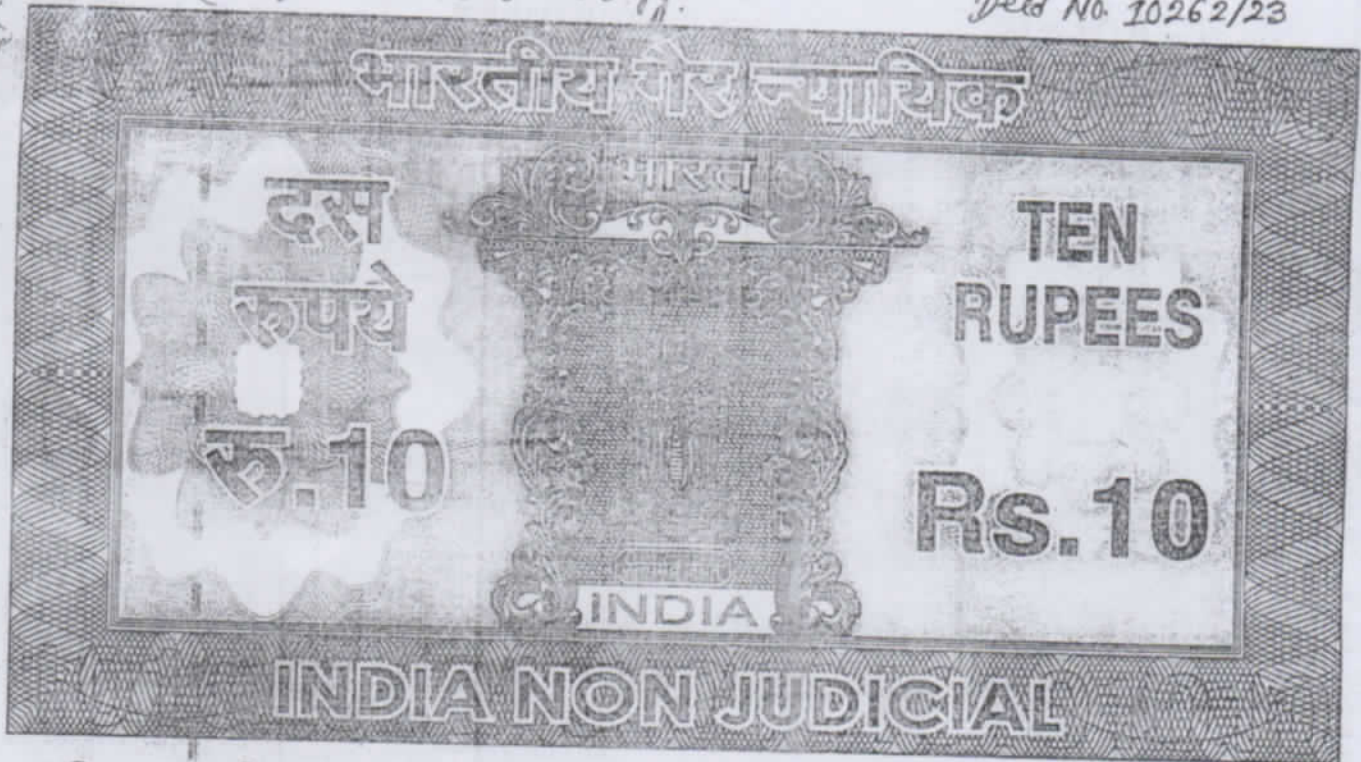


A.D.S.R. COSSIPORE DUM DUM

Book NO. I. VOL - 1506-2023 Pg:

Deed NO. 10262/23



पश्चिम बंगाल WEST BENGAL

88AB 606942

रि-2.00

रि-2.00

रि-157.00

PAID

REGISTRATION

Stamp

Xerox

Plan Fees

C.F.

Total Paid

4/1
157
10
181



Copy Fee

Certification

As per

Date

4.979/23
06/11/23
W.B.

Additional District Sub-Registrar
Dum Dum, West Bengal

06/11/23

(4-418)

01 NOV 2023

SL NO. 31625 DATE.....
NAME.....
ADD.....
AMT.....

