

593/23

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1 - 579/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 707870

Certify that the document is genuine to registration. The signature sheet and the endorsement sheets attached with this document are the DT of this document.

*Advt. District Sub-Registrar
Bidhannagar, (Salt Lake City)*

15 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th day of March, Two Thousand and Twenty Three (2023).

BETWEEN

5456

03 MAR 2022

No.....Rs.-**100/-**- Date.....

ALISH ROY

Name:.....

Address:.....

Advocate
F-68/81-16-7000
Advocate
High Court
Calcutta

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

15 MAR 2023

Avijet Ghosh
s/o- Subhash Ghosh

Teghoria, P.O.- Jugbera,
PS Ghola, Kol. 700110

Account No. 8680 1074 3293

MR. KAMAL VERMA (PAN No.: ANUPV0826G & Aadhaar No.: 2408 8873 9635), son of Mr. Raj Kumar Verma, by Nationality – Indian, by Faith – Hindu, by presently residing at –CF-149, Salt Lake, Sector I, Kolkata-700064, Bidhannagar Municipality, District North 24 Parganas, West Bengal, duly represented by his constituted attorney namely **MR. RAMESH VERMA (PAN No.: ABQPV0593A & Aadhaar No.: 4988 1165 9242]**, son of Late Babulal Verma, by Nationality – Indian, by Faith – Hindu, residing at Talcher Kothi Lane, Biju Patnaik Square, Tulsipur, Cuttack Sadar, P.O- Tulsipur, P.S- Bidanasi, PIN- 753008, Odisha, duly appointed by virtue of a registered General Power of Attorney dated 27.10.2021, being No. 190312089, copied in Book No.I, Volume No.1903-2021, Pages From 533407 to 533503 for the year 2021, registered at the office of the Additional Registrar of Assurance III (A.R.A. III), Kolkata, West Bengal, hereinafter called and referred to as the **“VENDOR”** (which expression shall unless exclude by or repugnant to the context be deemed to mean and include her legal heirs, legal representatives, executors, administrators and assigns etc.) of the **ONE PART**.

AND

MS. RADHA RANI JENA (PAN No. : ALVPJ9713H & Aadhaar No.: 3491 5625 8548), daughter of Sudam Chandra Jena, by Occupation Business, by faith Hindu, by Nationality Indian, residing at Plot No.5F/682, Sector-9 CDA, near Ganesh Palace, Police Station Market Nagar, Cuttack-753014, Odisha, hereinafter called and referred to as the **“PURCHASER”**, (which expression shall unless exclude by or repugnant to the context be deemed to mean and include her legal heirs, legal representatives, executors, administrators and assigns etc.) of the **THIRD PART**.

WHEREAS one Sawkat Ali Baidya alias Saokat Ali Baidya, was the sole and absolute recorded owner of shali land admeasuring an area about 7



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Decimal (Satak) out of 42 Decimal (Satak) comprised in R.S. & L.R. Dag No.3459 under L.R. Khatian No. 4379, lying and situated at Mouza-Gopalpur, J.L. No.2, Re Sa No.140, Touzi No.125B, under P.S. Rajarhat (now Airport), within the local limits of Ward No.05 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, in the District of 24 Parganas (North), West Bengal and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS said Sawkat Ali Baidya alias Saokat Ali Baidya died intestate on 30.04.2005, leaving behind his one wife namely Anoara Begum, three sons namely Sajjad Ali Baidya, Ansar Ali Baidya & Mohammas Ali Baidya and four daughters namely Asma Begum, Ajmira Begum, Tajmira Bibi & Khasmira Bibi and accordingly they jointly inherited the property left by Late Sawkat Ali Baidya alias Saokat Ali Baidya by virtue of Muslim law of Faraz and were well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS said four daughters of Late Sawkat Ali Baidya alias Saokat Ali Baidya namely Asma Begum, Ajmira Begum, Tajmira Bibi & Khasmira Bibi became the joint owners of All That piece and parcel of Sali land admeasuring an area about 2.48 Decimal (Satak) out of 7 Decimal (Satak) out of 42 Decimal (Satak) comprised in R.S. & L.R. Dag No.3459, lying and situated at Mouza-Gopalpur, J.L. No.2, Re Sa No.140, Touzi No.125B, under P.S. Rajarhat (now Airport), within the local limits of Ward No.05 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, in the District of 24 Parganas (North), West Bengal and accordingly mutated their names in the L.R. R.O.R. under L.R. Khatian Nos.11730, 11733, 11735 & 11736 at the Rajarhat Block Land and Land Revenue Office (B.L.&L.R.O.) and were well enjoying and possessed the same and well entitled to transfer the same to anyone in anyway.



