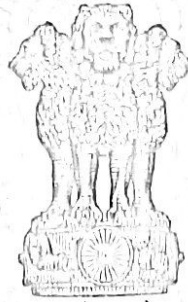


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 044389

Certified that the instrument is registered.  
Registration. The signature, names and the  
endowment circle attached with the  
document are the part of this document.

District Sub Registrar - H  
Alipore, South 24 Parganas

11 2 DEC 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 12<sup>th</sup> day of  
December, 2024 (Two Thousand Twenty-Four) B E T W E E N ;

05 DEC 2024

1756

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

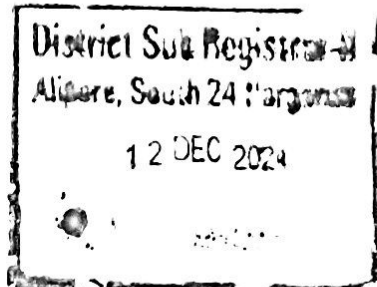
ALIPORE JUDGES COURT  
A. K. SAMAJPATI

VENDOR SIGNATURE

100/- Das 2 An

Boopmoni Debyn

RD 10261



(1) **SRI DEBASISH DAS**, having PAN : ADEPD9134D, Aadhaar No.3375 1137 2279, (2) **SRI SUBHASIS DAS**, having PAN : BANPD3591H, Aadhaar No.6298 9668 0324, both are sons of Late Sudhir Kumar Das, by creed : Hindu, Indian by National, by occupation : No.1 Service & No.2 Tuition, both are residing at 164/15, Brojomoni Debya Road, Post Office : Sarsuna, Police Station : Sarsuna, Kolkata : 700061, District : 24 Pargana (South), (3) **SMT. BANANI BANERJEE**, having PAN : BOLPB8924E, Aadhaar No.7805 1989 0744, wife of Tufan Banerjee, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at "ANUSHA RESIDENCY, Room No.302, Trevini Nagar, Balapur X Road, Meerpet, K.V. Rangareddy, Post Office : Meerpet, Police Station : Meerpet, Telegana : 500097 and (4) **SMT. SRABANI SEN**, having PAN : GEFPS3324G, Aadhaar No.8834 8153 6021, wife of Kamal Sen, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 67/2/F, Biren Roy Road, Post Office : Sarsuna, Police Station : Sarsuna, Kolkata : 700061, District : 24 Parganas (South), hereinafter jointly called and referred to as "the **OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include each of their respective heirs, executors,

administrators, legal representatives and assigns) of the ONE PART.

AND

SRI DEEPAK KOTECHEA, having PAN : AFUPK5922L, Aadhaar No.6562 8355 3285, son of Lalit Kumar Kotecha, by creed : Hindu, Indian by National, by occupation : Business, residing at 35/1, Chowringhee Road, Post Office : Middleton Row, Police Station : Shakespeare Sarani, Kolkata : 700071, District : 24 Parganas (South), hereinafter called and referred to as "the PURCHASER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS originally Jyoti Bhusan Ghosh & others being the joint Owners absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of landed properties, situate and lying at Mouza : Sarkelat, Pargana : Magura, J.L. No.14, R.S. No.183, Touzi No.411, under Khatian No.132, within the limits of the then South Suburban Municipality at present the Kolkata Municipal

Corporation (South Suburban Unit), under Police Station : previously Behala thereafter Thakurpukur, District : previously 24 Parganas at present 24 Parganas (South).

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Jyoti Bhusan Ghosh & others duly partitioned their aforesaid property by metes and bounds amongst themselves by way of a suit for partition filed before the Court of the Learned 3<sup>rd</sup> Sub-Judge at Alipore bearing Title Suit No.187 of 1931.