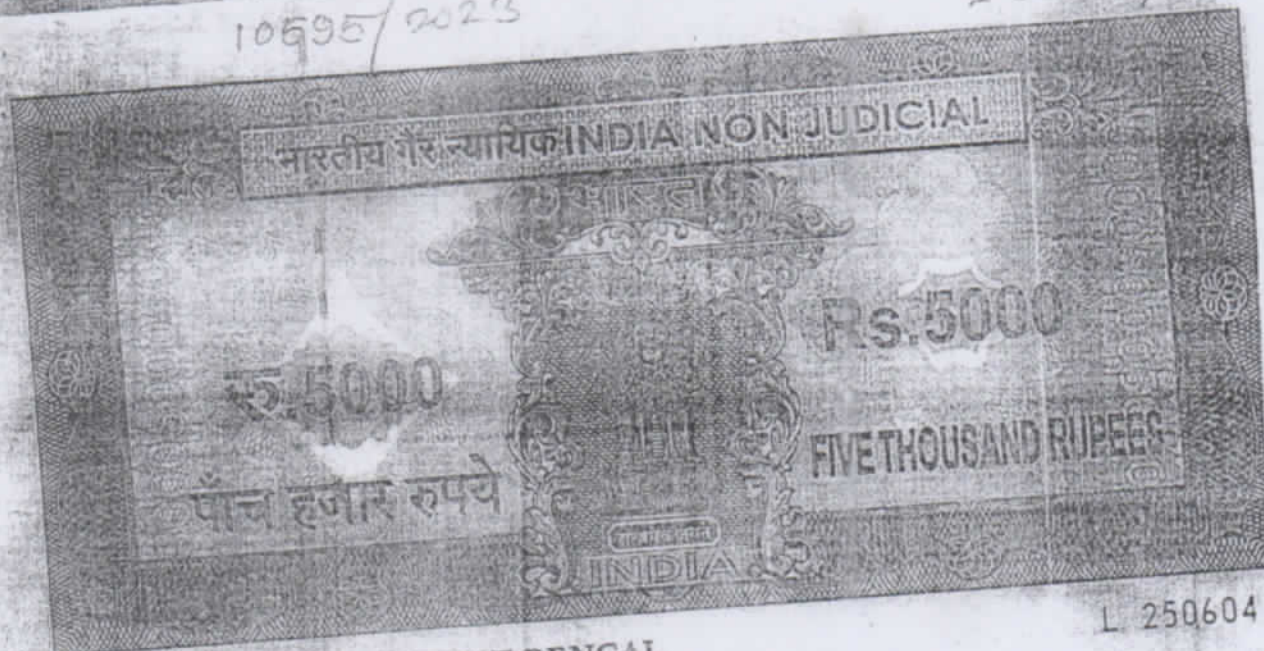
DEB SUNDAR DARIPA
Advocate
96/1, Dum Dum Road
Kolkata- 700074

GHOSH
LICENSED SUPPLIER
KOLKATA REGISTRATION OFFICE



10595/2023

D-10262/23



L 250604

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8-2002359593/2023

Certified that the document is a true and correct copy of the original document as submitted to the Registrar.

12 0 SEP 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 20th DAY
OF September, TWO THOUSAND AND TWENTY THREE (2023)

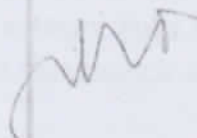
143749

NAME _____
ADD _____
Rs. 500
19 SEP 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Das Road, Kelt

A. K. Dey
Advocate
High Court, Calcutta

19 SEP 2023




Addl. District Sub-Registrar
Cossigore, Dum Dum

20 SEP 2023

BETWEEN

SMT. ANJANA MUKHERJEE alias **ANJANA MUKHOPADHYAY**, (PAN **BFVPM8322N**) (Aadhar No. **3378 1018 2268**), (Mob. No. **8792017264**), wife of Shyama Prasad Mukherjee, by faith- Hindu, by occupation- Landlady, Indian Citizen, residing at 235, Purba Sinthee Road, Post Office- Ghughudanga, Police Station- Dum Dum, Kolkata- 700030, in the District of North 24 Parganas, hereinafter called the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

Anjana Mukherjee,

AND

SRI BIJOY KUMAR SAHA, (PAN **AMAPS4413K**) (Aadhaar No. **3724 9364 0819**), (Mob. No. **9903659270**), son of Late Dinesh Chandra Saha, by faith- Hindu, by occupation- Business, Indian Citizen, residing at 587/3, S.H.K.B. Sarani (Jawpur Road), Post Office- Motijheel, Police Station- Dum Dum, Kolkata- 700074, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **SECOND PART**;

Bijoy Kumar Saha

WHEREAS by a Deed of Permanent Settlement dated 29.04.1949 registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 27, Pages 221 to 223, Being No. 1758 for the year 1949, Bhutnath Ghati & others granted, transferred and assigned in favour of Jagabandhu Ghosh and Kartik Chandra Ghosh All that piece or parcel of the land measuring 11 Decimals comprised in C.S. Dag No. 810 under C.S. Khatian No. 56, at Mouza- Purba Sinthee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the district of North 24- Parganas.

