

8805/24

(7)

T-07682/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 58150

26/06/24

21/15/37/27/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is a true
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this document.

Additional Registrar
of Assurances II Kolkata

A.R.A.
II

27 JUN 2024

Con/4001

DEED OF CONVEYANCE

THIS INDENTURE is made on this ^{26th} day of
June Two Thousand and Twenty Four [2024]

ক্রমিক নং 336 তারিখ 13/6/24

স্বাক্ষর : Sm

প্রেমতা :

ঠিকানা :

ভেত্তার : Ranjita Pan

লাইসেন্স নং : ভেত্তার

কাশিপুর চমদন এ. এস. আর. অফিস

বি

ভেত্তারের নাম - রঞ্জিতা পাল

ক্রেতার নাম :- বারাক

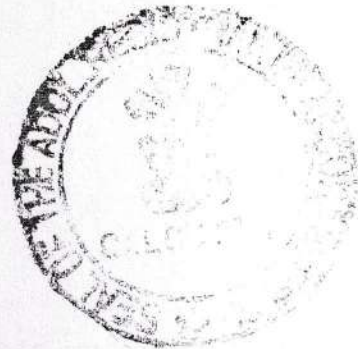
টি.ডি. নং :

স্ট্যাম্প খরিশের তারিখ 11 JUN 2024

এ টি.ডি. নং মোট কত টাকার

স্ট্যাম্প খরিশ করা হইয়াছে। 140000

Soumitra Sur
Advocate
High Court, Kolkata



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

26 JUN 2024

BETWEEN

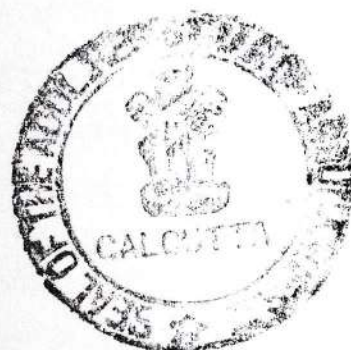
(1) UJJAL KUMAR DHAR [PAN - AGAPD7574L; Aadhaar No. 590509738553], son of Late Ganesh Chandra Dhar, by occupation – Retired, by faith – Hindu, by Nationality – Indian, residing at 57/C, Bagnur Avenue, Post Office – Bangur Avenue, Block – B, Police Station – Lake Town, Kolkata – 700055, District – North 24 Parganas, West Bengal, **(2) DEB KAMAL DHAR** [PAN - ADOPD1269P; Aadhaar No. 588606823166], son of Late Ganesh Chandra Dhar, by occupation – Consultant, by faith – Hindu, by Nationality – Indian, residing at 57/C, Bagnur Avenue, Post Office – Bangur Avenue, Block – B, Police Station – Lake Town, Kolkata – 700055, District – North 24 Parganas, West Bengal, hereinafter called and referred to as the “**VENDORS**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **ONE PART**.

AND

ASHIM KUMAR DAS [PAN - ACUPD8075C; Aadhaar No. 270195648487], son of Late Gopal Chandra Das, by faith – Hindu, by occupation - Business, by Nationality – Indian, residing at “Giridhari Apartment”, 3rd Floor, Flat No.4B, 35, Sailen Das Sarani (Post Office Road), Dum Dum Cantonment, P.O. & P.S. Dum Dum, Kolkata – 700028, District – North 24 Parganas, West Bengal, hereinafter called and referred to as the “**PURCHASER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by virtue of an Indenture dated 29/12/1979 registered in the office of District Registrar Alipore, recorded in Book No.I, Volume No.135, Pages 121 to 137, Being No.5780 for the year 1979 one Bhupendra Chandra Chatterjee described therein as the Vendor had sold, transferred, conveyed and assigned all that piece and parcel of land measuring an area 2(two) Cottahs 7(seven) Chittacks 9(nine) Sq.ft., more or less together with an one storied building comprised in Dag Nos. 1305 & 1306, under Khatian No.61 & 888, J.L. No.17, Touzi No.228 & 229, R.S. No.180, at Mouza – Krishnapore, P.S. Lake Town, within the limits of South Dum Dum Municipality, being Plot No.57 of Block – ‘B’,