**AND WHEREAS** in terms of the aforesaid suit for partition, said Jyoti Bhusan Ghosh absolutely got and allotted landed properties appertaining to Dag Nos.88 & 92, both under Khatian No.132 and the same was duly mutated in his name with the Office of the B.L. & L.R.O. and finally published the same.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Jyoti Bhusan Ghosh died intestate leaving behind him surviving his wife Smt. Usha Rani Ghosh and two daughters viz. Smt. Rekha Basu and Smt. Reba Dutta as his only legal heirs and successors, who jointly

inherited the aforesaid property left by the deceased as per Hindu Succession Act in vogue.

**AND WHEREAS** after such inheritance said Smt. Usha Rani Ghosh, Smt. Rekha Basu and Smt. Reba Dutta became the joint Owners of the aforesaid property and absolutely seized and possessed of the same as joint Owners thereof.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Smt. Usha Rani Ghosh, Smt. Rekha Basu and Smt. Reba Dutta all jointly sold, transferred and conveyed land measuring about 11 (Eleven) Decimals more or less and 7 (Seven) Decimals more or less out of their aforesaid property unto and in favour of Bablu Krishna Mukherjee and Sanjoy Pal by virtue of a registered Deed of Bengali Kobala dated 6<sup>th</sup> July, 1981, which was duly registered in the Office of the Joint Sub-Registrar at Alipore and recorded in Book No.I, Volume No.275, Pages 71 to 77, Being No.7828 for the year 1981 and also sold on 10<sup>th</sup> July, 1981 to Moni Pal and Buddhadeb Chatterjee for the valuable consideration as mentioned therein by way of a registered Deed of Sale land measuring 11 (Eleven) Decimals and 7 (Seven) Decimals more or

less, which was registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.98, Pages 131 to 135, Being No.3518 for the year 1981.

**AND WHEREAS** by way of aforesaid Bablu Krishna Mukherjee, Sanjoy Pal, Moni Pal and Buddhadeb Chatterjee became the joint Owners of the aforesaid property containing land measuring about 22 (Twenty-Two) Decimals more or less from Dag No.88 and 14 (Fourteen) Decimals more or less and absolutely seized and possessed of the same as joint Owners thereof.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Bablu Krishna Mukherjee, Sanjoy Pal, Moni Pal and Buddhadeb Chatterjee jointly sold, transferred and conveyed land measuring about 3 (Three) Cottahs more or less from R.S. Khatian No.132, appertaining to Dag No.88 out of their aforesaid property unto and in favour of one Sudhir Kumar Das by virtue of a registered Deed of Bengali Kobala dated 9<sup>th</sup> November, 1984 for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered in the Office of the Sub-Registrar at

Alipore, South 24 Parganas and recorded in Book No.I, Volume No.52, Pages 144 to 151, Being No.4879 for the year 1984.

**AND WHEREAS** after such purchase said Sudhir Kumar Das became the sole and absolute Owner of the aforesaid property and duly mutated his name with the Office of the then South Suburban Municipality at present the Kolkata Municipal Corporation (South Suburban Unit) in respect of his aforesaid property and after such mutation the aforesaid property known and numbered as Municipal Premises No.164/15, Brojomoni Debya Road, Police Station : Thakurpukur, Kolkata : 700061, under Ward No.126, bearing Assessee No.41-126-02-0324-5, District : 24 Parganas (South) and he used to pay the necessary taxes to the said Authority.

**AND WHEREAS** thereafter said Sudhir Kumar Das duly constructed R.T. shed structure having an area of 750 (Seven Hundred Fifty) more or less upon his aforesaid property and inducted Tenant therein, who is now in possession of the same.

**AND WHEREAS** the name of said Sudhir Kumar Das had been mutated with the Office of the B.L. & L.R.O. in respect of his



aforesaid property vide Mutation Case No.1760/99 dated 28<sup>th</sup> September, 2001 and after such mutation his name was recorded under R.S. Khatian No.132, appertaining to R.S. Dag No.88 and finally published the same and he used to pay the necessary rents and khajna to the said Authority.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Sudhir Kumar Das died intestate on 17<sup>th</sup> December, 2020 leaving behind him surviving his wife Smt. Jharna Das, two sons viz. Debasish Das, Subhasis Das and two daughters viz. Smt. Banani Banerjee and Smt. Srabani Sen, as his only legal heirs and successors, who jointly inherited the aforesaid property left by their deceased father as per Hindu Succession Act, 1956, each having undivided 1/5<sup>th</sup> share of the same.

