was recorded by Hiralal Sardar in R.S. Khatian No. 1501 and he was the recorded owner and possessor of that land.

AND WHEREAS that Hiralal Sardar by virtue of a deed of sale registered before A.D.S.R. Baruipore on 14.08.1964 sold and transferred 78.50 decimals of land in favour of said Sayaram Basu. That deed of sale was recorded in that registry office in Book No.I, Volume no. 101, pages 226 to 228, being no. 7982 for the year 1964.

AND WHEREAS by a Deed of Conveyance which was duly registered before D.S.R. at Alipore on 20.11.1978 said Sayaram Basu sold and transferred 4 Cottahs 14 Cottahs 07 sq. ft. of land in favour of present Vendors Upen Sardar. That deed was recorded in that registry office in Book No.I, Volume No. 199, pages 268 to 270, being no. 6690 for the year 1978 and by virtue of that deed said Upen Sardar became the sole and absolute owner of the said land mentioned hereunder in Schedule. By physical measurement the land is presently measuring about 4 Cottahs 10 Chittacks 25 sq. ft..

AND WHEREAS said Upen Sardar entered into an agreement with the confirming party/Assignor to filling of land and to solve other related work and to settle the local dispute including Municipal problems of the said land and accordingly an agreement was executed between them by which it was decided that said confirming party will take Rs.91,00,000/- out of total consideration and the rest of the amount will be taken by the vendor if the property is sold to some other person.

AND WHEREAS said Upen Sardar the Vendor here above due to some personal problem have decided to sale in Schedule mentioned property and knowing that the Purchaser here above approached him and the assignor/ confirming party to purchase the said Schedule mentioned property in valuable consideration of **Rs.92,00,000/- (Rupees Ninety Two Lakh) only out of which Rs.1,00,000/- (Rupees One Lakh) only**

will be given to the vendor and rest of the amount will be given i.e. Rs.91,00,000/- will be given to the confirming party. All the parties agree and accordingly this Deed of Conveyance is signed by and between the parties in following terms and conditions:-

AND WHEREAS the Vendor doth hereby covenant with the Purchaser are as follows:-

- a) That notwithstanding any act regarding deed matter or thing by the Vendor or by any of his ancestors or predecessors in title done executed or knowingly suffered or permitted or suffered to the contrary Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Property duly entitled to sale, grant, convey, transfer, assign, and assure or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed matter or thing whatsoever as aforesaid the Vendor has now good right full power and lawful and absolute authority to sell, grant, convey, transfer, assignee the property to the use of the Purchaser absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

- b) That notwithstanding any act, deed or thing whatsoever heretofore done committed or knowingly suffered by the Vendor or any of the predecessors to the contrary the Vendor have good right full power absolute authority and indefeasible title and/or otherwise well and sufficiently entitled to sell grant transfer convey assign assure the said Schedule mentioned property unto the Purchaser in the manner aforesaid.
- c) That it shall be lawful for the Purchaser at all times hereafter peaceably and quietly possess and hold, occupy and enjoy the said Schedule mentioned Property and receive the rents, issues profits thereof without any lawful eviction, interruption, hindrance, disturbance claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right, title and interest whatsoever in the said Schedule mentioned Property from or under through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise and by and at the cost of the Vendor do and execute all cause to be done and executed all such acts deeds and things whatsoever for further and more fully assuring the said Schedule mentioned Property free from all charges liens attachments and encumbrances whatsoever made, done, executed or occasioned by the Vendor or any person or

persons lawfully or equitably claiming as may be reasonably required.

- d) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said Schedule mentioned Property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser do make acknowledged and execute or cause to be done made acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further, better and more perfectly, assuring the said Schedule mentioned Property hereby sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
- e) That the Vendor has no outstanding dues in respect of the said Schedule mentioned property to any authority if there is any due then the Vendor is liable to pay that upto the date of execution of the Deed of Conveyance in favour of the Purchaser herein.
- f) That the Vendor has stated that prior to the execution of this Deed of Conveyance he has not entered into any agreement or contract with any other person relating to the property for its transfer and the Vendor are still the owner and occupier of the said Schedule

mentioned property. The earlier agreement is revoked and registered and the property is free from all sorts of encumbrances.

