

29/20/24

D-2833/24
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 345121

Certified that the document is available
to registration. The Signature Sheet and
Instrument Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
North 24 Parganas

Convey/31904

DEED OF CONVEYANCE

14 MAR 2024

THIS INDENTURE made on this 14th day of March

Two Thousand and Twenty Four BETWEEN MRS. ANUVA SAHA wife of
Dwijendra Nath Saha, daughter of Late Khagendra Nath Chowdhury, having
Income Tax Permanent Account No. (PAN) "AVLPS2186D", Aadhaar No.
8992-3322-9165, by faith - Hindu, by occupation - Housewife, residing at 53,
A.P.C. Avenue, South Dum Dum (M), Post Office - Ghughudanga, Police
Station - Dum Dum, Kolkata - 700 030, in the District of North 24-Parganas,
Indian Citizen, hereinafter called the **VENDOR** (which expression shall unless
excluded by or repugnant to the context be deemed to mean and include her
heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

তারিখ ১৪ তারিখ ২/১/২৪

স্বাক্ষর: *Smr* ARUN KUMAR BHAUMIK

পেশা: Advocate

সিদ্ধান্ত: Calcutta High Court

রেজিস্ট্রেশন নং: B-903/1983

স্বাক্ষর: *Ranjito Paul*

সাইন: ডেপুটি

কালিপুর দফতর: স. আর. অফিস

ডেপুটি: জিতা পাল

তারিখের নাম: কার্য

নং: 28 OF C 2023

স্বাক্ষর: পরিদেব তারিখ

ট. টি. ডি. নং মোট: কত টাকার 200000

সীলন: গতিদ করা হইয়াছে।



Sipon Gurha
S/o Late Sudhin Gurha
63/21 Tum Tum Road
Kolkata - 700 74

Asst. District Sub-Registrar
Cossipore, Dum Dum

Service

14 MAR 2024

AND

M/S BAJRANG CONSTRUCTION, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAZFB0544P**", having its office at 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, represented by **TWO** of its **PARTNERS** viz.; **(1) MR. BIJOY KUMAR SAHA** son of Late Dinesh Chandra Saha, having Income Tax Permanent Account No. (PAN) "**AMAPS4413K**", Aadhaar No. **3724-9364-0819**, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), Post Office – Motijheel, Police Station – Dum Dum, Kolkata – 700 074, **(2) MR. SUBRATA GHOSH** son of Sri Sambhu Nath Ghosh, having Income Tax Permanent Account No. (PAN) "**ALZPG3394H**", Aadhaar No. **4367-1487-7506**, residing at 99/84, Bapuji Colony, Jessore Road, Post Office and Police Station – Dum Dum, Kolkata – 700 028, both are by faith – Hindu, by Occupation – Business, both are Indian Citizen, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Conveyance dated 20.07.1990, registered at the office of Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 80, Pages 423 to 430, Being No. 3702 for the year 1990, Sri Bholanath Ghosh, described therein as the Vendor, sold, transferred and conveyed to Sri Khagendra Nath Chowdhury and Smt. Bivabati Chowdhury, described therein as the Purchasers, **ALL THAT** piece and parcel of **BASTU** land measuring an area 01 Cottah 13 Chittacks more or less with structure, comprised in R.S. Dag No. 810, under C.S. Khatian No. 57, R.S. Khatian No. 1164 at Mouza – Purba Sinthee, Premises No. 110, Holding No. 364, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 21.04.1999, registered at the office of Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 44, Pages 107 to 112, Being No. 1926 for the year 1999, Sri Kalipada Bandopadhyay, described therein as the Vendor, sold, transferred and conveyed to Sri Khagendra Nath Chowdhury and Smt. Bivabati Chowdhury, described therein as the Purchasers, ALL THAT piece and parcel of BASTU land measuring an area 13 Chittacks 28 Sq.ft. more or less with structure, comprised in R.S. Dag No. 809 and 810, under C.S. Khatian No. 57, R.S. Khatian No. 1164 at Mouza – Purba Sinthee, Holding No. 247/1, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 04.12.2001, registered at the office of Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 178, Pages 301 to 306, Being No. 7291 for the year 2001, Sri Kalipada Bandopadhyay, described therein as the Vendor, sold, transferred and conveyed to Sri Khagendra Nath Chowdhury and Smt. Bivabati Chowdhury, described therein as the Purchasers, ALL THAT piece and parcel of BASTU land measuring an area 05 Chittacks 14 Sq.ft. more or less with structure, comprised in R.S. Dag No. 809 and 810, under C.S. Khatian No. 57, R.S. Khatian No. 1164 at Mouza – Purba Sinthee, Holding No. 247/2, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Sri Khagendra Nath Chowdhury and Smt. Bivabati Chowdhury, after the said purchase, duly mutated their names in the records of South Dum Dum Municipality, being Holding No. 447, Purba Sinthee Road and constructed two storied Building thereon and were thus well seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece or parcel of "BASTU" land measuring an area 02 (Two) Cottahs 15 (Fifteen)

Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building, comprised in R.S. Dag No. 809 and 810, under C.S. Khatian No. 57, R.S. Khatian No. 1164 at Mouza – Purba Sinthee, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Sri Khagendra Nath Chowdhury died intestate on 27.02.2014 and Smt. Bivabati Chowdhury died intestate on 02.07.2016 leaving behind them, their only daughter namely Mrs. Anuva Saha as their only legal heir and representative in respect of their aforesaid property.

AND WHEREAS Mrs. Anuva Saha after obtaining the said property duly mutated her name in the records of B.L. & L.R.O., comprised in L.R. Dag No. 810 under L.R. Khatian No. 3671 at Mouza – Purba Sinthee and also in the records of South Dum Dum Municipality being Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Mrs. Anuva Saha is thus well seized and possessed of or otherwise well and sufficiently entitled to the **ALL THAT** piece or parcel of “BASTU” land measuring an area 02 (Two) Cottahs 15 (Fifteen) Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building, measuring an area 1400 Sq.ft. more or less, comprised in R.S. Dag No. 809 and 810, L.R. Dag No. 810 under C.S. Khatian No. 57, R.S. Khatian No. 1164, L.R. Khatian No. 3671 at Mouza – Purba Sinthee, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building, comprised in R.S. Dag No. 809 and 810, under C.S. Khatian No. 57, R.S. Khatian No. 1164 at Mouza – Purba Sinthee, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Sri Khagendra Nath Chowdhury died intestate on 27.02.2014 and Smt. Bivabati Chowdhury died intestate on 02.07.2016 leaving behind them, their only daughter namely Mrs. Anuva Saha as their only legal heir and representative in respect of their aforesaid property.

AND WHEREAS Mrs. Anuva Saha after obtaining the said property duly mutated her name in the records of B.L. & L.R.O., comprised in L.R. Dag No. 810 under L.R. Khatian No. 3671 at Mouza – Purba Sinthee and also in the records of South Dum Dum Municipality being Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS Mrs. Anuva Saha is thus well seized and possessed of or otherwise well and sufficiently entitled to the **ALL THAT** piece or parcel of “**BASTU**” land measuring an area **02 (Two) Cottahs 15 (Fifteen) Chittacks 42 (Forty Two) Sq.ft. more or less** along with two storied building, measuring an area **1400 Sq.ft. more or less**, comprised in R.S. Dag No. 809 and 810, L.R. Dag No. 810 under C.S. Khatian No. 57, R.S. Khatian No. 1164, L.R. Khatian No. 3671 at Mouza – Purba Sinthee, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the ALL THAT piece or parcel of "BASTU" land measuring an area 02 (Two) Cottahs 15 (Fifteen) Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building, measuring an area 1400 Sq.ft. more or less, comprised in R.S. Dag No. 809 and 810, L.R. Dag No. 810 under C.S. Khatian No. 57, R.S. Khatian No. 1164, L.R. Khatian No. 3671 at Mouza – Purba Sinthee, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas, more fully and particularly described in the schedule hereunder written, for the price of Rs. 80,00,000/- (Rupees Eighty Lac) only.