**AND WHEREAS** thereafter the widow Smt. Jharna Das also died intestate on 11<sup>th</sup> March, 2024 leaving behind her surviving two sons viz. Debasish Das, Subhasis Das and two married daughters viz. Smt. Banani Banerjee and Smt. Srabani Sen, as her only legal heirs and successors, who jointly inherited the undivided 1/5<sup>th</sup> share of the aforesaid property devolved from

their deceased mother in equal share as per Hindu Succession Act, 1956, thus after such inheritance each having undivided 1/4<sup>th</sup> share of the aforesaid property.

**AND WHEREAS** after such inheritance said Debasish Das, Subhasis Das, Smt. Banani Banerjee and Smt. Srabani Sen became the joint Owners of the aforesaid property and duly mutated their names with the Office of the Kolkata Municipal Corporation (South Suburban Unit) in respect of their aforesaid property and they used to pay the necessary taxes to the said Authority.

**AND WHEREAS** in the manner stated above, said Debasish Das, Subhasis Das, Smt. Banani Banerjee and Smt. Srabani Sen, the Vendors herein, being the absolute joint Owners are now in possession and occupation of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs more or less together with R.T. shed structure having an area of 750 (Seven Hundred Fifty) more or less standing thereon, situate and lying at Mouza : Sarkelat, Pargana : Magura, J.L. No.14, R.S. No.183, Touzi No.411, under R.S. Khatian No.132, appertaining to R.S. Dag No.88, being known

and numbered as Municipal Premises No.164/15, Brojomoni Debya Road, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.126, bearing Assessee No.41-126-02-0324-5, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), at present after physical measurement land area is found 2 (Two) Cottahs 14 (Fourteen) Chittacks 20 (Twenty) Square Feet more or less, at present occupied by the Tenant, morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PREMISES/PROPERTY**" without any objection from any corner by paying taxes thereto.

**AND WHEREAS** while absolutely seized and possessed the said property as joint Owners thereof, the Vendors herein, due to their personal inconveniences and also for urgent need of money declared to sell their said property to any intending Purchaser/s for consideration.

**AND WHEREAS** being aware of such sale the Purchaser herein approached the Vendors herein and has made a proposal to purchase the said property after offering to pay a sum of

Rs.29,00,000/- (Rupees Twenty-Nine Lac) only towards the total consideration of the said property.

**AND WHEREAS** the Vendors herein considering the quantum of consideration money as fair and reasonable and completely inconformity with the market price have agreed to sell and have accepted the proposal of the Purchaser herein and relaying upon the aforesaid representation and declaration of the Vendors including the title of the said property, the Purchaser herein has agreed to purchase the said property, at the said total consideration money of Rs.29,00,000/- (Rupees Twenty-Nine Lac) only and accordingly one verbal Agreement was held amongst the Parties herein to that effect.

**AND WHEREAS** after receiving the full consideration money as agreed upon by and between the Parties herein, the Vendors herein have this day execute and register the final Deed of Conveyance in respect of the said property, in favour of the Purchaser herein free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** in pursuance of the said Agreement and in consideration of a sum of Rs.29,00,000/-

(Rupces Twenty-Nine Lac) only, paid by the Purchaser to the Vendors on execution of these presents (the receipt whereof the Vendors herein do hereby admit and acknowledge to have received and of and from the same and every part thereof as per Memo below, the Vendors herein do hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed), the Vendors herein do hereby sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs more or less together with R.T. shed structure having an area of 750 (Seven Hundred Fifty) more or less standing thereon, situate and lying at Mouza : Sarkelat, Pargana : Magura, J.L. No.14, R.S. No.183, Touzi No.411, under R.S. Khatian No.132, appertaining to R.S. Dag No.88, being known and numbered as Municipal Premises No.164/15, Brojomoni Debya Road, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.126, bearing Assessee No.41-126-02-0324-5, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), at present after physical measurement land area is