- g) That the Vendor declare and state that no case or suit or proceedings is lying pending in any court of law over any issue relating to the Schedule mentioned property and that there is no tenant or illegal occupier in the said Schedule mentioned property and that it is free from all encumbrances.
- h) The Purchaser after execution of this deed of conveyance becomes the sole and absolute owner of land specifically described in Schedule hereunder. In no case in future they will do any act or things which may affect the rights and interest of the other co-owners of the land described in schedule and if any problem arises during take possession and enjoyment of the said land the Vendor alongwith confirming party are bound to help the Purchaser to overcome that problem.
- i) The Vendor declare that the property is not under any acquisition and requisition from any Government or Semi Government bodies or by any third party. The land is not affected by urban land ceiling act and it is not debattar or peruttar in any way. There exist no agreement for sale or any agreement for the said land with any third party. The property is not mortgaged or charged with bank, financial institution or with any third party.

- j) The confirming party also agrees with the proposal to transfer the schedule mentioned property from vendor to purchaser without any objection from his side.

AND WHEREAS the Vendor herein has decided to sell the schedule property mentioned hereunder and also offered to sell the said Schedule property for a total consideration of money of **Rs.92,00,000/- (Rupees Ninety Two Lakh) only**. Relying upon the Vendor and conformity from the confirming party the Purchaser has agreed to purchase the same and paid the entire consideration money to the Vendor and confirming party herein to execute the Deed of Conveyance in his favour.

NOW THIS DEED WITNESSES that in consideration of the said sum **Rs.92,00,000/- (Rupees Ninety Two Lakh) only** towards the total price of schedule mentioned property paid by the Purchaser to the Vendor and Assignor/ confirming party on behalf of Vendor and the Vendor and confirming party are hereby admitting and acknowledging such consideration and the Vendor with their physical fitness and mental alertness and consequences have sold and/or released and delivered khas possession of **ALL THAT** piece and parcel of Bastu land measuring about **4 Cottahs 10 Chittacks 25 sq. ft.** along with **200 Sq.ft. Tin Shed** structure lying and situated at District - South 24 Parganas, Pargana - Medanmolla, Mouza - Barhans Fartabad, J.L. No. 47, R.S. Khatian No.

1501, R.S. Dag No. 3290, L.R. Khatian No. 715 and 1885, L.R. Dag No. 3290, P.S. – Sonarpur, presently Narendrapur, A.D.S.R. Garia, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 28, road name – Balia Model Town Road, Pin – 700 150, unto and in favour of the Purchaser as well as conferred upon the Purchaser, the absolute right as the benefit and legal ownership to enjoy, to grant, to convey, to sell, to transfer, to assign or to assure the said property free from all sorts of encumbrances **AND ALL** the estate, right, title and interest, claim and demand whatsoever of the Vendor into or upon the entire said schedule mentioned property has been released in favour of the Purchaser herein and that the said Vendor has conveyed that **TO HAVE AND TO HOLD** the same unto the use of the Purchaser, **its legal** successor-in-business, executors, administrators and assigns, absolutely and forever together with the title deeds and other writings and evidences of the title **AND THE Vendor** doth hereby covenant with the Purchaser, its legal successor-in-business, executors, administrators and assigns, that notwithstanding any act or deed or thing, heretofore done, executed or knowingly suffered to the contrary, the Vendor being lawfully seized and possessed of the Schedule mentioned property free from all encumbrances, attachments or defects in the title whatsoever, have full power and absolute authority to sale the said property to the Purchaser in the manner aforesaid **AND THE Purchaser** shall hereafter, peaceably and quietly hold, possess and enjoy the schedule mentioned property in khas without any claim or demand