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AND WHEREAS said four daughters of Late Sawkat Ali Baidya alias Saokat Ali Baidya namely Asma Begum, Ajmira Begum, Tajmira Bibi & Khasmira Bibi sold and/or transfer All That piece and parcel of Sali land admeasuring an area about 2.48 Decimal (Satak) out of 7 Decimal (Satak) out of 42 Decimal (Satak) comprised in R.S. & L.R. Dag No.3459, under L.R. Khatian Nos. 11730, 11733, 11735 & 11736, lying and situated at Mouza-Gopalpur, J.L. No.2, Re Sa No.140, Touzi No.125B, under P.S. Rajarhat (now Airport), within the local limits of Ward No.05 of Rajarhat Gopalpur Municipality, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, in the District of 24 Parganas (North), West Bengal by virtue of a registered sale deed dated 05.10.2015, Being no. 150203004, copied in Book No. I, Volume No.1502-2015, Pages from 36321 to 36355, for the year 2015 and duly registered in the office of the District Sub-Registrar-II (D.S.R-II), Barasat, North 24 Parganas to Mr. Kamal Verma, the Vendor herein and accordingly he became the owner of the above said property by way of this purchase and thereafter mutated his name in the present L.R. records under L.R. Khatian No. 21881 and also converted the classification of the land from Sali to Bastu from the Rajarhat Block Land and Land Revenue Office (B.L.&L.R.O.) and is well enjoying and possessed the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS the Vendor being the recorded owner of All That Bastu land admeasuring an area about 01 (One) Cottah 08 (Eight) Chittaks equivalent to more or less 2.48 Decimal (Satak) out of 7 Decimal (Satak) out of 42 Decimal (Satak) comprised in R.S. & L.R. Dag No.3459, under L.R. Khatian No. 21881, lying and situated at Mouza-Gopalpur, J.L. No.2, Re Sa No.140, Touzi No.2998, under P.S. Narayanpur (previously Airport, there before Rajarhat), within the local limits of Ward No.04 of Bidhan Nagar Municipal Corporation (previously Ward No.05 of Rajarhat Gopalpur Municipality), within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, in the District of 24 Parganas (North),



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West Bengal (hereinafter referred to as "**Said Property**") more fully and particularly described in "**Schedule**" written hereunder, intends to sell and/or transfer the Said Property for good and valuable consideration and accordingly approached the Purchaser.

AND WHEREAS on or before the execution of these present the Vendor has assured, declared and represented to the Purchaser as follows (hereinafter referred to as "**Representations**"):

a) That the said entire land comprised in the Said Property is free from all encumbrances, liens, lispendens, charges, attachments, trusts, mortgages, acquisitions and requisitions, debtor whatsoever or howsoever.

b) That all rates, charges, taxes, cesses and all other outgoings levied, charged, or imposed by any public body or authority including concern Municipal Corporation and/or Municipality in respect of the Said Property has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.

c) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the Said Property with any other person/party save and except the Purchaser herein.

d) That the Said Property or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor has been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification rules and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other laws, for the time being in force.