found 2 (Two) Cottahs 14 (Fourteen) Chittacks 20 (Twenty) Square Feet more or less, at present occupied by the Tenant, morefully described in the SCHEDULE hereunder written and hereinafter referred to as "the SAID PREMISES/PROPERTY" free from all encumbrances, charges, liens, mortgages, lispendences and attachments whatsoever to the said property or the said property OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or hereto before were/was situated, tenanted, butted & bounded, called, known, numbered, described or distinguished together with said property and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and/or rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or enjoyed therewith or reputed to belong thereto and all the estate right, title and interest claim or demands whatsoever both at law or in equity of the Vendors unto and upon the said property or any part thereof together with all deeds, pattas, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof

which the Vendors shall deliver to the Purchaser and all rights and advantages of the Vendors herein and **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchaser absolutely and forever and free from all encumbrances and in a tenanted condition and the Vendors herein do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed of things by the Vendors or by any of their predecessor-in-title done or knowingly suffered to the contrary, the Vendors herein have good right full power and absolute authority to grant, convey, transfer and assure the said property hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter quietly enter and peaceably possess and enjoy the said property and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them or under their successors or predecessors-in-title, liens, equipments,

lispendences and that free from all encumbrances whatsoever made or suffered by the Vendors or any of their successors and predecessor-in-title or any person/s lawfully or equitably claiming as aforesaid **AND WHEREAS** the Vendors herein covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances whatsoever and further that the Vendors herein and all persons have or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors or from or under any of their successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute to cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or reasonably required and the Vendors shall handover and deliver to the Purchaser all the original documents of title papers relating to the said property hereby granted and conveyed, morefully described in the **SCHEDULE** hereunder written at the time of registration of the present Deed of Sale.



**THE VENDORS HEREIN DO HEREBY COVENANT WITH THE PURCHASER** as follows :-

1. **THAT** the Vendors herein have got free, clear and marketable title therein and Vendors herein are in physical possession of the said property and except the Vendors no other person/s has/have any right, title and interest over the said property and/or any part thereof.
2. **THAT** the said property is not subject to any acquisition or requisition proceedings and the Vendors herein have no knowledge of and have not received any such notice from any authority or authorities to that effect.
3. **THAT** the said property or any part thereof as well as the said property is not charged and/or mortgaged with any bodies, banks any financial institutions etc. by the Vendors herein.
4. **THAT** the Vendors herein confirmed and undertake that they will be liable to execute and sign all documents, forms, petitions, applications in favour of the Purchaser herein regarding the said property or its any part for the

betterment of the title of the said property and other purposes at the request of the Purchaser herein.

5. **THAT** the Vendors herein confirm that they will keep indemnify the Purchaser herein regarding any claims and/or demands by anybody in respect of said property in future.
6. **THAT** the Vendors herein admit and confirm that if any statements or declarations made in these present regarding the title of the said property as well as the said property are to be found not true and false then they will be liable to be implicated in present law.

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE PROPERTY/PREMISES HEREBY CONVEYED)

**ALL THAT** piece and parcel of land measuring an area of 2 (Two) Cottahs 14 (Fourteen) Chittacks 20 (Twenty) Square Feet be the same a little more or less together with R.T. shed structure having an area of 750 (Seven Hundred Fifty) more or less with cemented flooring standing thereon at present

occupied by the Tenant, situate and lying at Mouza : Sarkelat,  
Pargana : Magura, J.L. No.14, R.S. No.183, Touzi No.411, under  
R.S. Khatian No.132, appertaining to R.S. Dag No.88, being  
known and numbered as Municipal Premises No.164/15,  
Brojomoni Debya Road, Police Station : Thakurpukur, Kolkata :  
700061, within the limits of the Kolkata Municipal Corporation  
(South Suburban Unit), under Ward No.126, bearing Assessee  
No.41-126-02-0324-5, Additional District Sub-Registry Office at  
Behala, District : 24 Parganas (South), together with all right,  
title, interest and right of easement attached thereto. The  
property hereby conveyed is more particularly shown and  
delineated in the MAP or PLAN annexed hereto and marked  
with "RED" border thereon, which will be treated as an integral  
part of this Deed. The said premises is butted & bounded by :-