AND WHEREAS at the time of Revisional Settlement the said Jagabandhu Ghosh and Kartik Chandra Ghosh duly recorded their names comprised in R.S. Dag No. 810/985 and 810/986 under R.S. Khatian No. 807, at Mouza- Purba Sinthee, Police Station- Dum Dum, in the District of North 24 Parganas.

AND WHEREAS the said Jagabandhu Ghosh and Kartik Chandra Ghosh amicably partitioned their property and the land area 03 Cottahs 05 Chittacks 25 Sq. ft. (Southern Side) was allotted to Jagabandhu Ghosh comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, at Mouza- Purba Sinthee, Police Station- Dum Dum, Kolkata- 700 030, within the limit of South Dum Dum Municipality, in the District of North 24 Parganas.

AND WHEREAS by a Deed of Conveyance dated 18.11.1964 registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 122, Pages from 214 to 216, Being No. 8769 for the year 1964, Jagabandhu Ghosh sold, transferred and conveyed to Surendra Nath Mondal All that piece or parcel of land measuring an area 03 Cottahs 05 Chittacks 25 Sq. ft. more or less comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, at Mouza- Purba Sinthee, Police Station- Dum Dum, Kolkata- 700 030, within the limit of South Dum Dum Municipality, in the District of North 24 Parganas.

AND WHEREAS on the same day by a unregistered Agreement (EKKARNAMA) the said Surendra Nath Mondal agreed to transfer the said land on payment of the full consideration in favour of Jagabandhu Ghosh but Jagabandhu Ghosh had not paid any consideration to Surendra Nath Mondal.

AND WHEREAS by a Deed of Conveyance dated 15.12.1967, registered at the office of Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 144, Pages 20 to 21, Being No. 10029 for the year 1967, Surendra Nath Mondal and Jagabandhu Ghosh, described therein as the Vendors, Kartik Chandra Ghosh, described therein as the Confirming Party, sold, transferred and conveyed to Anjana Mukhopadhyay, All that piece or parcel of land measuring an area 02 Cottahs more or less out of said land admeasuring 03 Cottahs 05 Chittacks 25 Sq. ft. comprised in C.S. Dag No. 810, R.S. Dag No. 810/985 and 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, at Mouza- Purba Sinthee, Holding No. 16, Purba Sinthee Road, Premises No. 24, Acharjya

Prafulla Chandra Avenue, Police Station- Dum Dum, Kolkata- 700030, within the limit of South Dum Dum Municipality, in the district of North 24 Parganas.

AND WHEREAS Anjana Mukhopadhyay after the said purchase duly recorded her name in the records of South Dum Dum Municipality being Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality, and also in the records of B.L. & L.R.O. being L.R. Dag No.810/986 under L.R. Khatian No. 3588 upon land measuring 2 Cottahs or 3.3 satak and subsequently constructed a two storied building thereon having measuring an area of 1131 sq. ft. in the ground floor and 1131 sq. ft. on the first floor.

AND WHEREAS In the manner aforesaid the VENDOR herein became the OWNER of All that piece or parcel of "BASTU" land measuring an area 02 Cottahs or 3.3 Satak more or less together with two storied building standing thereon measuring about more or less 1131 sq. ft. in the ground floor and 1131 sq. ft. on the first floor (cemented finished floor) comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza- Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi no. 1298/2833, at Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality, and absolutely seized and possessed the same peacefully without interruption of others and enjoying the same free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any person whomsoever and corner and any other effect whatsoever.