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26 JUN 2024

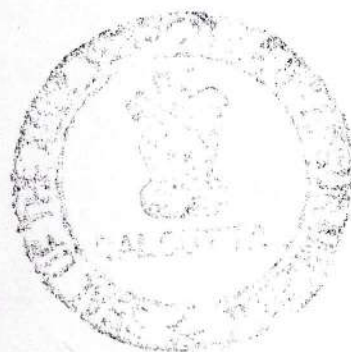
Bangur Avenue know and marked as 57/C, Bangur Avenue, municipal Holding No.775, Bangur Avenue, Kolkata – 700055, District - North 24 Parganas to Ujjal Kumar Dhar and Deb Kamal Dhar, described therein as a Purchasers, free from all encumbrances whatsoever.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance vide Deed No. 5780 for the year 1979 said Ujjal Kumar Dhar and Deb Kamal Dhar became the absolute joint owners of the aforesaid landed property and while seizing, possessing and enjoying the aforesaid property they realized that it has become difficult and most inconvenient for the aforesaid owners namely Ujjal Kumar Dhar and Deb Kamal Dhar to use, occupy and enjoy the said property jointly and/or it was not convenient in joint living and for the purpose of convenient and quit enjoyment of said landed property and with a view to avoid dispute and differences, they have decided and mutually agreed to partition their respective area of the said one storied building upon the said land among themselves and thereafter they have executed a Deed of Partition dated 13/05/1981 registered at the office of the District Registrar Alipore, recorded in Book No.I, Volume No.158, Pages 246 to 259, Being No.5194 for the year 1981.

AND WHEREAS by way of the said Deed of Partition vide Deed No.5194 for the year 1981 said Ujjal Kumar Dhar became the owner of a part or portion of Ground floor measuring an area 1032 sq.ft., of the building upon the entire land, more fully and particularly described in the **Schedule-‘B’** thereunder written and marked as Lot – ‘B’ and delineated with “YELLOW” ink border in the attached plan therein and said Deb Kamal Dhar became the owner of a part or portion of Ground floor measuring an area 636 sq.ft., of the building upon the entire land, more fully and particularly described in the **Schedule-‘C’** thereunder written and marked as Lot – ‘A’ and delineated with “RED” ink border in the attached plan therein and 96 sq.ft. of area will be remain as common passage for them of them.

AND WHEREAS be it mentioned that a typographical mistakes has been found in the said Deed of Partition vide Deed No.5194 for the year 1981 that Khatian number has been wrongly written as Khatian No.828 in page No.12 of the said Deed instead of Khatian No.888 and to avoid any future disputes and/or litigation regarding that, said Ujjal Kumar Dhar and Deb Kamal Dhar has executed and registered a Deed of Declaration dated

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25 JUN 1964

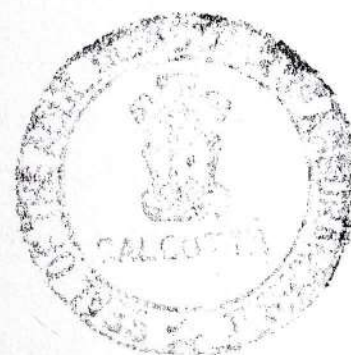
06/06/2024 registered at the office of the Additional Registrar of Assurances – II, recorded in Book No.I, Volume No.1902-2024, Pages 347243 to 347260, Being No.6693 for the year 2024 more fully and particularly described therein.

AND WHEREAS Ujjal Kumar Dhar and Deb Kamal Dhar while residing their respective partitioned portion in the same dwelling house, they have submitted a map or plan of a Ground + Two storied building to the municipal Authority of South Dum Dum Municipality for sanction and said South Dum Dum Municipality has sanctioned the building plan vide Plan No.76 dated 31/01/1983, in respect of the said premises being Premises No.57/C, Bangur Avenue, Block-B, Kolkata – 700055, P.S. Lake Town, District of 24-Parganas (North) and after obtaining the said plan said Ujjal Kumar Dhar and Deb Kamal Dhar have duly constructed a Three storied building measuring an area 3510 sq.ft., (Ground floor area 1170 sq.ft., First floor area 1170 sq.ft., and Second floor area 1170 sq.ft.,) after demolishing the old existing building.