<b>ON THE NORTH</b>	:	Land of Bablu Mukherjee & Ors. ;
<b>ON THE SOUTH</b>	:	Land of Keshab Biswas ;
<b>ON THE EAST</b>	:	Land of Keshab Biswas ;
<b>ON THE WEST</b>	:	14'-00" (Avg.) wide Road, maintained by K.M.C

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

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

in the presence of :-

Subash Sen  
Subhasis Das  
Beneri Benerjee,

Srabani Sen

**WITNESSES :-**

1. Jyoti Banerjee

23/11 Ramkrishna

Srabani Banerjee

2. Calcutta-60

Partha Sen

Apurva, 27

---

Signature of the **OWNERS/  
VENDORS**

Deepa Kumar.

---

Signature of the **PURCHASER**

Drafted by me :-

Partha Sana  
**PARTHA SANA**

DEED WRITER

L. No.- 132/2013

ALIPORE ~~Advocate~~ COURT

Enroll. No. KOLKATA-700027

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Debasish Naskar

**DEBASISH NASKAR**

Alipore Judges' Court, Kol : 27.

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.29,00,000/- (Rupees Twenty-Nine Lac) only being the consideration in full towards sale of the said property, as mentioned in the **SCHEDULE** hereinabove written, as per Memo below :-

**MEMO**

SL. No.	DATE	MODE OF PAYMENT	AMOUNT
1.	10/12/24	By way of A/C Payee Demand Draft bearing No.369877 drawn on Kotak Mahindra Bank, at its Burra Bazar Branch in the name of <b>SRABANI SEN</b>	Rs. 7,25,000/-
2.	10/12/24	By way of A/C Payee Demand Draft bearing No.369875 drawn on Kotak Mahindra Bank, at its Burra Bazar Branch in the name of <b>DEBASISH DAS</b>	Rs. 7,25,000/-
3.	10/12/24	By way of A/C Payee Demand Draft bearing No.369874 drawn on Kotak Mahindra Bank, at its Burra Bazar Branch in the name of <b>BANANI BANERJEE</b>	Rs. 7,25,000/-
4.	10/12/24	By way of A/C Payee Demand Draft bearing No.369873 drawn on Kotak Mahindra Bank, at its Burra Bazar Branch in the name of <b>SUBHASIS DAS</b>	Rs. 7,25,000/-
Total : .....			Rs.29,00,000/-
<b>(RUPEES TWENTY-NINE LAC) ONLY</b>			

**WITNESSES :-**

1. *Debasish Das*  
23/11/2024 *Debasish Das*  
*Sarani Behari K-60*

*Debasish Das*  
*Subhasis Das*  
*Banani Banerjee*  
*Srabani Sen*

Signature of the **OWNERS/ VENDORS**

2. *Pratima Das*  
*Pratima Das*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DEBASHISH DAS

Signature Debashish Das



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBHASIS DAS

Signature Subhasis Das



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BANANI BANERJEE

Signature Banani Banerjee














Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SRABANI SEN

Signature Srabani Sen

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name DEEPAK KOTEC HA

Signature Deepak Kotecha

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
<div>PHOTO</div>	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
<div>PHOTO</div>	left hand					
	right hand					

Name .....

Signature .....

Pl. - 183, TOLUZI NO. - 411, R.S. DAG NO. 88, R.S. KHATIAN NO. 132, AT PREMISES NO. 16/15,  
KODOMONI DEBYA ROAD IN WARD NO.- 126, BOROUGH NO.-XVI, UNDER K. M. C., P.O. - BAPISHA,  
S. - THAKURPUKUR, KOLKATA - 700 061, DIST - 24 PGS. (S).

