

08298/24

I-08122/2024

1

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 328798

22/07/2024
05-2001847881/2024

Certified that the document is submitted the
Registration. The signature sheets and the
enclosed sheet attached with the
document are the part of this document

Ch.



DEED OF SALE

THIS INDENTURE is made on the 22nd day of
July Two Thousand Twenty Four (2024)

BETWEEN

3492

03 JUL 2024

No..... ₹ 100/- Date.....

Name :.....

B. C. AHIRI
Advocate
ALIPORE JUDGES COURT
KOL-27

Address :.....

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUL 2024

*Subhankar Das
Alipore Police Court*

SRI DHRUBA MAJUMDER, (PAN-BWXPM5214N & Aadhaar No. 9016 6715 4761) son of Sri Basu Das Majumder, by faith Hindu, Indian, by occupation-Service, residing at 246, Parnasree, P.O. Parnasree, P.S. Behala now Parnasree, Kolkata-700 060, hereinafter referred to as the 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

M/S. ROYAL REALTY, a Proprietorship firm, having its office at P-40/A, Gariahat Road South, P.O. Dhakuria, P.S. Lake, Kolkata-700031, represented by its Proprietor SRI SOURAV ROY, (PAN- AGFPR9330K & Aadhaar No.5708 1534 4918) son of Sri Badal Roy, by faith-Hindu, Indian, by occupation- Business, residing at P-40/A, Gariahat Road South, P.O. Dhakuria, P.S. Lake, Kolkata-700031, hereinafter referred to as the 'PURCHASER' (which expression shall unless 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 by a Deed of Sale, dated 09.06.1972, registered in the office of Sub-Registrar at Behala and recorded in Book No.I, Volume No.32, pages from 284 to 287, Deed No.2162 for the year 1972, the father of the Vendor herein Sri Basu Das Majumder purchased ALL THAT piece and parcel land measuring 10 Cottah be the same a little more or less, situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S. No.3, Touzi No.56, comprised R.S. Dag No.110 appertaining to R.S. Khatian No.1, 139, 140, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

122 JUL 2024

Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, from the then lawful owner Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty.

AND WHEREAS due to mistake and oversight, a mistake was crept in the said Deed, which was duly rectified by the said Sri Kanti Ranjan Chakraborty, by executing a Deed of Declaration, registered in the office of District Registrar at Alipore, vide Book No.I, Deed No. 11613 for the year 1991.

AND WHEREAS after such purchase, the said Sri Basu Das Majumder mutated his name in the office of Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as being KMC Premises No.431, Nayabad, Assessee No.31-109-08-0431-9, Kolkata-700 099, upon payment of rates and taxes thereto

AND WHEREAS out of natural love and affection, the said Sri Basu Das Majumder granted, transferred and conveyed a portion of the said land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, more fully described in the Schedule hereunder written, by a Bengali Deed of Gift, dated 03.04.2003, registered in the office of D.S.R.III Alipore and recorded in Book No.I, Volume No.13, page from 247 to 261, Deed No.02984 for the year 2003, unto and in favour of his son Sri Dhurba Majumder, the Vendor herein.

AND WHEREAS the Vendor herein is in peaceful and uninterrupted possession of the said bastu land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, more fully described in the Schedule



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUL 2024

hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendor herein for various reasons declared for absolute sale of the said bastu land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, be the same a little more or less, together with **100 sq.ft.** tile shed structure standing thereon, more fully described in the Schedule hereunder written free from all encumbrances at total price or consideration of **Rs. 86,50,000/-** (Rupees Eighty Six Lakh Fifty Thousand Only) and the Purchaser herein agreed to purchase the said land with structure at the said consideration .