AND WHEREAS thereafter said Ujjal Kumar Dhar duly mutated his name in the records of South Dum Dum Municipality being Holding No. 1344, Bangur Avenue, being Assessee No. 1202901532349 and Deb Kamal Dhar duly mutated his name in the records of South Dum Dum Municipality being Holding No. 1345, Bangur Avenue Being Assessee No. 1202901528794 respectively.

AND WHEREAS by virtue of the recital hereinabove the said Ujjal Kumar Dhar and Deb Kamal Dhar the Vendors herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring an area **2(two) Cottahs 7(seven) Chittacks 9(nine) Sq.ft., more or less together with an three storied building measuring an area 3510 sq.ft., (Ground floor area 1170 sq.ft., First floor area 1170 sq.ft., and Second floor area 1170 sq.ft.,)** more or less lying and situated at Holding No. 1344 and 1345, Bangur Avenue, Premises No.57/C, Bangur Avenue, Block-B, Kolkata – 700055, P.S. Lake Town, within the limits of South Dum Dum Municipality under Ward No.29, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and enjoying the same with absolute right, power and ownership of the said land and have every right to transfer the same.

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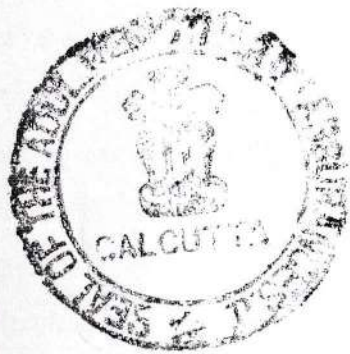


26 JUL 1955

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase ALL THAT piece and parcel of land measuring an area **2(two) Cottahs 7(seven) Chittacks 9(nine) Sq.ft., more or less together with an three storied building measuring an area 3510 sq.ft., (Ground floor area 1170 sq.ft., First floor area 1170 sq.ft., and Second floor area 1170 sq.ft.,)** more or less as per sanctioned plan, more fully and particularly described in the Schedule hereunder written also delineated with "RED" border line in the Map or Plan annexed hereto at or for the price of ₹ **1,70,00,000/- (Rupees one crore seventy lakh)** only.

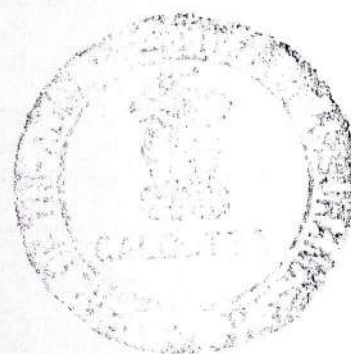
NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale dated 08.06.2024 and in the circumstances aforesaid and in consideration of the said sum of ₹ **1,70,00,000/- (Rupees one crore seventy lakh)** only of lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge and from the payment of the same and every part thereof do and doth hereby acquit, release and forever discharge the Purchaser as well as the said meausage land hereditament and premises hereafter conveyed). The said Vendors doth hereby indefeasibly grant, transfer, convey, assure, assign unto and to the Purchaser herein **ALL THAT piece and parcel of land measuring an area 2(two) Cottahs 7(seven) Chittacks 9(nine) Sq.ft., more or less together with an three storied building measuring an area 3510 sq.ft., (Ground floor area 1170 sq.ft., First floor area 1170 sq.ft., and Second floor area 1170 sq.ft.,)** more or less hereditaments and premises fully and particularly described mentioned and described in the schedule hereunder written and hereinafter for the sake of brevity referred to as THE SAID LAND or howsoever otherwise the SAID LAND WITH BUILDING or any part thereof or are or is or at any time or times heretofore whereof was situated butted and bounded called known numbered described or distinguished TOGETHER WITH ways, paths, passage, and common all former and other rights lights, liberties easements privileges appendages and appurtenances whatsoever the said land or in any way appertaining to or with the same or any part hereof held used occupied or enjoyed with the same or reputed to belong or be appurtenant thereto all the estates right, title, interest property claim and demand whatsoever both at law or in equity of the Vendors into and upon the said land hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part thereof and the reversion or reversions remainder or remainders and the rents