AND WHEREAS being in need of money, by an Agreement for Sale dated 26.02.2023 the VENDOR herein, agreed to sell, transfer and convey the said land being All that piece or parcel of "BASTU" land measuring an area 02 Cottahs or 3.3 Satak more or less together with two storied building standing thereon measuring about more or less 1131 sq. ft. in the ground floor and 1131 sq. ft. on the first floor (cemented

finished floor) comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza- Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi no. 1298/2833, at Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality which is morefully and particularly described in Schedule hereunder written and the Purchaser herein also agreed to purchase the same, which is free from all encumbrances, at and for the price of total consideration of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lac) only.**

AND WHEREAS The **VENDOR** herein doth hereby declare and covenant with the Purchaser that the Demised **LAND WITH BUILDING** is free from all encumbrances of any nature whatsoever and that the **VENDOR** herein have full right, title and interest in the said Demised **LAND WITH BUILDING** and authority to assign and transfer all her right, title and interest therein and the **VENDOR** herein further declares that there is a clear title of the **VENDOR** and its appurtenances belongs to the **VENDOR** herein absolutely and that neither the **VENDOR** herein or any other person or persons have created any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said Demised **LAND WITH BUILDING** and that Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the **VENDOR** herein or any person or persons lawfully or equitably claiming by from through or in trust for her, the **VENDOR** has full right, power and absolute authority to sell or transfer to the Purchaser the said Demised **LAND WITH BUILDING** and her right, title and interest therein and that the **VENDOR** herein has not done or committed or omitted to do any act, deed, matter or thing whereby the Ownership, possession and/or occupation of the said Demised **LAND WITH BUILDING** by the Purchaser may be rendered illegal and/or unauthorized for any reason or on any account.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

That in consideration of the sum of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lac) only** paid on or before the execution of these presents, by the Purchaser to the **VENDOR** (the receipt whereof the **VENDOR** hereby as well as by the memo hereunder

written acknowledge and admit and discharge, acquit and exonerate the Purchaser from every part thereof) the VENDOR do hereby GRANT, CONVEY, SELL, TRANSFER AND ASSURE unto and in favour of the purchaser, its successors, assigns and administrators-in-interest **All that** piece or parcel of "BASTU" land measuring an area **02 Cottahs or 3.3 Satak** more or less together with two storied building standing thereon measuring about more or less **1131 sq. ft.** in the ground floor and **1131 sq. ft.** on the first floor (cemented finished floor) comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza- Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi no. 1298/2833, at Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality and all other easement rights or other rights attached thereto more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said plot or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the VENDOR into or out of the said LAND, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be **UNTO AND TO THE** use of the purchaser absolutely forever and absolutely free from all encumbrances, claims, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot and payable to the Government or the Corporation or any other authority in respect thereof and the VENDOR do hereby covenant with the purchaser that notwithstanding any act, deed or thing by the VENDOR done or executed or knowingly suffered to the contrary, the VENDOR now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said LAND with the buildings hereby conveyed and assured or expressed and intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the VENDOR or by any other person or persons lawfully or equitably claiming by, from,

under or in trust for the VENDOR and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDOR well and sufficiently saved, defended or kept harmless and indemnified, from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the VENDOR or by any person or persons lawfully claiming or to claim by, from, under or in trust for them and the VENDOR and all other persons claiming by from / or under the VENDOR shall and will from time to time and at all times hereinafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the Said LAND and building constructed thereon and every part thereof **UNTO AND TO THE USE** of the Purchaser as shall or may be reasonably required, **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof.

1. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

- a. That notwithstanding any act, deed or things done or suffered, to be done by the VENDOR, the said VENDOR have full power, absolute authority and good right to sell, grant, convey, transfer, assure and assign the **DEMISED LAND TOGETHER WITH** all rights in the land in the manner aforesaid.
- b. The VENDOR have duly and fully paid all Municipal Taxes, settlement Khajnas and all other outgoings and contributions relating to and concerning the **DEMISED LAND** as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaid heads are/is due and payable, the VENDOR shall pay and discharge on demand in that behalf such liabilities and keep the PURCHASER and

the **DEMISED LAND** indemnified, protected and saved harmless against such liabilities.