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 86,50,000/-** (Rupees Eighty Six Lakh Fifty Thousand Only) well and truly paid by the Purchaser to the Vendor on or before the execution of the presents, that being the full consideration money (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor doth hereby acquit release and forever discharge the Purchaser and the said land hereby sold). The Vendor doth hereby grant transfer, convey, sell, assign and assure unto the Purchaser ALL THAT piece and parcel of bastu land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, together with **100 sq.ft.** tile shed structure standing thereon, situated at Mouza—Nayabad, J.L.No.25, Pargana—Khaspur, R.S. No.3, Touzi No.56, comprised R.S. & L.R. Dag No.110 appertaining to R.S. Khatian No.1, 139, 140, corresponding to L.R. Khatian No.2574, being KMC Premises No.431/1, Nayabad, Assessee No. 31-109-08-4791-4, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

22 JUL 2024

Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the Schedule hereunder written and/or HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other and ancient right, light, liberty, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders, and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land with structure and every part thereof AND all the deeds, paṭṭah, māṇiments, writings, evidence of title whatsoever relating to or concerning the said land hereditaments and every part thereto which now are or hereafter may be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendor may or procure the same without any action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the Purchaser absolutely forever and free from all encumbrances.

AND the Vendor doth hereby covenant with the Purchaser as follows :-



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUL 2024

That Notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendor has good right full power, absolute authority.

AND indefeasible title to grant, transfer, convey, sell the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant possession of the said land and hereditaments simultaneously with the execution of these presents.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay the rents to the District Collector and taxes to the Kolkata Municipal Corporation, upon getting her name mutated in the said authorities and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges, saved harmless and keep the Purchaser from or against all charges, estates, encumbrances, created by the Vendor or any of his predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all person having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alphonse, South 24 Pernambuco

22 JUL 2024

the said land and hereditaments to and unto the Purchaser as shall or may be reasonably required.

THE Vendor also declares that the land hereby sold has not been previously leased, mortgages sold nor in any way transferred and there is no charge, liens, lispendens, or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said land and hereditaments. The Vendor sold the said land while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same. The Vendor also undertake to compensate any loss if sustained by the Purchaser.

If any error or omission is transpired in this deed in future, the Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchaser.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less, together with **100 sq.ft.** tile shed structure standing thereon, situated at Mouza-Nayabad, J.L.No.25, Pargana -Khaspur, R.S. No.3, Touzi No.56, comprised R.S. & L.R. Dag No.110 appertaining to R.S. Khatian No.1, 139, 140, corresponding to L.R. Khatian No.2574, being KMC Premises No. 431/1, Nayabad, Assessee No. 31-109-08-4791-4, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation,



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUL 2024

Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, with right to take electric, tap water, drainage etc. connection through the adjacent common passage, together with all easements rights and appurtenances thereto and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with Red border line therein, being butted and bounded as follows :-

On the North : 40' ft wide Road,

On the South : Land of Plot No.7 & 8,

On the East : Land of Sri Partha Majumder,

On the West : Land of Sri Basu Das Majumder.

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

SIGNED & DELIVERED

In presence of :

1. *Sumit Kumar Jha*
3. No. 46, Lalgobind Petrapur
KOLKATA - 700152.

Dhonba Majumder

VENDOR

2. *Sanjib Das*
Dhalua road - 700152

Royal Realty
Levender
Proprietor

PURCHASER

Drafted by me
On behalf of
Partha Majumder
4-22



District Sub-Registrar - IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUL 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 86,50,000/-** (Rupees Eighty Six Lakh Fifty Thousand Only) being the full consideration money of the Schedule mentioned land with structure, paid by the Purchaser in the manner as follows :-

| <u>Mode of Payment.</u> | <u>Date</u> | <u>Bank/Branch</u> | <u>Amount</u> |
|-------------------------|-------------|----------------------|------------------------|
| Cheque No. 091563 | 22.06.2024 | Punjab National Bank | Rs.6,50,000/- |
| Cheque No. 091564 | 22.06.2024 | Punjab National Bank | Rs.3,50,000/- |
| DD No. 222436 | 19.07.2024 | Punjab National Bank | Rs.76,50,000/- |
| Total..... | | | <u>Rs. 86,50,000/-</u> |

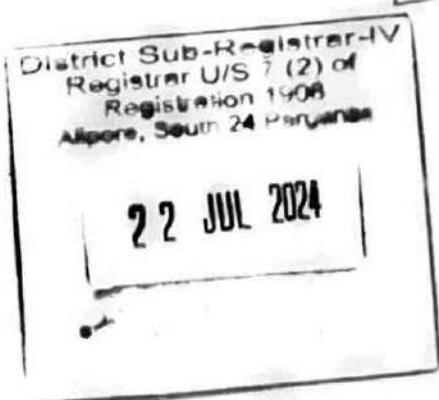
(Rupees Eighty Six Lakhs only)

WITNESSES:-

1. *Sumit Kumar Jha*

Dhruva Majumder
VENDOR

2. *Sanjib Das*



| PHOTO | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-----------|------------|---------------|-------------|--------------|
| | left hand | | | | |
| right hand | | | | | |

Name.....