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issues and profits thereto and or every part thereof TOGETHER WITH all deeds, pattahs, muniments writings land evidences of title thereto or in anywise exclusively relating to and/or concerning the said land hereinbefore granted conveyed or otherwise expressed or intended to be any every part thereof while now are or hereafter shall or may be in the custody may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said premises hereinbefore granted and conveyed or otherwise expressed or intended to be and every part thereof unto and to the use of the Purchaser absolutely and forever and free from all encumbrances whatsoever made or suffered by the Vendors and their ancestors on title or any person claiming under or in trust for the Vendors doth hereby covenant with the Purchaser THAT NOTWITHSTANDING, any act deed matter or things by the Vendors or their ancestors in title of or otherwise hereinbefore granted and conveyed or otherwise expressed or intended to be and every part thereof for a perfect and indefeasible estate of inheritance free from all encumbrances whatsoever without any manner or condition use or trust or other things whatsoever to alter defeat encumber and/or make void the same AND NOTWITHSTANDING, and such act deed matter or thing whatsoever as aforesaid the Vendors have now as themselves right full power and absolute authority to grant convey transfer assure and assign, the said land, and every part thereof hereinbefore granted and conveyed or otherwise expressed or intended so to be unto and to the use of the Purchaser herein in manner aforesaid and the Purchaser shall and all times hereafter peaceably and quietly hold possess and enjoy the said premises and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of their ancestors in title or any person or persons having lawfully or equitably claiming any estate or interest in the said land, from under or in trust for the Vendors (or any of their respect ancestors in title) and that free and clear and freely and clearly as absolutely acquitted exonerated discharged saved harmless and keeps indemnified against all estates and all manner of mortgages charges liens, lispense, liabilities land encumbrances whatsoever if any, created by the Vendors or any of their ancestors in title or any person or persons having or lawfully and equitably claiming any estate or interest in the said land, from under or in trust for the said Vendors or any of their ancestors in title and the Vendors and all person having lawfully and equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendors or any of their ancestors in title shall and will from time to time and at all

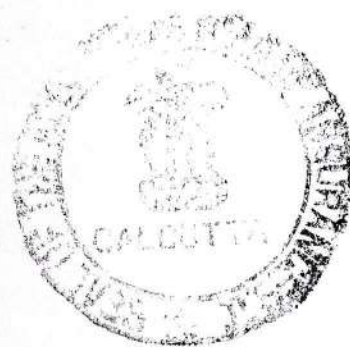


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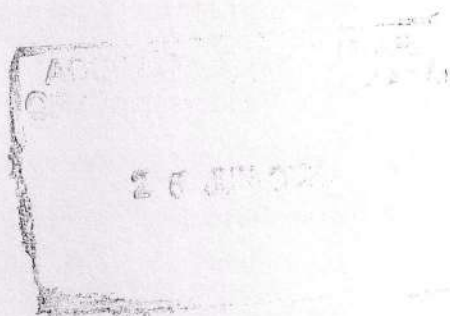
time hereafter at the request and cost of the Purchaser or any person or persons claiming through them do and execute or cause to be done and executed all such acts deeds matters and things for further better and more perfectly assuring the said land and every part thereof unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

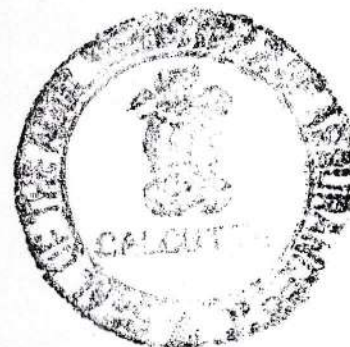
- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and building and all other properties, 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 Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and building and all properties, 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 including building, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of their is now free from all encumbrances, demands, claims, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said landed property from under or in trust for the Vendors;
- iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said landed property to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;