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- e) That the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the Said Property for passing between any points with the Said Property or for water line, drainage line or for any other purpose whatsoever.
- f) The Vendor is legally competent to sell and transfer the entire Said Property intended herein to be sold.
- g) That the Vendor has full right and absolute authority to deal with and /or sell and transfer and/or dispose of the Said Property or any part or portion thereof in a manner as they may deem fit and proper. The Vendor has agreed for the sale of the Said Property, morefully and particularly described in the Schedule hereunder written, to the Purchaser herein.
- h) That the Vendor do not hold and/or possess the Said Property as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 and/or West Bengal Urban Land (Ceiling and Regulation) Act, 1976 as amended up to date.
- i) That the Vendor is in uninterrupted and/or undisputed Khas possession of the Said Property without any right or any claim whatsoever of any third party.
- j) That there is no *Bargadar* and /or *Bhagchasi* into or upon the Said Property or any part or portion thereof and the land is not cultivated for the last seventeen years or more.
- k) That the Vendor nor any body claiming from or under him has granted any right of way or easements or license or created any other rights to or in favour of any person or persons company or corporation or in respect of the entire Said Property or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever



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and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the Said Property or part or portion thereof for passing and re-passing between any points within the entire Said Property or for water line, drainage line, or for any other purpose whatsoever.

l) That no person, male or female being member of the families of the Vendor has any right to receive maintenance or a provision for advancement or marriage from the profit of the entire Said Property and no charges as defined as under the law of inheritance or by Agreement or otherwise.

m) That the Vendor has agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage, (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity and such indemnification shall be limited the loss, damage which has actually taken place or amount of expenses actually incurred by the Purchaser due to such action, claim, suit, proceeding in respect of anything and everything contained herein and as regards any hidden defect in the title;

n) That the entire Said Property or any part thereof are not subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendor of the entire Said Property or part thereof which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the Said Property land which can prejudicially affect the title to the same.



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o) That the Vendor is in possession, power or control of the documents of the Said Property setforth in the Schedule hereunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendor to any person whomsoever with a view to creating security and or charge thereon.

AND WHEREAS relying on the aforesaid Representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase from the Vendor entirety and all of his respective rights, title and interest on the Said Property and have parted with the amount of consideration as hereinafter appearing and but for the aforesaid Representations the Purchaser would not have otherwise purchase the Said Property and executed this Deed of Conveyance nor would have parted with the amount of consideration and the Vendor has agreed to sell to the Purchaser from the Vendor to the Purchaser of the Said Property for a total consideration amount of Rs.43,00,000/- (Rupees Forty Three Lacs Only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance to the verbal agreement and settlement made between the Vendor and the Purchaser herein and in consideration of the said sum of Rs.43,00,000/- (Rupees Forty Three Lacs Only) truly paid by the Purchaser herein as per the Memo of Consideration below to the Vendor and in terms of the said verbal agreement made between the Vendor and the Purchaser herein, the said entire consideration money hereof having been received and appropriated by the Vendor, the receipt whereof the Vendor do hereby admit and acknowledge, as per memo hereunder written and the Vendor do hereby grant, transfer, assign and assure unto the said Purchaser and hereby further relinquishes all its rights title and interest on the Said Property in favor of the Purchaser free from all encumbrances and all ways, passages, drain, water, water-courses, together with the benefits of all other rights, liberties, easements, appurtenances, appendages and all



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estate, right, title, interest and claim in the Said Property whatsoever the Vendor has or had in the Said Property free from all encumbrances, attachments, charges, lines, lispendens, suits and proceedings, attachments, claimants, bargadars, requisitions, acquisitions, vesting and alignments, in any manner whatsoever **TO HAVE AND TO HOLD** the Said Property hereby conveyed to the Purchaser absolutely and forever and that the Vendor do hereby grant, transfer convey, release and assign unto the Purchaser the Said Property morefully described in the schedule written hereunder with all easements, appurtenances, rights, liberties and also all other rights and facilities attached to the Said Property hereby granted, sold, transferred, conveyed, released, assigned confirmed absolutely expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and the Purchaser may and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter and the Vendor do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor or any of his/her predecessors or ancestors - in - title made, done or executed or knowingly suffered to the contrary, the Vendor has now good rights, full power and absolute authority to grant, transfer, convey, release, confirm and assign the Said Property and all rights liberties, privileges, thereof hereby granted, sold, transferred, conveyed, released, assigned and confirmed expressed or intended so to be unto and to the use of the Purchaser absolutely and forever in the manner aforesaid and the Vendor and all persons having all lawfully and/or equitably claiming any estate or inheritance in the said piece or parcel of the land together with all rights, liberties, privileges and all other easements and appurtenances hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchaser herein more fully described in the Schedule written hereunder, **AND THAT** the Vendor further agree and covenant with the Purchaser that the Purchaser for itself or its legal representatives, administrative, Executors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the Said