NOW THIS INDENTURE WITNESSETH THAT :-

I. In pursuance of the said agreement and in consideration of the said sum of Rs. 80,00,000/- (Rupees Eighty Lac) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land with Two storied building), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. ALL THAT piece or parcel of "BASTU" land measuring an area 02 (Two) Cottahs 15 (Fifteen) Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building, measuring an area 1400 Sq.ft. more or less, comprised in R.S. Dag No. 809 and 810, L.R. Dag No. 810 under C.S. Khatian No. 57, R.S. Khatian No. 1164, L.R. Khatian No. 3671 at Mouza – Purba Sinthee, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, within the limit of South Dum Dum Municipality, Kolkata – 700 030, in the District of North 24-Parganas, more fully described in the

schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and hereinbefore as well as hereafter called "the said plot of land with Two storied building" **OR HOWSOEVER OTHERWISE** they said plot of land with Two storied building now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land with Two storied building or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land with Two storied building or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, misusages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions, vesting's and alignments whatsoever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of her predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land with Two storied building and benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;
- ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land with Two storied building and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;
- iii) AND THAT the said plot of land with Two storied building and rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of these are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting's, leases, lispensens, uses, debaters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of her predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispendens, uses, debaters, trusts, claims and demands or 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 plot of land with Two storied building or any part thereof;

viii) AND ALSO THAT Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land with Two storied building or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land with Two storied building and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) 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 plot of land and other benefits and rights, 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 THE PROPERTY

(The said plot of land)

ALL THAT piece or parcel of "BASTU" land measuring an area 02 (Two) Cottahs 15 (Fifteen) Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building,

or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land with Two storied building or any part thereof;

viii) AND ALSO THAT Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land with Two storied building or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land with Two storied building and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) 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 plot of land and other benefits and rights, 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 THE PROPERTY

(The said plot of land)

ALL THAT piece or parcel of "BASTU" land measuring an area 02 (Two) Cottahs 15 (Fifteen) Chittacks 42 (Forty Two) Sq.ft. more or less along with two storied building,

measuring an area **1400 Sq.ft. more or less**, comprised in R.S. Dag No. 809 and 810, L.R. Dag No. 810 under C.S. Khatian No. 57, R.S. Khatian No. 1164, L.R. Khatian No. 3671, at Mouza – Purba Sinthee, J.L. No. 22, Re. Sa. No. 11 (G.D. 1), Touzi No. 1298/2833, Division – 1, Sub-Division – 11, Holding No. 447, Purba Sinthee Road, Police Station – Dum Dum, Kolkata – 700 030, within the limits of South Dum Dum Municipality, Ward No. 14, under the jurisdiction of Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas. The floor of the building is finished by **Cemented**.

<u>FLOOR</u>	<u>AREA</u>
GROUND	700 Sq.Ft.
FIRST	<u>700 Sq.Ft.</u>
TOTAL	<u>1400 Sq.Ft.</u>

The said plot of land is butted and bounded as follows (Side Plan Attached): -

ON THE NORTH	:	195, Purba Sinthee Road (House of Late Kali Banerjee).
ON THE SOUTH	:	64, A.P.C. Avenue, Purba Bag Apartment and 43, A.P.C. Avenue.
ON THE EAST	:	110, A.P.C. Avenue (House of Sambhu Ghosh).
ON THE WEST	:	House of Sambhu Podder, Purba Sinthee Road.

IN WITNESS WHEREOF, the parties have executed these presents on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of: -

1. Anil Kumar Choudhary
1, A.P.C. Avenue
KOL. 30

anura saba

SIGNATURE OF THE VENDOR

2. Anil K. Saha,
104/B, A.P.C. Avenue
DUMDUM
KOLKATA - 30

M/S BAJRANG CONSTRUCTION

Bijay Kumar Saha

Partner

M/S BAJRANG CONSTRUCTION

Sir Pratap Lal.