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- 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;
- 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 Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;
- vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;
- viii) The Vendors have not concealed or suppressed any material or any defects on title.
- ix) That the Purchaser shall have right to sell, gift, mortgage, lease-out and deal with the said scheduled property in any manner permitted by law.
- x) That there is no legal bar to mutate purchaser's names in the records of B.L.&L.R.O. as well as in the records of South Dum Dum Municipality in respect of the scheduled property.
- xi) AND ALSO THAT the Vendors have 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 other benefits and rights, hereby granted, sold, conveyed, transferred, assigned



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and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE ABOVE REFERRED TO
(Description of the property hereby sold)

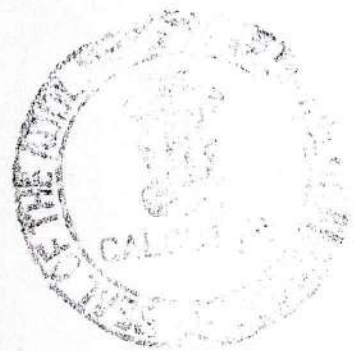
ALL THAT piece or parcel of "Bastu" land measuring an area **2(two) Cottahs 7(seven) Chittacks 9(nine) Sq.ft.**, more or less together with a 35 years old **mosaic flooring three storied building measuring an area 3510 sq.ft., (Ground floor area 1170 sq.ft., First floor area 1170 sq.ft., and Second floor area 1170 sq.ft.)** more or less comprised in R.S./L.R. Dag Nos. 1305 & 1306, under R.S./L.R. Khatian No.61 & 888, J.L. No.32, at Mouza – Shyamnagar (previously Krishnapore), lying and situated at Holding No. 1344 and 1345, Bangur Avenue, Premises No.57/C, Bangur Avenue, Block-B, Kolkata – 700055, P.S. Lake Town, within the limits of South Dum Dum Municipality under Ward No.29, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of 24-Parganas (North) together with common passage and all easement right, title and interest including the existing electric meters with all fittings, wire, lamps, fans, water lifting pump, water distribution system with all plumbing and sanitary fittings, municipal water connection of the scheduled property, which is shown in the Map or Plan marked with Red ink border annexed with this presents along with photographs and finger prints of all the parties herein attached herewith and the same shall be treated as part of this Deed.

The property is butted and bounded as follows: -

ON THE NORTH : 20' ft. wide Municipal Road;
ON THE SOUTH : Plot No.77, Bangur Avenue, Block-B;
ON THE EAST : Plot No.57/A and 57/B, Bangur Avenue, Block-B;
ON THE WEST : Plot No.58, Bangur Avenue, Block-B;

<u>Dag No.</u>	<u>Khatian No.</u>	<u>Area</u>
1305	61	1 Cottah 9 Chittacks 3 sq.ft.,
1306	888	0 Cottah 14 Chittacks 6 sq.ft.

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25 JUN 1964

IN WITNESSES WHEREOF, the parties hath hereunto set and subscribed their hands the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1. *Soumitra Sur*
Adv.
High Court, Kolkata

2. *Rishabh Boddan*
1.m. c Craden Road
Dum Dum KOL 30

1. *Nijal Kumar Dhar*

2. *18/2-7* (Del. Kamal Dhar)

SIGNATURE OF THE VENDORS

Ashim Kumar Das

SIGNATURE OF THE PURCHASER

Drafted by :-

Soumitra Sur

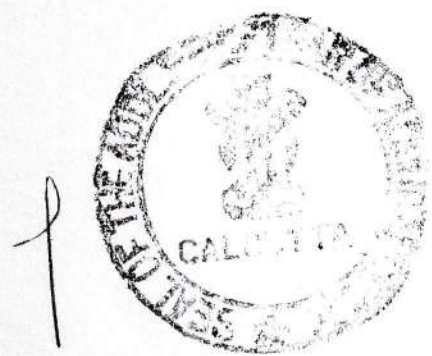
Soumitra Sur (Advocate)

High Court, Kolkata

Enrolment No.F-294/2019

17/1, A.M. Bose Road, Ground Floor,

Kolkata - 700074 | ☎ : 8240903193



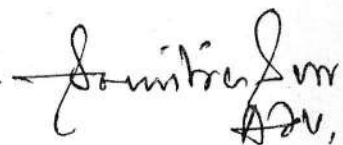
26 JUN 2024

Received from the within named Purchaser a sum of ₹ 1,70,00,000/- (Rupees one crore seventy lakh) only (after deducting TDS) as full and final money as per memo below:-