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Property, meassuage, hereditaments and premises and receive rents, issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his predecessors in title **AND THAT** the Vendor and all persons having lawfully or equitably claiming any estate or interest in the Said Property hereditaments and premises or any of them or any part thereof from under any of his/her predecessor in title shall and will from time hereafter at all request and cost of the Purchaser, his/her representatives and assigns do and execute or cause to be done and executed all such acts, deed and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Property meassuages, hereditaments and premises and every part thereof unto and to the use of the Purchaser his/her heirs representatives and assigns in the manner aforesaid as shall or reasonably be required **AND THAT** the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, *bargadars*, vesting, attachments, *lispendens*, uses, *debtors*, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Property or any part thereof from the date of execution of this presents **AND ALSO THAT** the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property and / or other rights and benefits, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE OF SAID PROPERTY AS REFERRED TO HEREINABOVE

All That Bastu land admeasuring an area about 01 (One) Cottah 08 (Eight) Chittaks equivalent to more or less 2.48 Decimal (Satak) out of 7 Decimal (Satak) out of 42 Decimal (Satak) comprised in R.S. & L.R. Dag No.3459,



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Radha Rani Jena

under L.R. Khatian No. 21881, lying and situated at Mouza-Gopalpur, J.L. No.2, Re Sa No.140, Touzi No.2998, under P.S. Narayanpur (previously Airport, there before Rajarhat), within the local limits of Ward No.04 of Bidhan Nagar Municipal Corporation (previously Ward No.05 of Rajarhat Gopalpur Municipality), within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, in the District of 24 Parganas (North), West Bengal together with a structure standing thereon, admeasuring about 100 Sq. Ft. and which is butted and bounded by as follows: at (Salua - Gopalpur at Rajarhat Road (Salua - Gopalpur))

ON THE NORTH : Part of R.S. & L.R. Dag no. 3459
ON THE SOUTH : Others Land
ON THE EAST : Part of R.S. & L.R. Dag no. 3463
ON THE WEST : 6 Ft. wide Common Passage

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake CH)

15 MAR 2023

IN WITNESS WHEREOF the Vendor and the Purchaser herein have put their respective hands on this the day, month and year first above written.

WITNESSES:

1. Rajesh Dhalli
Methuapara (P.O., P.S.)
Salt Lake Post 793354

Ramesh Verma
Mr. Ramesh Verma
(Constituted Attorney of Vendor)

2. Adesh Kumar Mahato
Brij Sohan Mahato
2/179 Parnasree Pathy
Kolkata

Radha Rani Jena
Ms. Radha Rani Jena
(Purchaser)

Drafted by:
Pritham Chakraborty.
ARSS LEGAL (Adv)
Advocates & Attorneys
IX, 15th Floor, PS Srijan Corporate Park,
Block GP, Tower I, Plot G-2, Salt Lake City,
Sector- V, Kolkata - 700091
Phone: +91 33 40443820/40051809
Email: kolkata@arsslegal.com

F:- 1197/16
At:- Alipore court



Adtl. District Sub-Registrar
Bidhannagar, (Salt Lake CH)

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MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs.43,00,000/- (Rupees Forty Three Lacs only) from the Purchaser herein, towards full and final consideration of these presents as follows:

- a) Rs.38,00,000/- (Rupees Thirty Eight Lacs Only) vide Cheque No. 047512, dated 13.03.2023, drawn on Union Bank of India, Cuttack main Branch.
- b) Rs.5,00,000/- (Rupees Five Lacs Only) vide Cheque No. 047514, dated 13.03.2023, drawn on Union Bank of India, Cuttack main Branch.