SCALE - 1:100

AREA OF LAND - 2 K - 14 CH - 20 SFT (APPX.)

NAME OF PURCHASER

AREA OF EXISTING STRUCTURE - 750 SFT

RI DEEPAK KOTACHA



NAME OF VENDOR

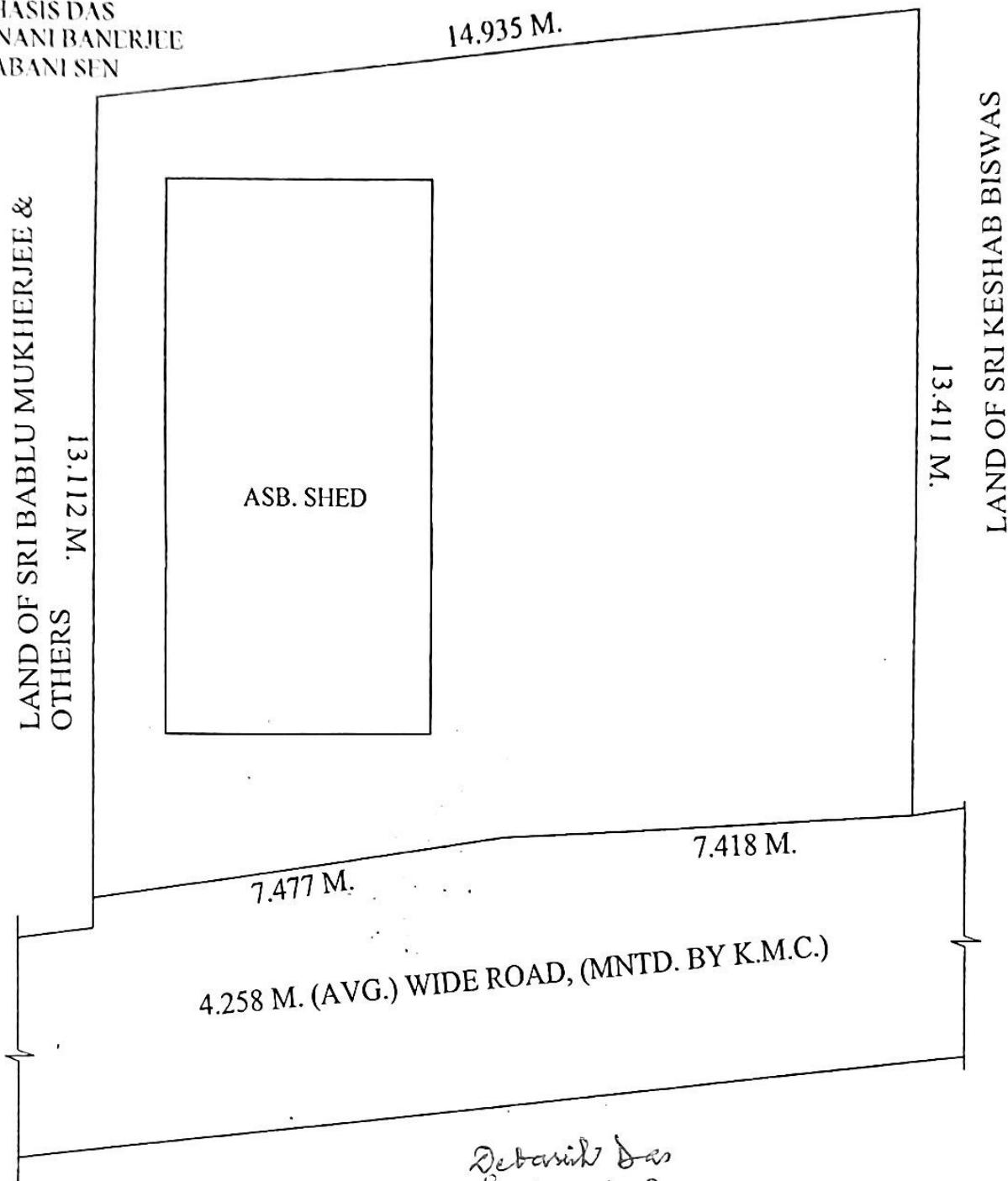
LAND OF SRI KESHAB BISWAS

RI DEBASISH DAS

RI SUBHASIS DAS

MT. BANANI BANERJEE

MT. SRABANI SEN



Debasish Das  
Subhasis Das

Banani Banerjee.