MEMO OF CONSIDERATION

Sl.	Name of the Vendor/s	Payment mode	Date	Bank	Branch	Amount (in ₹)
1	Ujjal Kumar Dhar	Cheque No. 000817	08.06.2024	ICICI Bank	Dumdum Cantonment	10,00,000.00
2	Deb Kamal Dhar	Cheque No. 000818	08.06.2024	ICICI Bank	Dumdum Cantonment	10,00,000.00
3	Ujjal Kumar Dhar	DD No. 001587	24.06.204	Bandhan Bank	Gorabazar	74,15,000.00
4	Deb Kamal Dhar	DD No. 505260	25.06.204	ICICI Bank	Nager Bazar	74,15,000.00
5	Ujjal Kumar Dhar	TDS Amount				85,000.00
6	Deb Kamal Dhar	TDS Amount				85,000.00
(The Purchaser has paid the total amount after deducting TDS amount)						
Total : 1,70,00,000.00						
(Rupees one crore seventy lakh) only.						

Witness: -

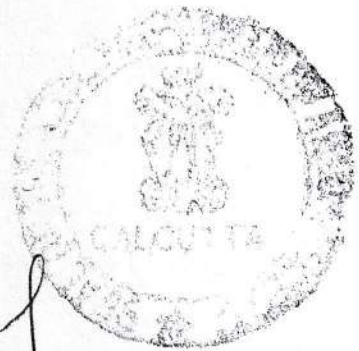
1.  Sanjit Kumar Das,

2.  Rishabh Das

1.  Ujjal Kumar Dhar

2.  Deb Kamal Dhar

SIGNATURE OF THE VENDORS

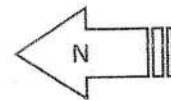


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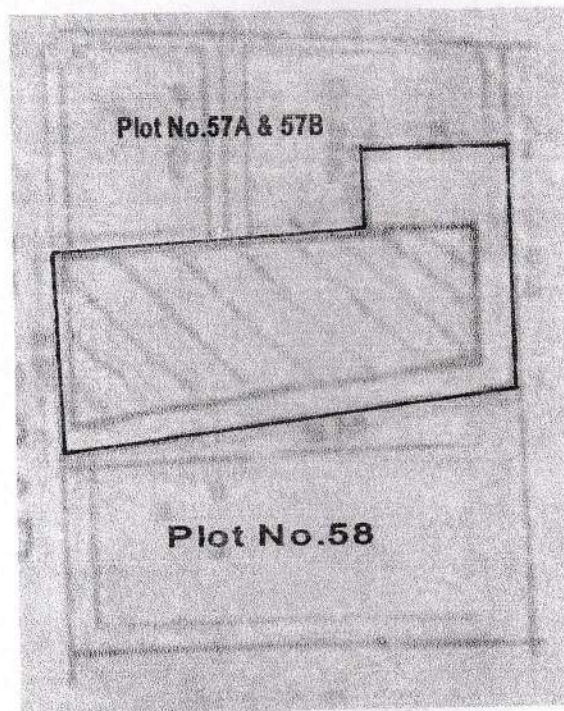
26 JUN 2024

MAP OR PLAN OF ALL THAT 2(TWO) COTTAHS 7(SEVEN) CHITTACKS 9(NINE) SQ.FT., MORE OR LESS TOGETHER WITH A 35 YEARS OLD MOSAIC FLOORING THREE STORIED BUILDING MEASURING AN AREA 3510 SQ.FT., (GROUND FLOOR AREA 1170 SQ.FT., FIRST FLOOR AREA 1170 SQ.FT., AND SECOND FLOOR AREA 1170 SQ.FT.,) MORE OR LESS COMPRISED IN R.S./L.R. DAG NOS. 1305 & 1306, UNDER R.S./L.R. KHATIAN No.61 & 888, J.L. No.32, AT MOUZA - SHYAMNAGAR (PREVIOUSLY KRISHNAPORE), LYING AND SITUATED AT HOLDING No. 1344 AND 1345, BANGUR AVENUE, PREMISES No.57/C, BANGUR AVENUE, BLOCK-B, KOLKATA - 700055, P.S. LAKE TOWN, WITHIN THE LIMITS OF SOUTH DUM DUM MUNICIPALITY UNDER WARD No.29, ADDITIONAL DISTRICT SUB-REGISTRAR BIDHANNAGAR, SALT LAKE CITY, IN THE DISTRICT OF 24-PARGANAS (NORTH).