Partner

SIGNATURE OF THE PURCHASER

Drafted by :-



MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No.905/1983
63/21, Dum Dum Road, Surer Math,
P.O. - Motijheel, P.S. - Dum Dum,
Kolkata - 700 074, Dial 9830038790,
e-mail ID - arun_bhoumik@yahoo.com

UNDER RULE 41A OF THE I.R. ACT 1900

H. B. - CHECK - SMALL TO THUMB PRINTS

FOR BOX - THUMB TO SMALL PRINTS

MEMO OF CONSIDERATION

- | | |
|--|-------------------------|
| 1. Paid by Cheque No. 345507 dated 29.12.2023 on
Axis Bank Ltd., Dum Dum Branch, Kolkata | Rs. 10,00,000.00 |
| 2. Paid by Cheque No. 345508 dated 29.12.2023 on
Axis Bank Ltd., Dum Dum Branch, Kolkata | Rs. 10,00,000.00 |
| 3. Paid by Cheque No. 345534 dated 31.01.2024 on
Axis Bank Ltd., Dum Dum Branch, Kolkata | Rs. 10,00,000.00 |
| 4. Paid by Cheque No. 345542 dated 09.02.2024 on
Axis Bank Ltd., Dum Dum Branch, Kolkata | Rs. 12,00,000.00 |
| 5. Paid by Demand Draft No. 020689 dated 12.03.2024 on
Axis Bank Ltd., Dum Dum Branch, Kolkata | Rs. 38,00,000.00 |
| 6. TDS @ 1% under Section 194/A | Rs. 80,000.00 |
| 7. Refund Rs. 80,000/- to the Purchaser by the Vendor
by Cheque No. 926984 dated 13.03.2024 on
State Bank of India, Dum Dum Road Branch, Kolkata
for excess payment | Rs. 80,000.00 |
| Total : | Rs. 80,00,000.00 |

(Rupees Eighty Lac Only)

WITNESS: -

1. Anir Kumar Choudhary
1, R.P.C Avenue.
Kof. 30

2. Anup. M. Saha.
104/B, A.P.C. Avenue.
DUMDUM
KOLKATA - 30

anura saha

SIGNATURE OF THE VENDOR

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 an	LH.					
	RH.					

ATTESTED: *anurva saha*

 Bijoy Kumar Saha	LH.					
	RH.					

ATTESTED: *Bijoy Kumar Saha*

 Subrat	LH.					
	RH.					