- c. The **VENDOR** do not suffer from any statutory restrictions or inability in transferring, selling, assuring and granting the **DEMISED LAND** in favour of the **PURCHASER** in the manner aforesaid and in terms of these presents.
- d. The **PURCHASER** shall always and at all times hereafter peacefully and quietly hold, occupy and enjoy the **DEMISED LAND** including the said land in the said **LAND** without any lawful eviction, interruption, hindrance, disturbance from the **VENDOR** or any person lawfully claiming under them or in trust for the said **VENDOR**.
- e. The **VENDOR** shall always and at all times at the request and costs of the **PURCHASER** make, do, execute and cause to be made, done and executed such further acts, deeds and things that shall be required for perfecting and assuring the **DEMISED LAND** and the said land in the said **LAND** according to the intention hereof.
- f. AND THAT the **VENDOR** have not at any time done or executed or knowingly suffered or been a party to any act, deed, matter or thing whereby and whereunder the said easement rights and all other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached, encumbered or affected in title.
- g. AND ALSO THAT the **VENDOR** shall, unless prevented by fire or some other irresistible force or accident, from time to time and at all material times hereafter upon every reasonable request and at the costs of the **PURCHASER**, make, do, produce and cause to be made, executed and produced to the **PURCHASER** or his attorney(s) or agents at or before or in any Court of Law, Tribunal, Board and/or

Authority or otherwise as the occasion shall require all deeds, pattahs, muniments, documents, writings and evidences of title exclusively relating to the **DEMISED LAND** in the custody, control and power of the **VENDOR** and shall also at the like request and cost of the **PURCHASER**, deliver to the **PURCHASER** or his successor(s) in title, such attested or other true copies or extracts from the said deeds, pattahs, muniments, documents, writings and evidences of title or any of them as the **PURCHASER** shall and may require and the **VENDOR** shall in the meantime, unless prevented as aforesaid, keep the said deeds, pattahs, muniments, documents, writings and evidences of title safe, unobliterated and uncanceled.

h. AND FURTHER THAT the **VENDOR** shall hand over peaceful, vacant and khas physical possession of the **DEMISED LAND** unto and in favour of the **PURCHASER** in the day of execution of these present.

i. AND ALSO THAT the **VENDOR** shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the **PURCHASER** in the records of The South Dum Dum Municipality and/or any other authority or authorities as occasion shall require.

2. **THE PURCHASER DOETH HEREBY AGREE AND COVENANT WITH THE VENDOR THAT:**

- a) The **PURCHASER** shall be free to apply and obtain their name duly recorded and mutated in the records of South Dum Dum Municipality and also concern B.L. & L.R.O. Office and other Authority/Authorities without any further consent of the **VENDOR**.
- b) The **PURCHASER** shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the **OWNER** /**VENDOR**

- c) The **PURCHASER** shall at all material times hereafter regularly and punctually make payment of all Municipal rates and taxes, and proportionately all other statutory taxes, cesses and impositions and expenses which may from time to time be imposed or become payable and attributable to and/or relating to the said **DEMISED LAND** and/or relating to the maintenance of the said **DEMISED LAND** from the date of execution hereof.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO:
(THE DEMISED LAND WITH BUILDING)

Anyana mukherjee,

All that piece or parcel of "**BASTU**" land measuring an area **02 Cottahs or 3.3 Satak** more or less together with two storied Residential building standing thereon measuring about more or less **1131 sq. ft.** in the ground floor and **1131 sq. ft.** on the first floor (cemented finished floor) comprised in C.S. Dag No. 810, R.S./L.R. Dag No. 810/986 under C.S. Khatian No. 56, R.S. Khatian No. 807, L.R. Khatian No. 3588, at Mouza- Purba Sinthee, J.L. no. 22, R.S. No. 11, Touzi no. 1298/2833, at Holding No. 418, P.S. Road A, being Premises no. 235, Purba Sinthee Road, Kolkata-700030 in the District of North 24 Parganas, P.S. Dum Dum, under ward no. 14 within the ambit of South Dum Dum Municipality **TOGETHER WITH** septic tank, stair case, water connection, boundary wall, easement and quasi easement right and also all others fittings and fixtures including the electrical installation in the said building with right of use of the vacant passages for ingress and egress with tree/s attached thereto if any and also right to use of common passage and more fully shown in the annexed site plan butted and bounded by as follows:-

Bigg Kumar Deb

ON THE NORTH	:	Land of Kartik Chandra Ghosh
ON THE SOUTH	:	6' wide common Road and Drain.
ON THE EAST	:	16' wide Acharjya Prafulla Chandra Avenue.
ON THE WEST	:	Land of Jagabandhu Ghosh.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE VENDOR AT KOLKATA,

IN THE PRESENCE OF:

1. Mallika Saha

Anjana Mukherjee,
(ANJANA MUKHERJEE @
ANJANA MUKHOPADHYAY)

2. Ranjit Mukherjee
235, East Smith Road
Kolkata-30

SIGNED, SEALED AND DELIVERED

BY THE PURCHASER AT KOLKATA,

In the Presence Of:

1. Mallika Saha

Bijay Kumar Saha

Mallika Saha
Wife of Bijay Kumar Saha
587/3, S.H.K.B. Sarani (Jawpur Road),
Post Office- Motijheel, Police Station- Dum Dum,
Kolkata- 700074

2. Ranjit Mukherjee

DRAFTED BY:

Sudendu Saha

Advocate
High Court, Calcutta.

Ex. No. WB-2264/02

RECEIPT

RECEIVED from the within named Purchaser the within mentioned sum of **Rs.1,10,00,000/- (Rupees One Crore Ten Lac)** only by way of total consideration money as per Memo below:-

MEMO OF CONSIDERATION

Date	Cash/D.D./Chaque no.	Bank & Branch Name	Amount
26.02.2023	498266	Axis Bank Ltd.	Rs.5,00,000/-
28.08.2023	498273	Axis Bank Ltd.	Rs.20,00,000/-
15.09.2023	498281	Axis Bank Ltd.	Rs.4,00,000/-
18.09.2023	498283	Axis Bank Ltd.	Rs.15,00,000/-
28.08.2023	707837	Axis Bank Ltd.	Rs.64,89,940/-
		1% TDS	Rs. 1,10,000/-
		Total	Rs. 1,10,00,000/-

Anjana Mukherjee

(Rupees One Crore Ten Lac) only

SIGNATURE OF THE WITNESSE -

1. *Mallika Saha*

2. *Ranjit Mukherjee*

Anjana Mukherjee
(ANJANA MUKHERJEE @
SIGNATURE OF THE VENDOR
ANJANA MUKHOPADHYAY)

SITE PLAN OF A LAND WITH TWO STORIED RESIDENTIAL BUILDING AT MUNICIPAL HOLDING NO.-418, P. S. ROAD "A", WARD NO.-14, MOUZA-PURBA SINTHEE, J.L. NO.-22, C.S. DAG NO.-810, R.S./L.R. DAG NO.-810/988, C.S. KHATIAN NO.-56, R.S. KHATIAN NO.-807, L.R. KHATIAN NO.-3588, R.S. NO.-11, TOUZI NO.-1298/2833, PREMISES NO.-235, PURBA SINTHEE ROAD, KOLKATA-700030, P.S.-DUM DUM, DIST.-24 PGS. (NORTH), UNDER "SOUTH DUM DUM MUNICIPALITY"

AREA STATEMENT

TOTAL AREA OF LAND(AS PER DEED) = 2K.-00CH.-00SFT. = 3.3 SATAK (MORE/LESS)

GROUND FLOOR COVERED AREA = 1131.00 SFT.