Total: Rs.43,00,000/- (Rupees Forty Three Lacs only)

WITNESSES:

1. Rajesh Dhali
Mathuresapur (P.O.P.)
2. Adesh Kumar Mahato
Bis Sihar Mahato
2179 Ramaree Pally
Kt-60

Ramesh Verma
Mr. Ramesh Verma
(Constituted Attorney of Vendor)



Adl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

15 MAR 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150320232033316267

GRIPS Payment Detail

GRIPS Payment ID:	150320232033316267	Payment Init. Date:	15/03/2023 13:03:11
Total Amount:	3375	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4124091009635	BRN Date:	15/03/2023 13:03:38
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SOUMEN HALDER
Mobile: 9836517766

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230333162688	Directorate of Registration & Stamp Revenue	3375
Total			3375

IN WORDS: THREE THOUSAND THREE HUNDRED SEVENTY FIVE ONLY.

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

1 - 579/2023





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



192022230333162688

GRN Details

GRN: 192022230333162688 Payment Mode: SBI Epay
GRN Date: 15/03/2023 13:03:11 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4124091009635 BRN Date: 15/03/2023 13:03:38
Gateway Ref ID: IGAPHDVJB4 Method: State Bank of India NB
GRIPS Payment ID: 150320232033316267 Payment Init. Date: 15/03/2023 13:03:11
Payment Status: Successful Payment Ref. No: 2000662392/11/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: SOUMEN HALDER
Address: GARIA
Mobile: 9836517766
Depositor Status: Advocate
Query No: 2000662392
Applicant's Name: Mr P DAS
Identification No: 2000662392/11/2023
Remarks: Sale, Sale Document Payment No 11
Period From (dd/mm/yyyy): 15/03/2023
Period To (dd/mm/yyyy): 15/03/2023

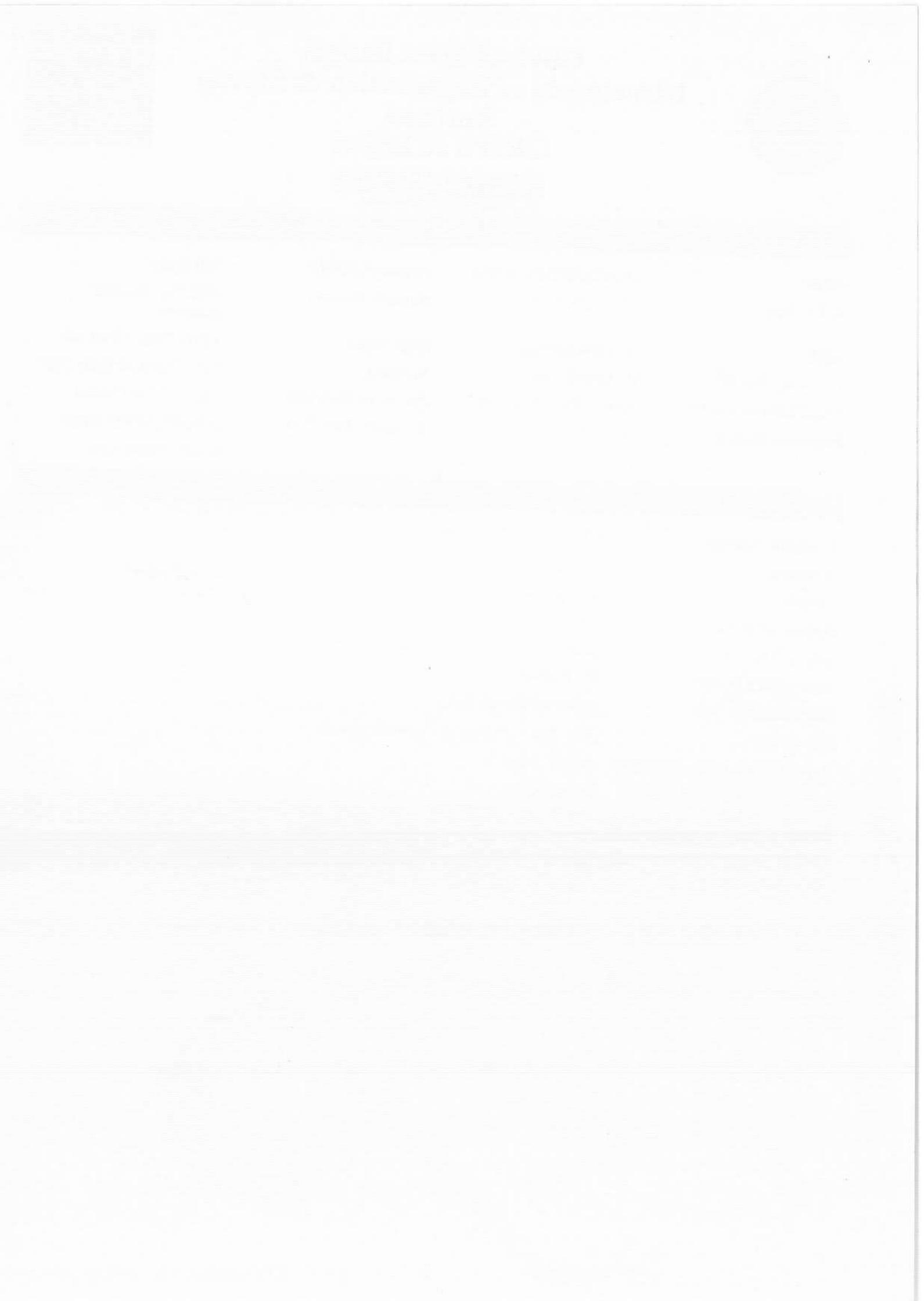
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000662392/11/2023	Property Registration- Stamp duty	0030-02-103-003-02	2700
2	2000662392/11/2023	Property Registration- Registration Fees	0030-03-104-001-16	675
			Total	3375

