

04931/22

1- 4801/2022



अभिभवण पश्चिम बंगाल WEST BENGAL

65AB 586928

28/03/22  
C-219700-20

Certified that the ~~QUALIFIED~~ is ~~with~~ a  
registration. The signature sheets on  
the endorsement sheets attached with  
documents are the part of this document.

✓  
District Sub-Registrar-II,  
Alipore, South 24-parganas

28 MAR 2022

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 28<sup>th</sup> day of  
March, in the year Two Thousand and Twenty Two  
(2022);

BY AND BETWEEN

(1) **SRI KAMAL ROY CHOWDHURY** (PAN- APHPR1257E, Aadhaar No. 8509 8788 8112), son of Late Narayan Roy Chowdhury, by faith - Hindu, by occupation - Service, (2) **SMT. JAYA ROY CHOWDHURY** (PAN- BCCPR6086A, Aadhaar No. 3887 4782 2194), daughter of Late Narayan Roy Chowdhury, by faith - Hindu, by occupation - Service and (3) **SRI BISHNUPADA ROY CHOWDHURY** (PAN- ATOPC1527F, Aadhaar No. 2774 6139 1059), son of Late Narayan Roy Chowdhury, by faith - Hindu, by occupation - Business, all are residing at Banamalipur, Agartala, P.O.- Agartala, P.S.- East Agartala, District- West Tripura, Pin- 799001, hereinafter called and referred to as the **VENDORS** (which expression shall excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**SRI SUMANTA DAS** (PAN- AHRPD5435E, Aadhaar No. 7009 0016 1453), son of Late Sudhir Chandra Das, by faith- Hindu, by nationality- Indian, by occupation- Self employed, residing at 252A, Ramkrishna Pally, P.O.- Sonarpur, P.S.- Sonarpur at

present Narendrapur, Kolkata-700150, District- South 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Dr. Sushil Dasgupta on 06.06.1967 purchased a plot of land measuring 5 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, R.S. Dag No. 64, 136 & 166, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas by virtue of a Deed of Conveyance executed by Ashrama Praktan Chattra Sangha, Narendrapur, South 24 Parganas and said Deed of Conveyance has been registered before S.R. Sonarpur and recorded in Book No. 1, Volume No. 16, pages 26 to 29, being deed No. 860 for the year 1967.

**AND WHEREAS** said Dr. Sushil Dasgupta duly mutated his name in the office of B.L. & L.R.O. vide L.R. Dag No. 145, L.R. Khatian No. 556 and seized and possessed the said land free from all encumbrances by paying taxes regularly to the concerned authority.

**AND WHEREAS** said Dr. Sushil Dasgupta sold, transferred and conveyed a plot of land measuring 3 Cottahs in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas in favour of Narayan Roy Chowdhury by virtue of a Deed of Conveyance dated 28.08.1981 which was registered before S.R. Sonarpur and recorded in Book No. 1, Volume No. 54, pages 123 to 125, being deed No. 4289 for the year 1981.

**AND WHEREAS** said Dr. Sushil Dasgupta sold, transferred and conveyed a plot of land measuring 2 Cottahs 1.5 Chittacks out of 5 Cottahs 1.5 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas in favour of Smt. Minati Das, wife of Late Sudhir Chandra Das by virtue of a Deed of Conveyance dated 28.08.1981 which was registered before S.R. Sonarpur and recorded in Book No. 1, Volume No. 62, pages 260 to 230, being deed No. 4290 for the year 1981.

Be it mentioned here that inadvertently R.S. Khatian No. 44 did not type in the aforesaid two Deed of Conveyances.

**AND WHEREAS** said Narayan Roy Chowdhury died intestate on 19.05.2018 leaving behind his wife Bela Roy Chowdhury, since deceased, two sons Kamal Roy Chowdhury and Sri Bishnu Pada Roy Chowdhury and one daughter Jaya Roy Chowdhury as his legal heirs and successors. Thereafter said Bela Roy Chowdhury died intestate on 21.01.2020 leaving behind her aforesaid two sons Kamal Roy Chowdhury and Sri Bishnu Pada Roy Chowdhury and one daughter Jaya Roy Chowdhury.

**AND WHEREAS** by virtue of inheritances, the Vendors herein become the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 3 Cottahs in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas and since then the Vendors herein enjoying the said land free from all encumbrances by paying taxes regularly to the concerned authorities.