NAME OF THE PURCHASER : ASHIM KUMAR DAS



20' FT. WIDE MUNICIPAL ROAD



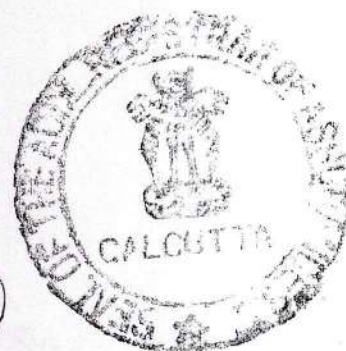
Plot No.77

Ujjal Kumar Das
1st 2nd (Del. Karmal / Sher)

Ashim Kumar Das

Signature of the Vendors

Signature of the Purchaser



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

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

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Right Hand					

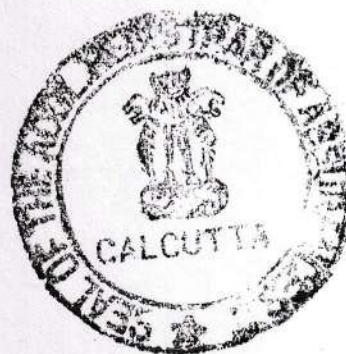
Name UTTAL KUMAR DHAR
Signature Uttal Kumar Dhar

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Right Hand					

Name DEB KAMAL DHAR
Signature Deb (Deb Kamal Dhar)

	Left Hand	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Right Hand					

Name ASHIM KUMAR DAS
Signature Ashim Kumar Das



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

26 JUN 2021



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



192024250093133528

GRN Details

GRN:	192024250093133528	Payment Mode:	SBI Epay
GRN Date:	25/06/2024 19:43:17	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1404129753918	BRN Date:	25/06/2024 19:43:40
Gateway Ref ID:	CHQ3114380	Method:	State Bank of India NB
GRIPS Payment ID:	250620242009313351	Payment Init. Date:	25/06/2024 19:43:17
Payment Status:	Successful	Payment Ref. No:	2001573727/7/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SOUMITRA SUR
Address:	17/1 AM BOSE ROAD, KOLKATA-700074
Mobile:	8240903193
Period From (dd/mm/yyyy):	25/06/2024
Period To (dd/mm/yyyy):	25/06/2024
Payment Ref ID:	2001573727/7/2024
Dept Ref ID/DRN:	2001573727/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001573727/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	845020
2	2001573727/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	170014
Total				1015034

IN WORDS: TEN LAKH FIFTEEN THOUSAND THIRTY FOUR ONLY.



29 JUN 1954

Major Information of the Deed

Deed No :	I-1902-07682/2024	Date of Registration	27/06/2024
Query No / Year	1902-2001573727/2024	Office where deed is registered	
Query Date	24/06/2024 6:40:46 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soumitra Sur 17/1, A.M. Bose Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 8240903193, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 1,70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,50,020/- (Article:23)	Rs. 1,70,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

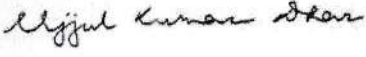
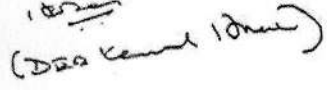
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B,
Mouza: ShyamNagar, JI No: 32, Pin Code : 700055