IN WORDS: THREE THOUSAND THREE HUNDRED SEVENTY FIVE ONLY.



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140320232033219025

GRIPS Payment Detail

GRIPS Payment ID:	140320232033219025	Payment Init. Date:	14/03/2023 17:47:33
Total Amount:	237257	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2667545445127	BRN Date:	14/03/2023 17:47:53
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SOUMEN HALDER
Mobile: 9836517766

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230332190268	Directorate of Registration & Stamp Revenue	237257
Total			237257

IN WORDS: TWO LAKH THIRTY SEVEN THOUSAND TWO HUNDRED FIFTY SEVEN ONLY.

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





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



192022230332190268

GRN Details

GRN: 192022230332190268 Payment Mode: SBI Epay
GRN Date: 14/03/2023 17:47:33 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2667545445127 BRN Date: 14/03/2023 17:47:53
Gateway Ref ID: IGAPHBFFI6 Method: State Bank of India NB
GRIPS Payment ID: 140320232033219025 Payment Init. Date: 14/03/2023 17:47:33
Payment Status: Successful Payment Ref. No: 2000662392/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOUMEN HALDER
Address: GARIA, KOL 84
Mobile: 9836517766
Period From (dd/mm/yyyy): 14/03/2023
Period To (dd/mm/yyyy): 14/03/2023
Payment Ref ID: 2000662392/4/2023
Dept Ref ID/DRN: 2000662392/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000662392/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	189402
2	2000662392/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	47359
3	2000662392/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	496
			Total	237257

IN WORDS: TWO LAKH THIRTY SEVEN THOUSAND TWO HUNDRED FIFTY SEVEN ONLY.