**AND WHEREAS** the Vendors have agreed to sell and the Purchaser has agreed to purchase the said **ALL THAT** piece and parcel of land measuring 3 Cottahs in Mouza : Nischintapur, J.L.

No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Kolkata-700150, Mission Pally Road, District South 24 Parganas, more fully described in the Schedule hereunder at a total consideration of **Rs.17,00,000/- (Rupees seventeen lakhs) only.**

**NOW THIS INDENTURE WITNESSETH** that in consideration of the said sum of **Rs.17,00,000/- (Rupees seventeen lakhs) only** **Purchaser** paid to the Vendors on or before the execution of these presents the receipt whereof the Vendors doth hereby as well as the by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the **Purchaser** and also the said land with all easements. The Vendors doth hereby grant, transfer, convey, assign and assure unto the **Purchaser** their executors, administrators and assigns the said **ALL THAT** piece and parcel of land measuring 3 Cottahs in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana:

Medanmalla, R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No. 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263, Ramkrishna Pally, P.S. Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Kolkata-700150, Mission Pally Road, District South 24 Parganas, with the right of use of all easement morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and bordered "**RED**" therein **OR HOWSOEVER OTHERWISE** the said land hereditament hereby transferred or conveyed or any part thereof now or is or at any time heretobefore were or was situated butted, bounded, called, known, numbered, described or distinguished together with all erection, fixtures, sewers, drains, ways, passages, water, water courses, liberties, easements, privileges, right, advantages, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining to or with the same or any part thereof held used occupied or enjoyed or reputed to belonging or be appurtenant thereto **AND ALL THE ESTATE RIGHT TITLE INTEREST AND DEMAND** whatsoever to the said Vendors in to and upon the said land hereditaments and/or any or every part thereof and all deeds, pattahs, writings and

evidence of title which anywise exclusively relate to the said land hereditament or any part of parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the said Vendors or any person or persons from whom she can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditament hereby granted, transferred and conveyed or expressed or intended so to be **UNTO AND TO THE USE** of the said **Purchaser** his heirs, executors, legal representatives and assigns and also his individuals heirs, executors, absolutely and forever and free from all encumbrances **AND** Vendors doth hereby for himself his heirs, executors, administrators and representatives covenant with the **Purchaser** his heirs, executors, administrators, representatives and assigns **THAT NOT WITHSTANDING** any act deed matter or things whatsoever by said Vendors done or executed or knowingly suffered to the contrary the said Vendors now are lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said land hereditament and hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or

condition use trust claim, demand or lien and both in himself good right full power and absolute authority to grant, transfer and convey the said land hereditament and hereby granted, transferred and conveyed or expressed or intended so to be unto the use of the said **Purchaser** in manner aforesaid **AND** that the said **Purchaser** shall and may at all times, hereafter peaceably and quietly possess and enjoy the said land hereditament and receive the rents, issues and profits without any lawful eviction, interruption claim or demand whatsoever from or by said Vendors any person or persons lawfully or equitably claiming from under or in trust for her **AND** that free from all encumbrances whatsoever or suffered by said Vendors or any person lawfully or equitably claiming from under or in trust for the **AND FURTHER** that said Vendors and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said hereditament and premises or any part thereof from under or in trust for the said Vendors shall and will from time to time and at all times hereafter at the request and costs of the said **Purchaser** and execute or cause to be done or executed all such acts, deed and things whatsoever for further and more perfectly assuring the said land hereditament and every part

thereof unto and to the use of the said **Purchaser** has right to sell lease out or rented or otherwise transferred his shares of land with other persons.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring 3 Cottahs in Mouza :  
 Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla,  
 R.S. Khatian No. 27 & 44, L.R. Khatian No. 556, R.S. Dag No.  
 64, 136 & 166, L.R. Dag No. 145, being Scheme Plot No. 263,  
 Ramkrishna Pally, P.S. Sonarpur at present Narendrapur,  
 within the limits of Rajpur Sonarpur Municipality, Ward No. 08,  
 Kolkata-700150, Mission Pally Road, District South 24 Parganas,  
 which is butted and bounded as follows :-

|                       |                                   |
|-----------------------|-----------------------------------|
| <b>ON THE NORTH :</b> | Other's land.                     |
| <b>ON THE SOUTH :</b> | 50' feet wide Mission Pally Road. |
| <b>ON THE EAST :</b>  | Plot No. 264, Ramkrishna Pally.   |
| <b>ON THE WEST :</b>  | Purchaser's land.                 |

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

**SIGNED AND DELIVERED**  
at Kolkata in presence of :

**WITNESSES**

1. Pallabi Ghosh  
w/o Bishnupada Roy  
Chowdhury,  
Tripura pin no. - 799001  
Kamal Roy Chowdhury  
Jaya Roy Chowdhury,  
Bishnupada Roy Chowdhury.