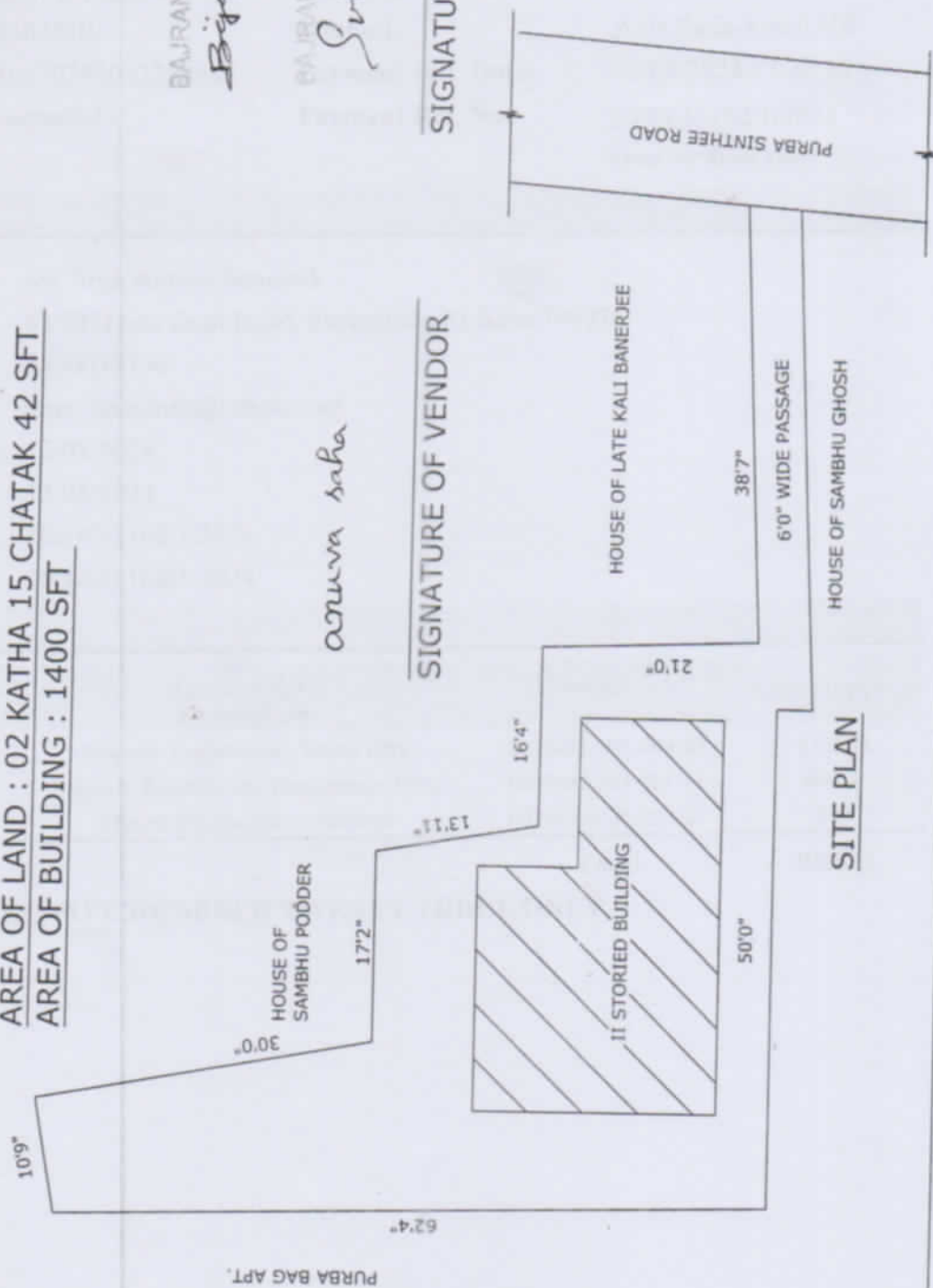
ATTESTED: *Subrat Abrol*

REGISTRATION PLAN OF A PIECE OF A LAND WITH A TWO STORIED BUILDING AT R.S. DAG NO.-809, 810; L.R. DAG NO.-810; UNDER C.S. KHATIAN NO.-57, R.S. KHATIAN NO.-1164, L.R. KHATIAN NO.-3671; MOUZA-PURBA SINTHEE, J.L. NO.-22, R. S. NO.- 11; TOUZI NO.- 1298/2833; HOLDING NO.-447, PURBA SINTHEE ROAD, KOLKATA-700030; WARD NO.-14, P.S.-DUM DUM, DIST.-24 PARGANAS (NORTH), UNDER SOUTH DUM DUM MUNICIPALITY.

NAME OF PURCHASERS : M/S BAJRANG CONSTRUCTION
(PARTNERS: MR. BIJOY KUMAR SAHA, MR. SUBRATA GHOSH)
NAME OF VENDOR : MRS. ANUVA SAHA



AREA OF LAND : 02 KATHA 15 CHATAK 42 SFT
AREA OF BUILDING : 1400 SFT



BAJRANG CONSTRUCTION

Bijoy Kumar Saha

PARTNER'S

BAJRANG CONSTRUCTION

Subrata Ahal.

PARTNER'S

SIGNATURE OF PURCHASERS

SIGNATURE OF VENDOR

SITE PLAN



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



192023240422588868

GRN Details

GRN:	192023240422588868	Payment Mode:	SBI Epay
GRN Date:	13/03/2024 17:27:35	Bank/Gateway:	SBIPay Payment Gateway
BRN :	0422145110517	BRN Date:	13/03/2024 17:28:59
Gateway Ref ID:	52364510	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	130320242042258885	Payment Init. Date:	13/03/2024 17:27:35
Payment Status:	Successful	Payment Ref. No:	2000653162/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Arun Kumar Bhaumik
Address:	63/21, Dum Dum Road, Surermath, Kolkata 700074
Mobile:	9830038790
Email:	arun_bhoumik@yahoo.com
Period From (dd/mm/yyyy):	13/03/2024
Period To (dd/mm/yyyy):	13/03/2024
Payment Ref ID:	2000653162/1/2024
Dept Ref ID/DRN:	2000653162/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000653162/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	319520
2	2000653162/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	80014
3	2000653162/1/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	989
Total				400523