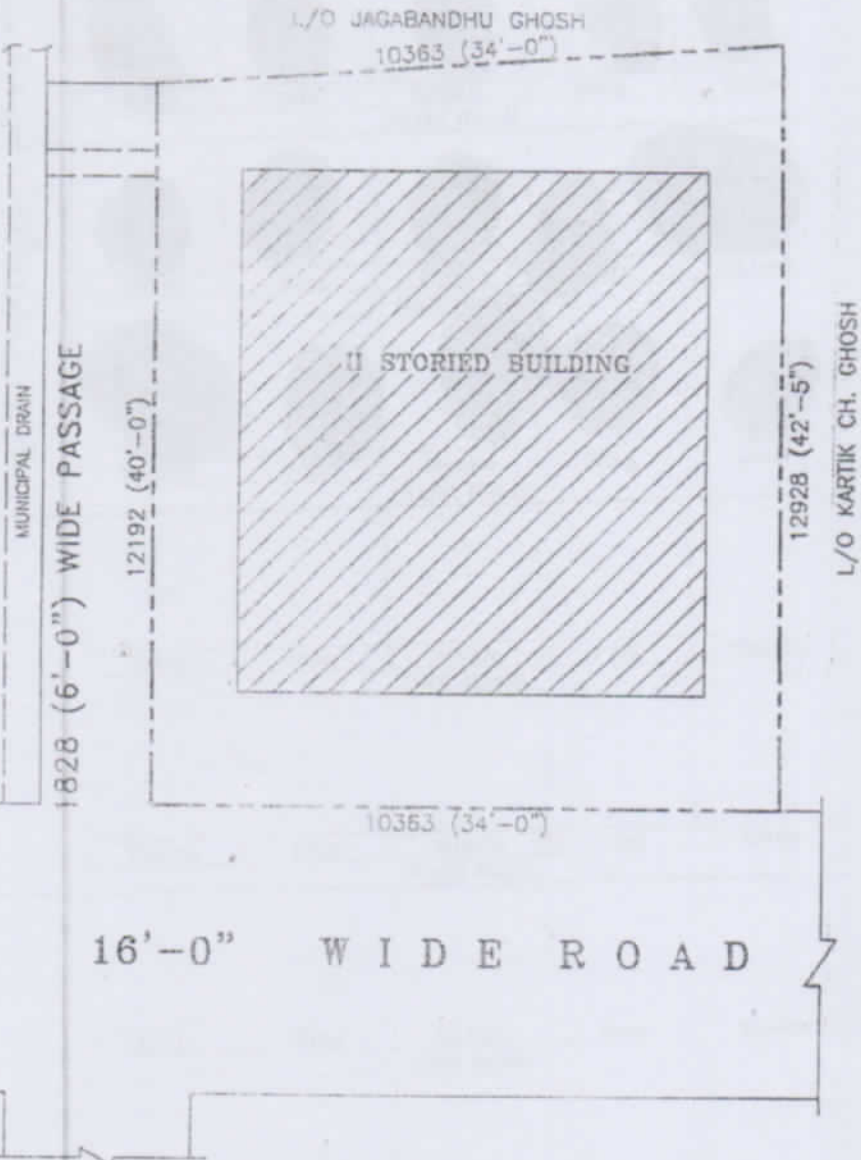
FIRST FLOOR COVERED AREA = 1131.00 SFT.



SCALE :: 1:100

Bijoy Kumar Das
SIGNATURE OF PURCHASERS

Anjan Mukherjee
SIGNATURE OF VENDOR

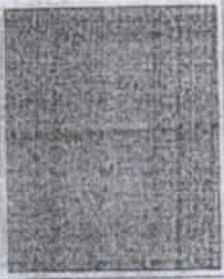


Prithwiraj Pal
(Prithwiraj Pal)
Licence Building Surveyor
South Dum Dum Municipality Class - I
LIC No - SDDM/L.B.S. 56/2023-2025

SPECIMEN FORM FOR TEN FINGERS PRINT



Bijay Kumar Saha



Anjana Mukherjee



PHOTO



PHOTO





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



192023240224650698



GRN Details

GRN:	192023240224650698	Payment Mode:	SBI Lipay
GRN Date:	18/09/2023 17:15:36	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3589380941219	BRN Date:	18/09/2023 17:16:20
Gateway Ref ID:	30268573	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	180920232022465068	Payment Init. Date:	18/09/2023 17:15:36
Payment Status:	Successful	Payment Ref. No:	2002359593/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ARUN KUMAR BHAUMIK
Address:	63/21, DUM DUM ROAD, KOLKATA - 700074
Mobile:	9830038790
Email:	arun_bhoumik@yahoo.com
Period From (dd/mm/yyyy):	18/09/2023
Period To (dd/mm/yyyy):	18/09/2023
Payment Ref ID:	2002359593/1/2023
Dept Ref ID/DRN:	2002359593/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002359593/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	545020
2	2002359593/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	110014
3	2002359593/1/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	660
Total				655694

IN WORDS: SIX LAKH FIFTY FIVE THOUSAND SIX HUNDRED NINETY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1506-10262/2023	Date of Registration	20/09/2023
Query No/ Year	1506-2002359593/2023	Office where deed is registered	
Query Date	16/09/2023 3:53:42 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, 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. 1,10,00,000/-	Rs. 1,10,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,50,020/- (Article:23)	Rs. 1,10,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

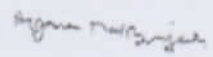
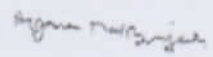
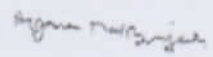
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Purba Sinthee Road, Mouza: Purba Sinthee, Premises No: 235, , Ward No: 14, Holding No:418 JI No: 0, Pin Code : 700030