2. Ruma Saha.  
w/o - Kamal Roy Chowdhury  
Tripura - pin no - 799001

**SIGNATURE OF THE VENDORS**

Sumantha Das

**SIGNATURE OF THE PURCHASER**

Drafted by  
P. J. Das  
Advocate  
Alipore Judges Court  
Kolkata-700027 F/338/413/90  
Print at :  
S. Pradhan  
Alipore Judges Court  
Kolkata-700027

**RECEIVED** a sum **Rs.17,00,000/-** (Rupees seventeen lakhs) **only** as full and final consideration from the above named **PURCHASER** as per memo below.

| RTGS/Cash        | Date       | Drawn on             | Amount<br>Rs.         |
|------------------|------------|----------------------|-----------------------|
| N087221890116510 | 28.03.2022 | HDFC Garia<br>Branch | 5,50,000/-            |
| N087221890116189 | 28.03.2022 | HDFC Garia<br>Branch | 5,50,000/-            |
| N087221890112926 | 28.03.2022 | HDFC Garia<br>Branch | 5,50,000/-            |
| Cash             | 28.03.2022 |                      | 50,000/-              |
| <b>Total</b>     |            |                      | <b>Rs.17,00,000/-</b> |

(Rupees seventeen lakhs) only

**WITNESSES**

1. Janini BM

1. Kamal Roy Chowdhury.

2. Jaya Roy Chowdhury.

3. Bishambhar Roy Chowdhury.

2. Ruma Saha.

**SIGNATURE OF THE VENDORS**

SITE PLAN OF PLOT NO.-263/1,  
MOUZA-NISCHINTAPUR, J.L. NO.-53, R.S. DAG  
NO.-136, 166 & 64, L.R. DAG NO.-145, R.S. KHATIAN  
NO.-27 & 44, L.R. KHATIAN NO.-556, RAJPUR  
SONARPUR MUNICIPALITY, WARD NO.-8,  
P.S.-SONARPUR, (NOW NARENDRAPUR)  
KOLKATA-700150, DIST-24 PGS (S)



*Sumanta Das*

PURCHASER

*Kamal Roy Chowdhury  
Jaya Roy Chowdhury  
Bishnu Prasad Roy Chowdhury*

VENDOR



|            | Thumb | 1 <sup>st</sup> Finger | Middle Finger | Ring finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| Left hand  |       |                        |               |             |              |
| Right hand |       |                        |               |             |              |

Name KAMAL ROY CHOWDHURY

Signature Kamal Roy Chowdhury



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| Left hand  |       |                        |               |             |              |
| Right hand |       |                        |               |             |              |

Name JAYA ROY CHOWDHURY

Signature Jaya Roy Chowdhury



|            | Thumb | 1 <sup>st</sup> Finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| Left hand  |       |                        |               |             |              |
| Right hand |       |                        |               |             |              |

Name BISHNUPADA ROY CHOWDHURY

Signature Bishnurupa Roy Chowdhury



|            | Thumb | 1 <sup>st</sup> Finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| Left hand  |       |                        |               |             |              |
| Right hand |       |                        |               |             |              |