IN WORDS: FOUR LAKH FIVE HUNDRED TWENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1506-02833/2024	Date of Registration	14/03/2024
Query No / Year	1506-2000653162/2024	Office where deed is registered	
Query Date	08/03/2024 3:57:29 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, 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. 80,00,000/-	Rs. 80,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,20,020/- (Article:23)	Rs. 80,014/- (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:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, , Ward No: 014, Holding No:447 JI No: 0, Pin Code : 700030

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-810 (RS :-)	LR-3671	Bastu	Bastu	2 Katha 15 Chatak 42 Sq Ft	70,00,000/-	70,00,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					4.9431Dec	70,00,000 /-	70,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

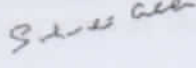
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs ANUVA SAHA Wife of Dwijendra Nath Saha Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 14/03/2024	 Captured LTI 14/03/2024	 14/03/2024
53, A.P.C. Avenue, South Dum Dum (M), City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx6D, Aadhaar No: 89xxxxxxxx9165, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				

Buyer Details :

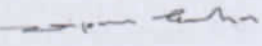
SI No	Name,Address,Photo,Finger print and Signature			
1	BAJRANG CONSTRUCTION 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BIJOY KUMAR SAHA (Presentant) Son of Late Dinesh Chandra Saha Date of Execution - 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 2:05PM	 Captured LTI 14/03/2024	 14/03/2024
587/3, S.H.K.B. Sarani (Jawpur Road), City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx3K, Aadhaar No: 37xxxxxxxx0819 Status : Representative, Representative of : BAJRANG CONSTRUCTION (as Partner)				

Name	Photo	Finger Print	Signature
Mr SUBRATA GHOSH Son of Shri Sambhu Nath Ghosh Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 2:05PM	 Captured LTI 14/03/2024	 14/03/2024
99/84, Bapuji Colony, Jessore Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx4H, Aadhaar No: 43xxxxxxxx7506 Status : Representative, Representative of : BAJRANG CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK GUHA Son of Late Sudhir Guha 63/21, Dum Dum Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	 14/03/2024	 Captured 14/03/2024	 14/03/2024
Identifier Of Mrs ANUVA SAHA, Mr BIJOY KUMAR SAHA, Mr SUBRATA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANUVA SAHA	BAJRANG CONSTRUCTION-4.94313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANUVA SAHA	BAJRANG CONSTRUCTION-1400.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, , Ward No: 014, Holding No:447 JI No: 0, Pin Code : 700030

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 810, LR Khatian No:- 3671	Owner:অনুভা সাহা, Gurdian:অনুভা সাহা জাম্বুরী, Address:নিজ Classification:বাড়ি. Area:0.04940000 Acre,	Mrs ANUVA SAHA

Endorsement For Deed Number : I - 150602833 / 2024

On 14-03-2024

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

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

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

Presented for registration at 13:30 hrs on 14-03-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIJOY KUMAR SAHA .,

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 80,00,000/-

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

Execution is admitted on 14/03/2024 by Mrs ANUVA SAHA, Wife of Dwijendra Nath Saha, 53, A.P.C. Avenue, South Dum Dum (M), P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

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

Execution is admitted on 14-03-2024 by Mr BIJOY KUMAR SAHA, Partner, BAJRANG CONSTRUCTION (Partnership Firm), 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 14-03-2024 by Mr SUBRATA GHOSH, Partner, BAJRANG CONSTRUCTION (Partnership Firm), 223A/11, Dum Dum Cossipore Road, Tulshi Manjuri, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr DIPAK GUHA, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,014.00/- (A(1) = Rs 80,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 80,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2024 5:28PM with Govt. Ref. No: 192023240422588868 on 13-03-2024, Amount Rs: 80,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0422145110517 on 13-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 3,19,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48, Amount: Rs.500.00/-, Date of Purchase: 02/01/2024, Vendor name: R Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2024 5:28PM with Govt. Ref. No: 192023240422588868 on 13-03-2024, Amount Rs: 3,19,520/-,
Bank: SBI EPay (SBlePay), Ref. No. 0422145110517 on 13-03-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 88899 to 88919

being No 150602833 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.03.20 12:55:46 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 20/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.