PAID

SPECIMEN FORM FOR TEN FINGERPRINTS



Ramesh Versora

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



Rachha Rani Jena

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

Photo

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

Photo

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

Major Information of the Deed

Deed No :	I-1504-00579/2023	Date of Registration	15/03/2023
Query No / Year	1504-2000662392/2023	Office where deed is registered	
Query Date	13/03/2023 4:57:08 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	P DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874408874, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 43,00,000/-	Rs. 48,02,045/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,92,202/- (Article:23)	Rs. 48,034/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, , Ward No: 004 JI No: 2, Pin Code : 700136

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-3459 (RS :-)	LR-21881	Bastu	Bastu	2.48 Dec	42,70,000/-	47,34,545/-	Property is on Road
Grand Total :					2.48Dec	42,70,000 /-	47,34,545 /-	

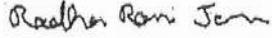
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	67,500 /-	

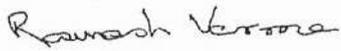
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KAMAL VERMA Son of Mr RAJ KUMAR VERMA City:- , P.O:- LABONY, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUxxxxx6G, Aadhaar No: 24xxxxxxxx9636, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr RADHA RANI JENA (Presentant) Son of Mr SUDAM CHANDRA JENA Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 LTI 15/03/2023	 15/03/2023
Son of Mr SUDAM CHANDRA JENA City:- , P.O:- GANESH, P.S:-MAHANGA, District:-Cuttack, Orissa, India, PIN:- 753014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx3H, Aadhaar No: 34xxxxxxxx8548, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr RAMESH VERMA Son of Mr BABULAL VERMA Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 1:58PM	 LTI 15/03/2023	 15/03/2023
City:- , P.O:- RAJARHAT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx3A, Aadhaar No: 29xxxxxxxx9934 Status : Attorney, Attorney of : Mr KAMAL VERMA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Ghosh Son of Mr Subhash Ghosh Tegharia, City:- Not Specified, P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	 15/03/2023	 15/03/2023	 15/03/2023
Identifier Of Mr RAMESH VERMA, Mr RADHA RANI JENA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL VERMA	Mr RADHA RANI JENA-2.48 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL VERMA	Mr RADHA RANI JENA-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, , Ward No: 004 JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3459, LR Khatian No:- 21881	Owner:কামাল ভার্মা, Gurdian:রাজকুমার , Address:নিজ , Classification:বস্তু, Area:0.03000000 Acre,	Mr KAMAL VERMA

Endorsement For Deed Number : I - 150400579 / 2023

On 15-03-2023

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 : of Indian Stamp Act 1899.

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

Presented for registration at 13:47 hrs on 15-03-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr RADHA RANI JENA ,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 48,02,045/-

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

Execution is admitted on 15/03/2023 by Mr RADHA RANI JENA, Son of Mr SUDAM CHANDRA JENA, P.O: GANES Thana: MAHANGA, , Cuttack, ORISSA, India, PIN - 753014, by caste Hindu, by Profession Business

Indetified by Mr Avijit Ghosh, , Son of Mr Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr RAMESH VERMA, , Son of Mr BABULAL VERMA, P.O: RAJARHAT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business as constituted attorney for Mr KAMAL VERMA P.O: LABONY, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064 is admitted by him

Indetified by Mr Avijit Ghosh, , Son of Mr Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,034.00/- (A(1) = Rs 48,020.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 48,034/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 14/03/2023 5:47PM with Govt. Ref. No: 192022230332190268 on 14-03-2023, Amount Rs: 47,359/-, Bank: SBI EPay (SBlePay), Ref. No. 2667545445127 on 14-03-2023, Head of Account 0030-03-104-001-16
Online on 15/03/2023 1:03PM with Govt. Ref. No: 192022230333162688 on 15-03-2023, Amount Rs: 675/-, Bank: SBI EPay (SBlePay), Ref. No. 4124091009635 on 15-03-2023, Head of Account 0030-03-104-001-16

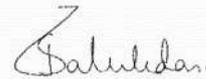
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,92,102/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,92,102/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5456, Amount: Rs.100.00/-, Date of Purchase: 03/03/2023, Vendor name: Subhankar Das