Signature.....

| PHOTO | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-----------|------------|---------------|-------------|--------------|
| | left hand | | | | |
| right hand | | | | | |

Name...DHRUBA MAFAMDER

Signature...Dhruba Mafamder

| PHOTO | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-----------|------------|---------------|-------------|--------------|
| | left hand | | | | |
| right hand | | | | | |

Name.....SOURAV ROY

Signature.....Sourav

| PHOTO | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-----------|------------|---------------|-------------|--------------|
| | left hand | | | | |
| right hand | | | | | |

Name.....

Signature.....



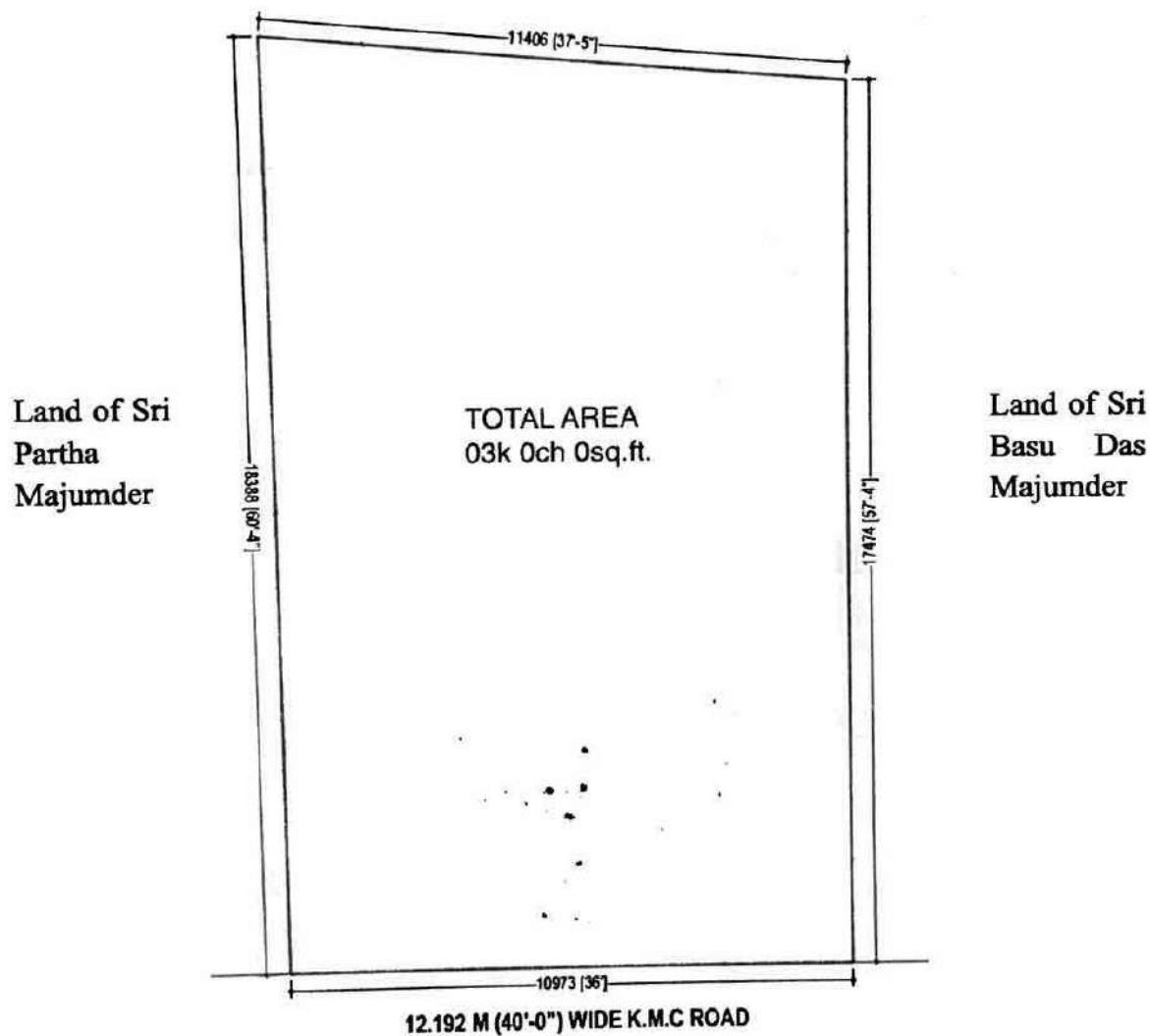
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUL 2024