Name SUMANTA DAS

Signature Sumanta Das

### Major Information of the Deed

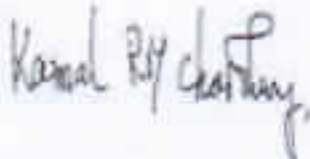
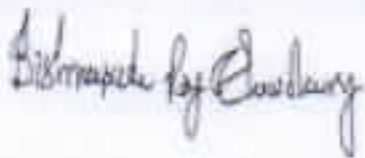
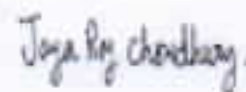
|                                         |                                                                                                                                                         |                                                                           |            |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------|
| Deed No :                               | I-1603-04801/2022                                                                                                                                       | Date of Registration                                                      | 28/03/2022 |
| Query No / Year                         | 1603-2000970070/2022                                                                                                                                    | Office where deed is registered                                           |            |
| Query Date                              | 27/03/2022 3:22:31 PM                                                                                                                                   | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas               |            |
| Applicant Name, Address & Other Details | Baldyanath Dolui<br>Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm |                                                                           |            |
| Transaction                             |                                                                                                                                                         | Additional Transaction                                                    |            |
| [0101] Sale, Sale Document              |                                                                                                                                                         | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |            |
| Set Forth value                         |                                                                                                                                                         | Market Value                                                              |            |
| Rs. 17,00,000/-                         |                                                                                                                                                         | Rs. 39,69,000/-                                                           |            |
| Stampduty Paid(SD)                      |                                                                                                                                                         | Registration Fee Paid                                                     |            |
| Rs. 1,58,790/- (Article:23)             |                                                                                                                                                         | Rs. 39,735/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

| 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-145 (RS :- ) | LR-556         | Bastu         | Shali   | 3 Katha      | 17,00,000/-             | 39,69,000/-           | Width of Approach Road: 50 Ft., |
| Grand Total : |                 |                |               |         | 4.95Dec      | 17,00,000 /-            | 39,69,000 /-          |                                 |

eller Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                         | Name,Address,Photo,Finger print and Signature                                                                                                                                                                       |                                                                                                     |                                                                                                            |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mr KAMAL ROY CHOWDHURY</b><br>Son of Late NARAYAN CHANDRA ROY CHOWDHURY<br>Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office | <b>Photo</b><br>   | <b>Finger Print</b><br>   | <b>Signature</b><br>   |
|                                                                                                                                                                                                                                                                                                                                                                                               | 28/03/2022                                                                                                                                                                                                          | LTI<br>28/03/2022                                                                                   | 28/03/2022                                                                                                 |                                                                                                           |
| BANAMALIPUR, City:- Not Specified, P.O:- AGARTALA, P.S:-AGARTALA EAST, District:-West Tripura, Tripura, India, PIN:- 799001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx7E, Aadhaar No: 85xxxxxxxx8112, Status :Individual, Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office |                                                                                                                                                                                                                     |                                                                                                     |                                                                                                            |                                                                                                           |
| 2                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mr BISHNUPADA ROY CHOWDHURY</b><br>Son of Late NARAYAN ROY CHOWDHURY<br>Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office    | <b>Photo</b><br>  | <b>Finger Print</b><br>  | <b>Signature</b><br>  |
|                                                                                                                                                                                                                                                                                                                                                                                               | 28/03/2022                                                                                                                                                                                                          | LTI<br>28/03/2022                                                                                   | 28/03/2022                                                                                                 |                                                                                                           |
| BANAMALIPUR, City:- Not Specified, P.O:- AGARTALA, P.S:-AGARTALA EAST, District:-West Tripura, Tripura, India, PIN:- 799001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx7F, Aadhaar No: 27xxxxxxxx1059, Status :Individual, Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office |                                                                                                                                                                                                                     |                                                                                                     |                                                                                                            |                                                                                                           |
| 3                                                                                                                                                                                                                                                                                                                                                                                             | <b>Name</b><br><b>Mrs JAYA ROY CHOWDHURY</b><br>Daughter of Late NARAYAN ROY CHOWDHURY<br>Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office    | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                               | 28/03/2022                                                                                                                                                                                                          | LTI<br>28/03/2022                                                                                   | 28/03/2022                                                                                                 |                                                                                                           |
| BANAMALIPUR, AGARTALA, City:- , P.O:- AGARTALA, P.S:-AGARTALA EAST, District:-West Tripura, Tripura, India, PIN:- 799001 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx6A, Aadhaar No: 38xxxxxxxx2194, Status :Individual, Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office   |                                                                                                                                                                                                                     |                                                                                                     |                                                                                                            |                                                                                                           |