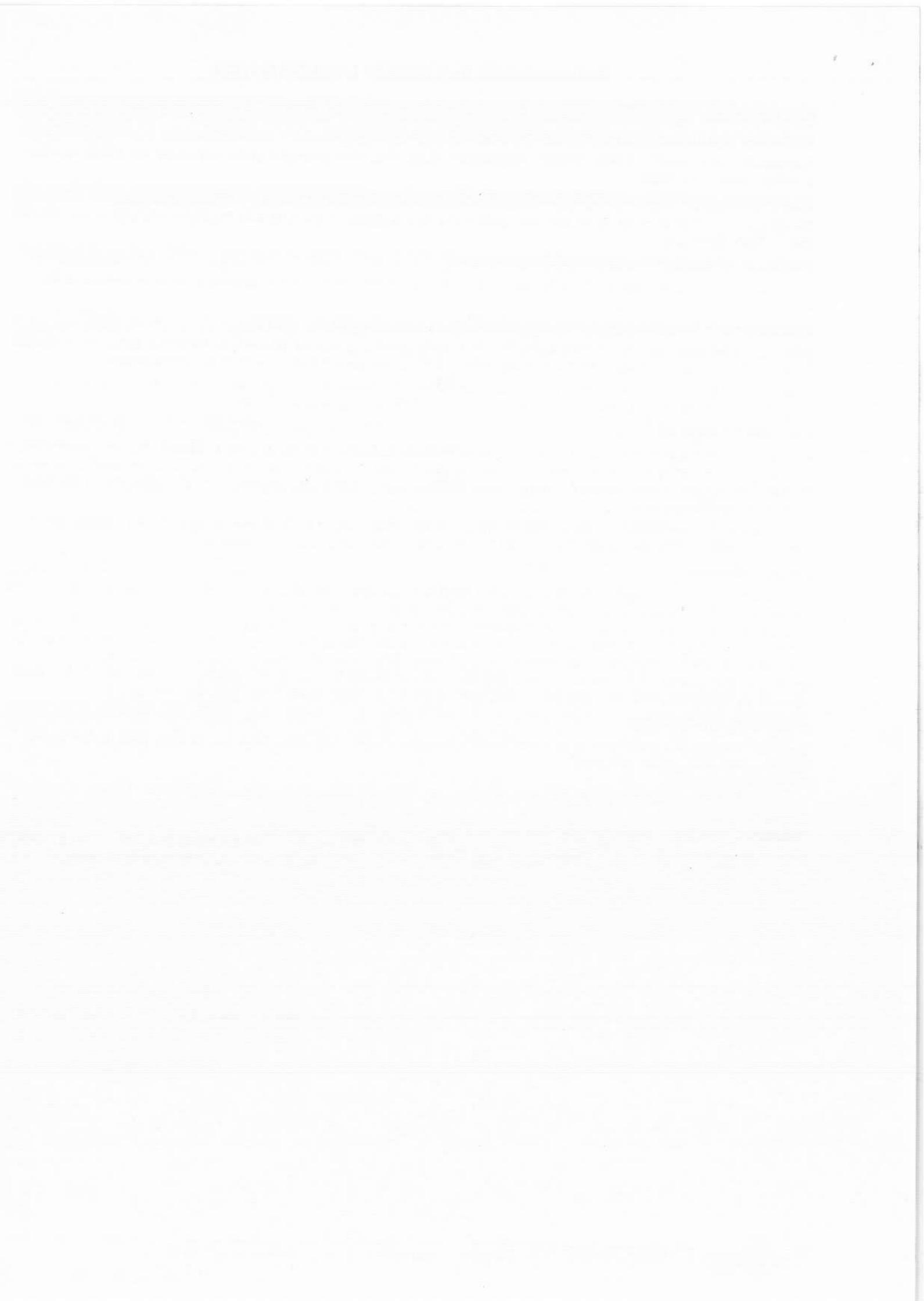
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 14/03/2023 5:47PM with Govt. Ref. No: 192022230332190268 on 14-03-2023, Amount Rs: 1,89,402/-, Bank: SBI EPay (SBlePay), Ref. No. 2667545445127 on 14-03-2023, Head of Account 0030-02-103-003-02
Online on 15/03/2023 1:03PM with Govt. Ref. No: 192022230333162688 on 15-03-2023, Amount Rs: 2,700/-, Bank: SBI EPay (SBlePay), Ref. No. 4124091009635 on 15-03-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 23934 to 23960

being No 150400579 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2023.03.17 16:20:53 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/03/17 04:20:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)