whatsoever from the Vendor or any person including confirming party claiming through or under the Vendor **AND FURTHER THAT** the Vendor **his** heirs, executors, administrator, assigns, covenant with the Purchaser, **its legal** successor-in-business, executors, administrators and assigns, to save the later from and against any encumbrances or charge or in equity or indemnify whatsoever at **his** own cost **AND** the Vendor further covenant with the Purchaser and declares that he has not sold, mortgaged and/or transferred the said property by himself or by his power of attorney holder to any body and the said Schedule mentioned property is not affected by any acquisition or requisition by the Govt., Semi. Govt. or any other body and also no notice have been served upon him of his predecessors to that effect till date. The said Schedule mentioned property is free from all sorts of encumbrances whatsoever **AND** the Vendor along with confirming party shall and will indemnify and keep indemnified the Purchaser against all actions, proceedings, claims, demands, costs, damages and expenses whatsoever **AND** the Vendor **his** heirs, executors, administrator, assigns, further covenant that, he shall, at the request of the Purchaser, **its legal** successor-in-business, executors, administrators and assigns, do or execute or cause to be executed all such lawful acts, deeds, things as may be necessary for further and more perfectly conveying and assuring the scheduled property and every part thereof according to the intent and meaning of this deed.

**This transfer is done as per income tax act and Reserve Bank
Guideline Applicable for resident Indian**

THE SCHEDULE ABOVE REFERRED TO:

(Said land)

ALL THAT piece and parcel of bagan land to be used as bastu measuring about **4 Cottahs 10 Chittacks 25 sq. ft.** along with **200 Sq.ft. Tin Shed** structure with **cemented flooring** lying and situated at District - South 24 Parganas, Pargana - Medanmolla, Mouza - Barhans Fartabad, J.L. No. 47, R.S. Khatian No. 1501, R.S. Dag No. 3290, L.R. Khatian No. 715 and 1885, L.R. Dag No. 3290, P.S. - Sonarpur, presently Narendrapur, A.D.S.R. Garia, within the jurisdiction of **Rajpur Sonarpur Municipality, Ward No. 28, Road Name -Balia Model Town Road, Pin - 700 150,** which is butted and bounded as follows:-

- 71
- ON THE NORTH** : R.S. Dag No. 3290;
 - ON THE SOUTH** : R.S. Dag No. 3290;
 - ON THE EAST** : **20 ft. wide** Municipal Road;
 - ON THE WEST** : R.S. Dag No. 3290;

EMD/M/K/12

IN WITNESS WHEREOF the parties hereto have executed this Deed of Conveyance on the day, month and year written above first.

SIGNED, SEALED AND DELIVERED in the presence of:

WITNESSES:

1. Sankar Ghosh.
3/3 Poddar Nagar
KOL-68

Sankar Ghosh

SIGNATURE OF THE VENDORS

2. Dipankar Majra
Gromia Forta do b Koj under Pomer

Living Space

Dipankar Majra
Proprietor

SIGNATURE OF THE PURCHASER

Rup Saha

**SIGNATURE OF THE ASSIGNOR/
CONFIRMING PARTY**

Read and explain by me in Bengali
and

Drafted by me

Nabakumar Mukhopadhyay

Advocate

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enrl. No.-WB/2037/1999

MEMO OF CONSIDERATION**PART - I**

RECEIVED sum of **Rs.1,00,000/- (Rupees One Lakh) only** from the Purchaser mentioned herein above being the total consideration for the Scheduled property as per Memo below:

MEMO

Date	Demand Draft/cheque	Bank/ Branch	Amount
2/06/2023	ck-515225	AXIS BANK	99,000/-
2/06/2023	TDS (1%)		1000/-
		Total	Rs.1,00,000/-

(Rupees One Lakh) only

WITNESSES:

1. *Sujeet Prasad*

Sujeet Prasad

SIGNATURE OF THE VENDOR

2. *Debanjan Majumdar*

MEMO OF CONSIDERATION**PART -II**

RECEIVED sum of **Rs.91,00,000/- (Rupees Ninety One Lakh) only** from the Purchaser mentioned herein above being the total consideration for the Scheduled property as per Memo below:

MEMO

Date	Demand Draft/ <i>chq</i>	Bank/ Branch	Amount
4/5/2023	ch-497264	AXIS BANK	5,00,000/-
31/5/2023	ch-515221	AXIS BANK	20,00,000/-
2/6/2023	ch-515223	AXIS BANK	65,09,000/-
2/6/2023	TDS (1%)		91,000/-
		Total	Rs.91,00,000/-