**Buyer Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                  | Name,Address,Photo,Finger print and Signature                                                                                                                                                            |                                                                                                 |                                                                                                        |                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                      | Name                                                                                                                                                                                                     | Photo                                                                                           | Finger Print                                                                                           | Signature                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Mr SUMANTA DAS</b><br><b>(Presentant)</b><br>Son of Late SUDHIR CHANDRA DAS<br>Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office | <br>28/03/2022 | <br>L/R<br>28/03/2022 | <br>28/03/2022 |
| Son of Late SUDHIR CHANDRA DAS 252A RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHxxxxxx5E, Aadhaar No: 70xxxxxxxx1453, Status :Individual, Executed by: Self, Date of Execution: 28/03/2022<br>, Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office |                                                                                                                                                                                                          |                                                                                                 |                                                                                                        |                                                                                                   |

**Identifier Details :**

| Name                                                                                                                                                                          | Photo                                                                                            | Finger Print                                                                                     | Signature                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mrs RUMA SAHA</b><br>Wife of Mr KAMAL ROY CHOWDHURY<br>173, BANAMALIPUR, City:- , P.O:- AGARTALA, P.S:-AGARTALA EAST, District:-West Tripura, Tripura, India, Pin:- 799001 | <br>28/03/2022 | <br>28/03/2022 | <br>28/03/2022 |
| Identifier Of Mr KAMAL ROY CHOWDHURY, Mr BISHNUPADA ROY CHOWDHURY, Mr SUMANTA DAS, Mrs JAYA ROY CHOWDHURY                                                                     |                                                                                                  |                                                                                                  |                                                                                                    |

**Transfer of property for L1**

| Sl.No | From                        | To. with area (Name-Area) |
|-------|-----------------------------|---------------------------|
| 1     | Mr KAMAL ROY CHOWDHURY      | Mr SUMANTA DAS-1.65 Dec   |
| 2     | Mr BISHNUPADA ROY CHOWDHURY | Mr SUMANTA DAS-1.65 Dec   |
| 3     | Mrs JAYA ROY CHOWDHURY      | Mr SUMANTA DAS-1.65 Dec   |

## and Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Ashchintapur, JI No: 53, Pin Code : 700150

| Sch No | Plot & Khatian Number                 | Details Of Land                                                                                            | Owner name in English as selected by Applicant |
|--------|---------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 145, LR Khatian No:- 556 | Owner:সুপীল দাসগুপ্ত, Gurdian:সুপীল দাসগুপ্ত, Address:মির্জা, Classification:ভাঙ্গা, Area:0.09000000 Acre, | Mr KAMAL ROY CHOWDHURY                         |

On 28-03-2022

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

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

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

Presented for registration at 13:25 hrs. on 28-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUMANTA 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 39,69,000/-

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

Execution is admitted on 28/03/2022 by 1. Mr KAMAL ROY CHOWDHURY, Son of Late NARAYAN CHANDRA ROY CHOWDHURY, BANAMALIPUR, P.O: AGARTALA, Thana: AGARTALA EAST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession Business, 2. Mr BISHNUPADA ROY CHOWDHURY, Son of Late NARAYAN ROY CHOWDHURY, BANAMALIPUR, P.O: AGARTALA, Thana: AGARTALA EAST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession Business, 3. Mr SUMANTA DAS, Son of Late SUDHIR CHANDRA DAS, 252A RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 4. Mrs JAYA ROY CHOWDHURY, Daughter of Late NARAYAN ROY CHOWDHURY, BANAMALIPUR, AGARTALA, P.O: AGARTALA, Thana: AGARTALA EAST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession Service

Indetified by Mrs RUMA SAHA, , Wife of Mr KAMAL ROY CHOWDHURY, 173, BANAMALIPUR, P.O: AGARTALA, Thana: AGARTALA EAST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39,738/- ( A(1) = Rs 39,690/- .E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 39,704/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 12:04PM with Govt. Ref. No: 192021220213189968 on 28-03-2022, Amount Rs: 39,704/-, Bank: SBI EPay ( SBlePay), Ref. No. 9389761108612 on 28-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,58,780/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,58,780/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 586928, Amount: Rs.10/-, Date of Purchase: 14/03/2022, Vendor name: M Gazi  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 12:04PM with Govt. Ref. No: 192021220213189968 on 28-03-2022, Amount Rs: 1,58,780/-, Bank: SBI EPay ( SBlePay), Ref. No. 9389761108612 on 28-03-2022, Head of Account 0030-02-103-003-02



Debashish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 171600 to 171620  
being No 160304801 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.04.06 13:58:10 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/04/06 01:58:10 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)