Mouza-Nayabad, J.L.No.25, Pargana -Khaspur, R.S. No.3, Touzi No.56, comprised R.S. & L.R. Dag No.110 appertaining to R.S. Khatian No.1, 139, 140, corresponding to L.R. Khatian No.2574, being KMC Premises No.431/1, Nayabad, Assessee No.31-109-08-4791-4, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109.

SITE PLAN

Land of Plot No.7 & 8



Royal Realty

Sreejoy
Proprietor

Dhruba Majumder

VENDOR

PURCHASER



District Sub-Registrar-IV
Register U/S 7 (2) of
Registration 1903
Alipore, South 24 Parganas

22 JUL 2024



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



192024250126928312

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192024250126928312 | Payment Mode: | Counter Payment |
| GRN Date: | 18/07/2024 15:43:09 | Bank/Gateway: | Punjab National Bank |
| BRN : | M176764 | BRN Date: | 19/07/2024 00:00:00 |
| GRIPS Payment ID: | 180720242012692830 | Payment Init. Date: | 18/07/2024 15:43:09 |
| Payment Status: | Successful | Payment Ref. No: | 2001847881/3/2024 |
| | | | [Query No/*/Query Year] |

Depositor Details

| | |
|---------------------------|---------------------------|
| Depositor's Name: | Mr SOURAV ROY |
| Address: | 40/A, GARIAHAT ROAD SOUTH |
| Mobile: | 9831417207 |
| Period From (dd/mm/yyyy): | 18/07/2024 |
| Period To (dd/mm/yyyy): | 18/07/2024 |
| Payment Ref ID: | 2001847881/3/2024 |
| Dept Ref ID/DRN: | 2001847881/3/2024 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2001847881/3/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 518920 |
| 2 | 2001847881/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 86514 |
| Total | | | | 605434 |

IN WORDS: SIX LAKH FIVE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180720242012692830

GRIPS Payment Detail

| | | | |
|-------------------|----------------------|---------------------|---------------------|
| GRIPS Payment ID: | 180720242012692830 | Payment Init. Date: | 18/07/2024 15:43:09 |
| Total Amount: | 605434 | No of GRN: | 1 |
| Bank/Gateway: | Punjab National Bank | Payment Mode: | Counter Payment |
| BRN: | M176764 | BRN Date: | 19/07/2024 00:00:00 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

| | |
|-------------------|---------------|
| Depositor's Name: | Mr SOURAV ROY |
| Mobile: | 9831417207 |

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192024250126928312 | Directorate of Registration & Stamp Revenue | 605434 |
| Total | | | 605434 |

IN WORDS: SIX LAKH FIVE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1604-08122/2024 | Date of Registration | 22/07/2024 |
| Query No / Year | 1604-2001847881/2024 | Office where deed is registered | |
| Query Date | 12/07/2024 6:14:40 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, 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. 86,50,000/- | Rs. 86,50,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,19,020/- (Article:23) | Rs. 86,546/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