Srabani Sen

*Deepak Kotacha*

SIGNATURE OF PURCHASER

SIGNATURE OF VENDOR

*Krishnendu Ray*  
KRISHNENDU RAY  
LBS OF K.M.C.  
LBS No: 1035, CLASS I





Directorate of Registration & Stamp

Revenue  
GRIPS eChallan



GRN Details

GRN:	192024250313271938	Payment Mode:	SBI Epay
GRN Date:	12/12/2024 13:23:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3267277679227	BRN Date:	12/12/2024 13:24:44
Gateway Ref ID:	81266611	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	121220242031327192	Payment Init. Date:	12/12/2024 13:23:19
Payment Status:	Successful	Payment Ref. No:	2002907018/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Deepak Kotecha
Address:	4F, Kailash Building, 35/1 JAWAHARLAL NEHRU ROAD, Kolkata-700071
Mobile:	9830050157
Period From (dd/mm/yyyy):	12/12/2024
Period To (dd/mm/yyyy):	12/12/2024
Payment Ref ID:	2002907018/3/2024
Dept Ref ID/DRN:	2002907018/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002907018/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	178878
2	2002907018/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	29840
Total				208718

IN WORDS: TWO LAKH EIGHT THOUSAND SEVEN HUNDRED EIGHTEEN ONLY.

Major Information of the Deed

Deed No :	I-1602-16630/2024	Date of Registration	12/12/2024
Query No / Year	1602-2002907018/2024	Office where deed is registered	
Query Date	17/11/2024 8:02:28 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 29,00,000/-		Rs. 29,82,641/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,78,978/- (Article:23)		Rs. 29,872/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



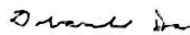


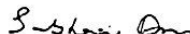


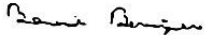
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brojomony Debya Road, , Premises No: 164/15, , Ward No: 126 Pin Code : 700061




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 14 Chalak 20 Sq Ft	27,00,000/-	27,57,641/-	Width of Approach Road: 14 Ft.,
Grand Total :				4.7896Dec	27,00,000 I/-	27,57,641 I/-	

Structure Details :



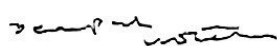
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	2,00,000/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		750 sq ft	2,00,000 I/-	2,25,000 I/-	