(Rupees Ninety One Lakh) only

WITNESSES:

1. *Sushil Mishra*

Rajiv Sanhi

**SIGNATURE OF THE ASSIGNOR/
CONFIRMING PARTY**

2. *Dipankar Mishra*

SPECIMEN FORM FOR TEN FINGERPRINTS



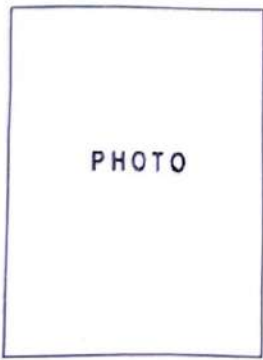
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



192023240079787778

GRN Details

GRN: 192023240079787778 **Payment Mode:** SBI Epay
GRN Date: 01/06/2023 20:13:21 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 6135266998738 **BRN Date:** 01/06/2023 20:13:50
Gateway Ref ID: 324814405762040 **Method:** Canara Bank NB
GRIPS Payment ID: 010620232007978776 **Payment Init. Date:** 01/06/2023 20:13:21
Payment Status: Successful **Payment Ref. No:** 2001403541/6/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Aniket Singh
Address: 549 N Block New Alipore
Mobile: 9748608611
Period From (dd/mm/yyyy): 01/06/2023
Period To (dd/mm/yyyy): 01/06/2023
Payment Ref ID: 2001403541/6/2023
Dept Ref ID/DRN: 2001403541/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001403541/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	526826
2	2001403541/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	196395
			Total	723221

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

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010620232007978776

GRIPS Payment Detail

GRIPS Payment ID:	010620232007978776	Payment Init. Date:	01/06/2023 20:13:21
Total Amount:	723221	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6135266998738	BRN Date:	01/06/2023 20:13:50
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Aniket Singh
Mobile: 9748608611

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240079787778	Directorate of Registration & Stamp Revenue	723221
Total			723221

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

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



পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের কার্যালয়
সোনারপুর, দক্ষিণ ২৪-পরগনা

- দাগের তথ্য -

১৬১৫০৪৭

জেলা- দক্ষিণ ২৪-পরগনা

ব্লক - সোনারপুর

থানা- সোনারপুর

মৌজা- বারহান্স ফরতাবাদ

জে.এল.নং- ৪৭

দাগ নং- ৩২৯০

শ্রেণী- বাগান

জমির পরিমাণ(এ)- ৪.৫৯০০

সাবেক দাগ নং- ৩২৯০

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	রায়তের বিবরণ	মন্তব্য
৭১৫	বাগান	০.৪১৪৭	১.৯০০০	ননীগোপাল সরদার পিতা-রামচন্দ্র সাং-নিজ	
১৮৮৫	বাগান	০.৪৬০৩	২.১১০০	হীরালাল সরদার পিতা-রামচন্দ্র সাং-নিজ	
২১০৮	বাগান	০.০১৪০	০.০৬০০	নিকুঞ্জবিহারী স্বর্জুমদার পিতা-চিন্তামনি সাং-নিজ	
৩৭০২	বাগান	০.০০৭৫	০.০৪০০	আশুতোষ দাস পিতা-মতিলাল সাং-নিজ	
৩৭০৩	বাগান	০.০০০৬	০.০১০০	জয় ঘোষ স্বামী-সুজয় রঞ্জন সাং-নিজ	
৩৭০৪	বাগান	০.০০২২	০.০১০০	সুভদ্র নাথ ঘোষ পিতা-সুনীল সাং-নিজ	
৩৭০৫	বাগান	০.০০২১	০.০১০০	সুব্রত বরন ঘোষ পিতা-সুনীল সাং-নিজ	
৩৭০৬	বাগান	০.০০২১	০.০১০০	সুগতা ঘোষ পিতা-সুনীল সাং-নিজ	
৩৭০৭	বাগান	০.০০০৫	০.০০০০	সুভদ্র ঘোষ পিতা-সুজয় রঞ্জন সাং-নিজ	

পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের কার্য
সোনারপুর, দক্ষিণ ২৪-পরগনা

- দাগের তথ্য -

১৬১৫০৪৭

জেলা- দক্ষিণ ২৪-পরগনা
মৌজা- বারহাঙ্গা ফরতাবাদ
দাগ নং- ৩২৯০
সাবেক দাগ নং- ৩২৯০

ব্লক - সোনারপুর
জে.এল.নং- ৪৭
শ্রেণী- বাগান

থানা- সোনারপুর

জমির পরিমাণ(এ)- ৪.৫৯০০

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	স্বামীর বিবরণ	মন্তব্য
৩৭০৮	বাগান	০.০০০৬	০.০০০০	শালিনী ঘোষ পিতা-সুজয় রঞ্জন সাং-নিজ	
৩৭০৯	বাগান	০.০০২২	০.০১০০	সুবীর ঘোষ পিতা-সুনীল সাং-নিজ	
৩৭১০	বাগান	০.০০০৫	০.০০০০	সোহম ঘোষ পিতা-সুজয় রঞ্জন সাং-নিজ	
৩৭১১	বাগান	০.০০০৮	০.০০০০	অর্পক ব্যানার্জী পিতা-দীপ্তিময় সাং-নিজ	
৩৭১২	বাগান	০.০০০৮	০.০১০০	মালা ব্যানার্জী স্বামী-দীপ্তিময় সাং-নিজ	
৩৭১৩	বাগান	০.০০১৬	০.০১০০	দীপকময় ব্যানার্জী পিতা-গোপাল চন্দ্র সাং-নিজ	
৩৭১৪	বাগান	০.০০১৬	০.০১০০	চলনা চক্রবর্তী স্বামী-চন্দ্র নাথ সাং-নিজ	
৩৭১৫	বাগান	০.০০১৭	০.০০০০	ললনা চক্রবর্তী স্বামী-সত্যব্রত গিরি সাং-নিজ	
৩৭১৬	বাগান	০.০০৯০	০.০৪০০	গরোজেন্দ্র বিশ্বাস পিতা-গজেন্দ্র চন্দ্র সাং-নিজ	

পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের কার্য
সোনারপুর, দক্ষিণ ২৪-পরগনা

- দাগের তথ্য -

১৬১৫০৪৭

জেলা- দক্ষিণ ২৪-পরগনা

ব্লক - সোনারপুর

থানা- সোনারপুর

মৌজা- বারহান্স ফরতাবাদ

জে.এল.নং- ৪৭

দাগ নং- ৩২৯০

শ্রেণী- বাগান

জমির পরিমাণ(এ)- ৪.৫৯০০

সাবেক দাগ নং- ৩২৯০

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	স্বামীর বিবরণ	মন্তব্য
৩৭১৭	বাগান	০.০২৫৭	০.১২০০	সমরেশ চন্দ্র রায় পিতা-মনীশ চন্দ্র সাং-নিজ	
৩৭১৮	বাগান	০.০১৩০	০.০৬০০	হরবিন্দর সিং জসওয়াল পিতা-জগজীত সাং-নিজ	
৩৭১৯	বাগান	০.০১৫৬	০.০৭০০	অরবিন্দ তিয়ারী পিতা-রাম নারায়ন সাং-নিজ	
৩৭২০	বাগান	০.০০৩৫	০.০২০০	গৌরী শঙ্কর রায় চৌধুরী পিতা-রাধাকান্ত সাং-নিজ	
৩৭২১	বাগান	০.০০৬৬	০.০৩০০	পূর্ণেশ্বর চক্রবর্তী পিতা-জিতেন্দ্র নাথ সাং-নিজ	
৩৮১৩	বাগান	০.০১২৮	০.০৬০০	অক্ষয় বোস পিতা-জ্যোতি প্রকাশ সাং-নিজ	
		১.০০০০	৪.৫৯০০		