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-1305 (RS :-)	LR-61	Bastu	Bastu	1 Katha 9 Chatak 3 Sq Ft	70,00,000/-	70,00,000/-	Width of Approach Road: 20 Ft.,
L2	RS-1306	RS-888	Bastu	Bastu	14 Chatak 6 Sq Ft	50,00,000/-	50,00,000/-	Width of Approach Road: 20 Ft.,
		TOTAL :			4.0425Dec	120,00,000 /-	120,00,000 /-	
		Grand Total :			4.0425Dec	120,00,000 /-	120,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3510 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1170 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1170 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 2, Area of floor : 1170 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3510 sq ft	50,00,000 /-	50,00,000 /-	

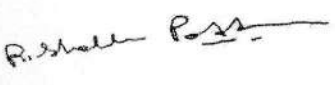
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	UJJAL KUMAR DHAR Son of Late Ganesh Chandra Dhar Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	 26/06/2024	 Captured LTI 26/06/2024	 26/06/2024
57/c, Bangur Avenue, Block/Sector: B, City:- , P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: AGxxxxxx4L, Aadhaar No: 59xxxxxxxx8553, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				
2	DEB KAMAL DHAR Son of Late Ganesh Chandra Dhar Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	 26/06/2024	 Captured LTI 26/06/2024	 26/06/2024
57/C, Bangur Avenue, Block/Sector: B, City:- , P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: adxxxxxx9p, Aadhaar No: 58xxxxxxxx3166, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	ASHIM KUMAR DAS (Presentant) Son of Late Gopal Chandra Das Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	 26/06/2024	 Captured LTI 26/06/2024	 26/06/2024
Son of Late Gopal Chandra Das Giridhari Aparment, 35, Sailen Das Sarani, Flat No: 4B, City:- , 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.: acxxxxxx5c, Aadhaar No: MASKED Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
RISHOBH PODDER Son of Amit Podder 1 M C Garden Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030		 Captured	
	26/06/2024	26/06/2024	26/06/2024

Identifier Of UJJAL KUMAR DHAR, DEB KAMAL DHAR, ASHIM KUMAR DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	UJJAL KUMAR DHAR	ASHIM KUMAR DAS-1.2925 Dec
2	DEB KAMAL DHAR	ASHIM KUMAR DAS-1.2925 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	UJJAL KUMAR DHAR	ASHIM KUMAR DAS-0.72875 Dec
2	DEB KAMAL DHAR	ASHIM KUMAR DAS-0.72875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	UJJAL KUMAR DHAR	ASHIM KUMAR MASKED Sq Ft
2	DEB KAMAL DHAR	ASHIM KUMAR DAS-1755.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B,
 Mouza: ShyamNagar, JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1305, LR Khatian No:- 61		Seller is not the recorded Owner as per Applicant.
L2	RS Plot No:- 1306, RS Khatian No:- 888		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190207682 / 2024

On 26-06-2024

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

Presented for registration at 17:59 hrs on 26-06-2024, at the Office of the A.R.A. - II KOLKATA by ASHIM KUMAR DAS, 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 1,70,00,000/-

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

Execution is admitted on 26/06/2024 by 1. UJJAL KUMAR DHAR, Son of Late Ganesh Chandra Dhar, 57/c, Bangur Avenue, Sector: B, P.O: Bangur, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 2. DEB KAMAL DHAR, Son of Late Ganesh Chandra Dhar, 57/C, Bangur Avenue, Sector: B, P.O: Bangur, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others, 3. ASHIM KUMAR DAS, Son of Late Gopal Chandra Das, Giridhari Apartment, 35, Sallen Das Sarani, Flat No: 4B, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by RISHOBH PODDER, , , Son of Amit Podder, 1 M C Garden Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,70,098.00/- (A(1) = Rs 1,70,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 7:43PM with Govt. Ref. No: 192024250093133528 on 25-06-2024, Amount Rs: 1,70,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1404129753918 on 25-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,50,020/- and Stamp Duty paid by by online = Rs 8,45,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 7:43PM with Govt. Ref. No: 192024250093133528 on 25-06-2024, Amount Rs: 8,45,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1404129753918 on 25-06-2024, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 27-06-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,70,098.00/- (A(1) = Rs 1,70,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,50,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 336, Amount: Rs.5,000.00/-, Date of Purchase: 13/06/2024, Vendor name: R Paul

hmg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2024, Page from 412089 to 412111
being No 190207682 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.07.05 12:08:39 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 05/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.