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-810/986 (RS :-)	LR-3588	Bastu	Bastu	2 Katha	80,00,000/-	80,00,000/-	Width of Approach Road: 16 Ft.
Grand Total :					3.3Dec	80,00,000 /-	80,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2262 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 1131 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1131 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2262 sq ft	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs ANJANA MUKHERJEE, (Alias: Mrs ANJANA MUKHOPADHYAY) Wife of SHYAMA PRASAD MUKHERJEE Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>20/09/2023</td> <td>20/09/2023</td> <td>20/09/2023</td> <td>20/09/2023</td> </tr> </tbody> </table> 235, PURBA SINTHEE ROAD, City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BFxxxxxx2N, Aadhaar No: 33xxxxxxxx2268, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs ANJANA MUKHERJEE, (Alias: Mrs ANJANA MUKHOPADHYAY) Wife of SHYAMA PRASAD MUKHERJEE Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				20/09/2023	20/09/2023	20/09/2023	20/09/2023
Name	Photo	Finger Print	Signature										
Mrs ANJANA MUKHERJEE, (Alias: Mrs ANJANA MUKHOPADHYAY) Wife of SHYAMA PRASAD MUKHERJEE Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office													
20/09/2023	20/09/2023	20/09/2023	20/09/2023										

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIJOY KUMAR SAHA (Presentant) Son of Late DINESH CHANDRA SAHA Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>20/09/2023</td> <td>20/09/2023</td> <td>20/09/2023</td> <td>20/09/2023</td> </tr> </tbody> </table> Son of Late DINESH CHANDRA SAHA 587/3, S.H.K.B. SARANI (JAWPUR ROAD), City:- , 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 :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr BIJOY KUMAR SAHA (Presentant) Son of Late DINESH CHANDRA SAHA Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				20/09/2023	20/09/2023	20/09/2023	20/09/2023
Name	Photo	Finger Print	Signature										
Mr BIJOY KUMAR SAHA (Presentant) Son of Late DINESH CHANDRA SAHA Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office													
20/09/2023	20/09/2023	20/09/2023	20/09/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MALLIKA SAHA Wife of BIJAY KUMAR SAHA 587/3, S.H.K.B. SARANI (JAWPUR ROAD), City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
20/09/2023	20/09/2023	20/09/2023	20/09/2023

Identifier Of Mrs ANJANA MUKHERJEE, Mr BIJOY KUMAR SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA MUKHERJEE	Mr BIJOY KUMAR SAHA-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA MUKHERJEE	Mr BIJOY KUMAR SAHA-2262.00000000 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, Premises No: 235, , Ward No: 14, Holding No:418 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:- 810/986, LR Khatian No:- 3588	Owner: ব্রজেন মুখোপাধ্যায়, Gurdian: ব্রজেন মুখোপাধ্যায়, Address: বিজ্ঞ Classification: বঙ্গ. Area: 0.03300000 Acre,	Mrs ANJANA MUKHERJEE

Endorsement For Deed Number : I - 150610262 / 2023

On 20-09-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1952 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 14:29 hrs on 20-09-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIJOY KUMAR SAHA, Claimant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,10,00,000/-

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

Execution is admitted on 20/09/2023 by 1. Mrs ANJANA MUKHERJEE, Alias Mrs ANJANA MUKHOPADHYAY, Wife of SHYAMA PRASAD MUKHERJEE, 235, PURBA SINTHEE ROAD, P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Others, 2. Mr BIJOY KUMAR SAHA, Son of Late DINESH CHANDRA SAHA, 587/3, S.H.K.B. SARANI (JAWPUR ROAD), P.O: MOTIJHEEL, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Mrs MALLIKA SAHA, . . Wife of BIJAY KUMAR SAHA, 587/3, S.H.K.B. SARANI (JAWPUR ROAD), P.O: MOTIJHEEL, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,10,014.00/- (A(1) = Rs 1,10,000.00/- . E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2023 5:16PM with Govt. Ref. No: 192023240224650698 on 18-09-2023, Amount Rs: 1,10,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 3589380941219 on 18-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,50,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,45,020/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 143749, Amount: Rs.5,000.00/-, Date of Purchase: 18/09/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2023 5:16PM with Govt. Ref. No: 192023240224650698 on 18-09-2023, Amount Rs: 5,45,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 3589380941219 on 18-09-2023, 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