**Seller Details :**



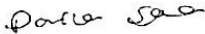
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr DEBASISH DAS</b> Son of Late SUDHIR KUMAR DAS Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	<b>Photo</b>  12/12/2024	<b>Finger Print</b>  Captured LTI 12/12/2024	<b>Signature</b>  12/12/2024
164/15, BROJOMONI DEBYA ROAD, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx4D, Aadhaar No: 62xxxxxxxx0324, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				
2	<b>Name</b> <b>Mr SUBHASIS DAS</b> Son of Late SUDHIR KUMAR DAS Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	<b>Photo</b>  12/12/2024	<b>Finger Print</b>  Captured LTI 12/12/2024	<b>Signature</b>  12/12/2024
164/15,BROJOMANI DEBYA ROAD,, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BAxxxxxx1H, Aadhaar No: 62xxxxxxxx0324, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				
3	<b>Name</b> <b>Smt BANANI BANERJEE</b> Wife of Mr TUFAN BANERJEE Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	<b>Photo</b>  12/12/2024	<b>Finger Print</b>  Captured LTI 12/12/2024	<b>Signature</b>  12/12/2024
ANUSHA RESIDENCY, ROOM NO. 302, TREVININAGAR, BALAPUR XROAD MERRPT, K V RANGAREDDY, City:- Not Specified, P.O:- MEERAPET, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500097 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BOxxxxxx4E, Aadhaar No: 78xxxxxxxx0744, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Smt SRABANI SEN</b> Wife of Mr KAMAL SEN Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024
67/2/F, BIREN ROY ROAD, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: GExxxxxx4G, Aadhaar No: 88xxxxxxxx6021, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DEEPAK KOTECHA</b> (Presentant ) Son of Late LALIT KUMAR KOTECHA Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024
Son of Late LALIT KUMAR KOTECHA 35/1, CHOWRANGEE ROAD, City:- Not Specified, P.O:- RUSSEL STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx2L, Aadhaar No: 65xxxxxxxx3285, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 12/12/2024	 Captured 12/12/2024	 12/12/2024
Identifier Of Mr DEBASISH DAS, Mr SUBHASIS DAS, Smt BANANI BANERJEE, Smt SRABANI SEN, Mr DEEPAK KOTECHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DAS	Mr DEEPAK KOTecha-1.1974 Dec
2	Mr SUBHASIS DAS	Mr DEEPAK KOTecha-1.1974 Dec
3	Smt BANANI BANERJEE	Mr DEEPAK KOTecha-1.1974 Dec
4	Smt SRABANI SEN	Mr DEEPAK KOTecha-1.1974 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DAS	Mr DEEPAK KOTecha-187.50000000 Sq Ft
2	Mr SUBHASIS DAS	Mr DEEPAK KOTecha-187.50000000 Sq Ft
3	Smt BANANI BANERJEE	Mr DEEPAK KOTecha-187.50000000 Sq Ft
4	Smt SRABANI SEN	Mr DEEPAK KOTecha-187.50000000 Sq Ft

Endorsement For Deed Number - I - 16630/2024

On 12-12-24

Certificate of Admissibility (Rule 4, 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) 401, W.B. Registration Rules, 1962

Presented for registration at 16:57 hrs. on 12-12-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr DEEPAK KOTECCHA, Claimant.

Certificate of Market Value (WB P.V.I. rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 29,62,641/-

Admission of Execution ( Under Section 56, W.B. Registration Rules, 1962 )

Execution is admitted on 12/12/2024 by 1. Mr DEBASISH DAS, Son of Late SUDHIR KUMAR DAS, 164/15, BROJOMONI DEBYA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 2. Mr SUBHASIS DAS, Son of Late SUDHIR KUMAR DAS, 164/15, BROJOMONI DEBYA ROAD,, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Others, 3. Smt BANANI BANERJEE, Wife of Mr TUFAN BANERJEE, ANUSHA RESIDENCY, ROOM NO. 302, TREVININAGAR, BALAPUR XROAD MERRPT, K V RANGAREDDY, P.O: MEERAPET, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500067, by caste Hindu, by Profession House wife, 4. Smt SRABANI SEN, Wife of Mr KAMAL SEN, 67/2/F, BIREN ROY ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 5. Mr DEEPAK KOTECCHA, Son of Late LALIT KUMAR KOTECCHA, 35/1, CHOWRANGEE ROAD, P.O: RUSSEL STREET, Thana: Park Street, , South 24-Parganas, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business

Identified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,872.00/- ( A(1) = Rs 29,826.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(c) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 29,840/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 1:24PM with Govt. Ref. No: 192024250313271938 on 12-12-2024, Amount Rs: 29,840/-, Bank: SBI ePay ( SBIPay), Ref. No. 3267277679227 on 12-12-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,78,978/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,78,878/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1755, Amount: Rs.100.00/-, Date of Purchase: 05/12/2024, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 1:24PM with Govt. Ref. No: 192024250313271938 on 12-12-2024, Amount Rs: 1,78,878/-, Bank: SBI ePay ( SBIPay), Ref. No. 3267277679227 on 12-12-2024, Head of Account 0030-02-103-003-02

  
Suman Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1602-2024, Page from 575386 to 575417  
being No 160216630 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.12.31 11:32:57 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 31/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.