Major Information of the Deed

Deed No :	I-1630-01713/2023	Date of Registration	02/06/2023
Query No / Year	1630-2001403541/2023	Office where deed is registered	
Query Date	31/05/2023 3:21:38 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARUP GANGULY Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831474166, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 91,00,000/-]		
Set Forth value	Market Value		
Rs. 92,00,000/-	Rs. 1,05,38,108/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,26,926/- (Article:23)	Rs. 1,96,427/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Modal Town Road, Mouza: Barhans Fartabad, JI No: 0, Pin Code : 700150



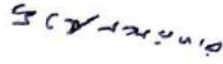



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3290	RS-1501	Bastu Bagan	4 Katha 10 Chatak 25 Sq Ft	91,46,270/-	1,04,84,378/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				7.6885Dec	91,46,270 /-	104,84,378 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	53,730/-	53,730/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	53,730 /-	53,730 /-	

Details :

Name,Address,Photo,Finger print and Signature




SI No	Name	Photo	Finger Print	Signature
1	<p>Shri Upen Sardar Son of Late Badal Sardar Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>			
		02/06/2023	LTI 02/06/2023	02/06/2023
<p>Mondal And Naskarpara, BANERSHWARPUR, City:- , P.O:- Harinarayanpur, P.S:-Joynagar, District:- South 24-Parganas, West Bengal, India, PIN:- 743372 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: QSxxxxxx0H, Aadhaar No: 39xxxxxxxx2591, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>				
2	<p>Roup Sanfui Son of Siraj Sanfui Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>			
		02/06/2023	LTI 02/06/2023	02/06/2023
<p>Kandarpapur, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: HIxxxxxx8H, Aadhaar No: 43xxxxxxxx0847, Status :Confirming Party, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>LIVING SPACE 1/9A, Dover Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: JGxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



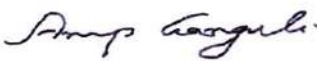
Representative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr ANIKET SINGH (Presentant) Son of Mr Sanjay Singh Date of Execution - 02/06/2023, , Admitted by: Self, Date of Admission: 02/06/2023, Place of Admission of Execution: Office			
		Jun 2 2023 4:18PM	LTI 02/06/2023	02/06/2023

549, BLOCK -N, New Alipore, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: jgxxxxxx6d, Aadhaar No: 47xxxxxxxx6172 Status : Representative, Representative of : LIVING SPACE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arup Ganguli Son of Late Arun Ganguli 231, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	02/06/2023	02/06/2023	02/06/2023

Identifier Of Shri Upen Sardar, Roup Sanfui, Mr ANIKET SINGH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Upen Sardar	LIVING SPACE-7.68854 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Upen Sardar	LIVING SPACE-200.00000000 Sq Ft

02-06-2023

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 16:12 hrs on 02-06-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr ANIKET SINGH .

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 1,05,38,108/-

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

Execution is admitted on 02/06/2023 by 1. Shri Upen Sardar, Son of Late Badal Sardar, Mondal And Naskarpara, BANERSHWARPUR, P.O: Harinarayanpur, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession Cultivation, 2. Roup Sanfui, Son of Siraj Sanfui, Kandarpapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business

Indetified by Mr Arup Ganguli, , Son of Late Arun Ganguli, 231, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-06-2023 by Mr ANIKET SINGH, Proprietor, LIVING SPACE (Sole Proprietorship), 1/9A, Dover Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Arup Ganguli, , Son of Late Arun Ganguli, 231, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,96,427.00/- (A(1) = Rs 1,05,381.00/- , B = Rs 91,000.00/- , 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 1,96,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 8:13PM with Govt. Ref. No: 192023240079787778 on 01-06-2023, Amount Rs: 1,96,395/-, Bank: SBI EPay (SBlePay), Ref. No. 6135266998738 on 01-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,26,926/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,26,826/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 138213, Amount: Rs.100.00/-, Date of Purchase: 29/05/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 8:13PM with Govt. Ref. No: 192023240079787778 on 01-06-2023, Amount Rs: 5,26,826/-, Bank: SBI EPay (SBlePay), Ref. No. 6135266998738 on 01-06-2023, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 48996 to 49024
being No 163001713 for the year 2023.



Digitally signed by Jaideb Pal
Date: 2023.06.05 16:25:50 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/06/05 04:25:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)