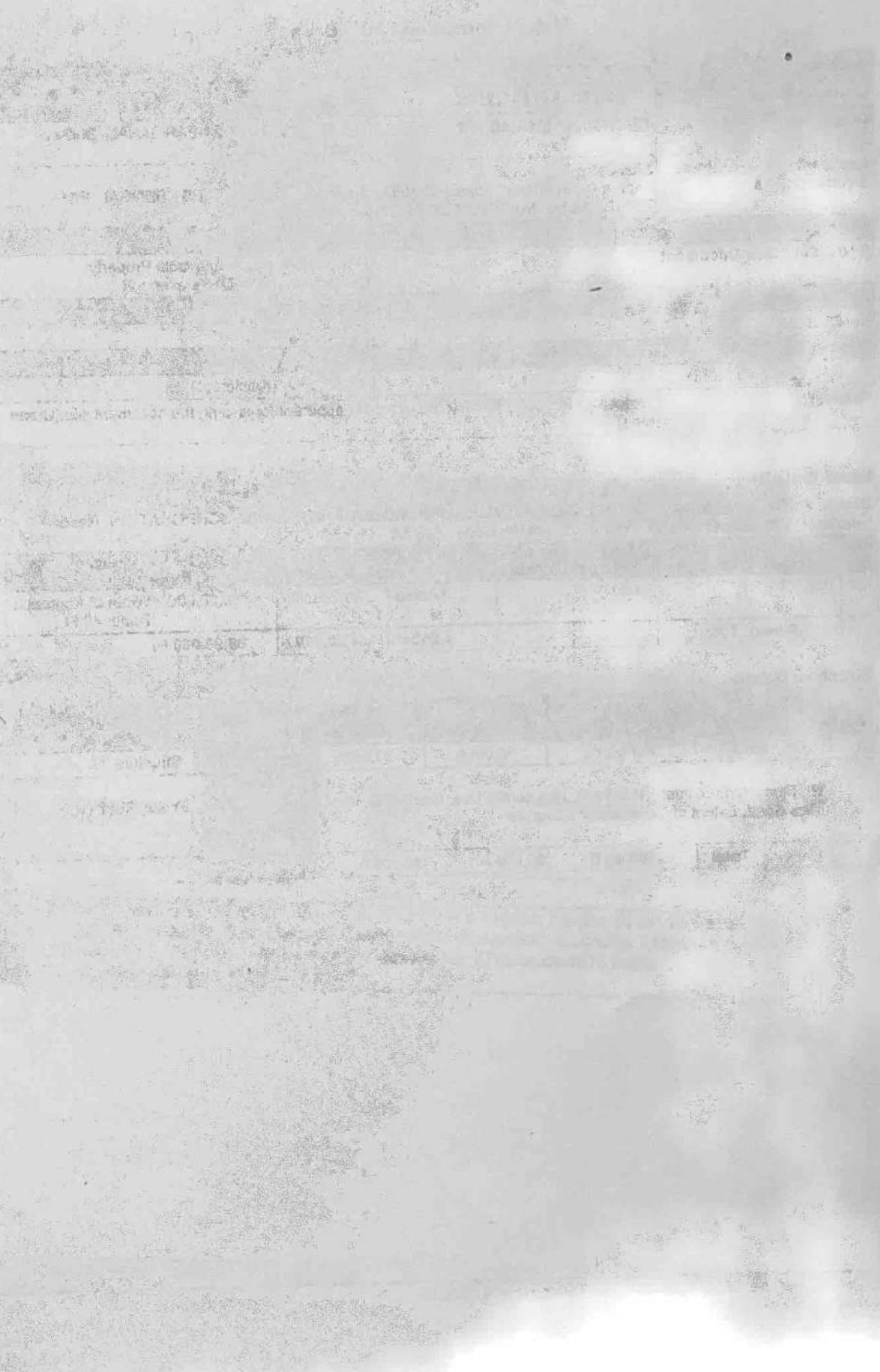
Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 431/1, , Ward No: 109 Pin Code : 700099

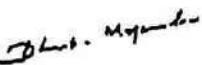
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|---------------|----------------|-----------------------|--------------|-------------------------|-----------------------|--------------------------------|
| L1 | (RS :-) | | Bastu | 3 Katha | 86,20,000/- | 86,20,000/- | Width of Approach Road: 40 Ft, |
| | Grand Total : | | | 4.95Dec | 86,20,000 /- | 86,20,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 30,000/- | 30,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| | Total : | 100 sq ft | 30,000 /- | 30,000 /- | |



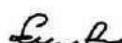
Seller Details :

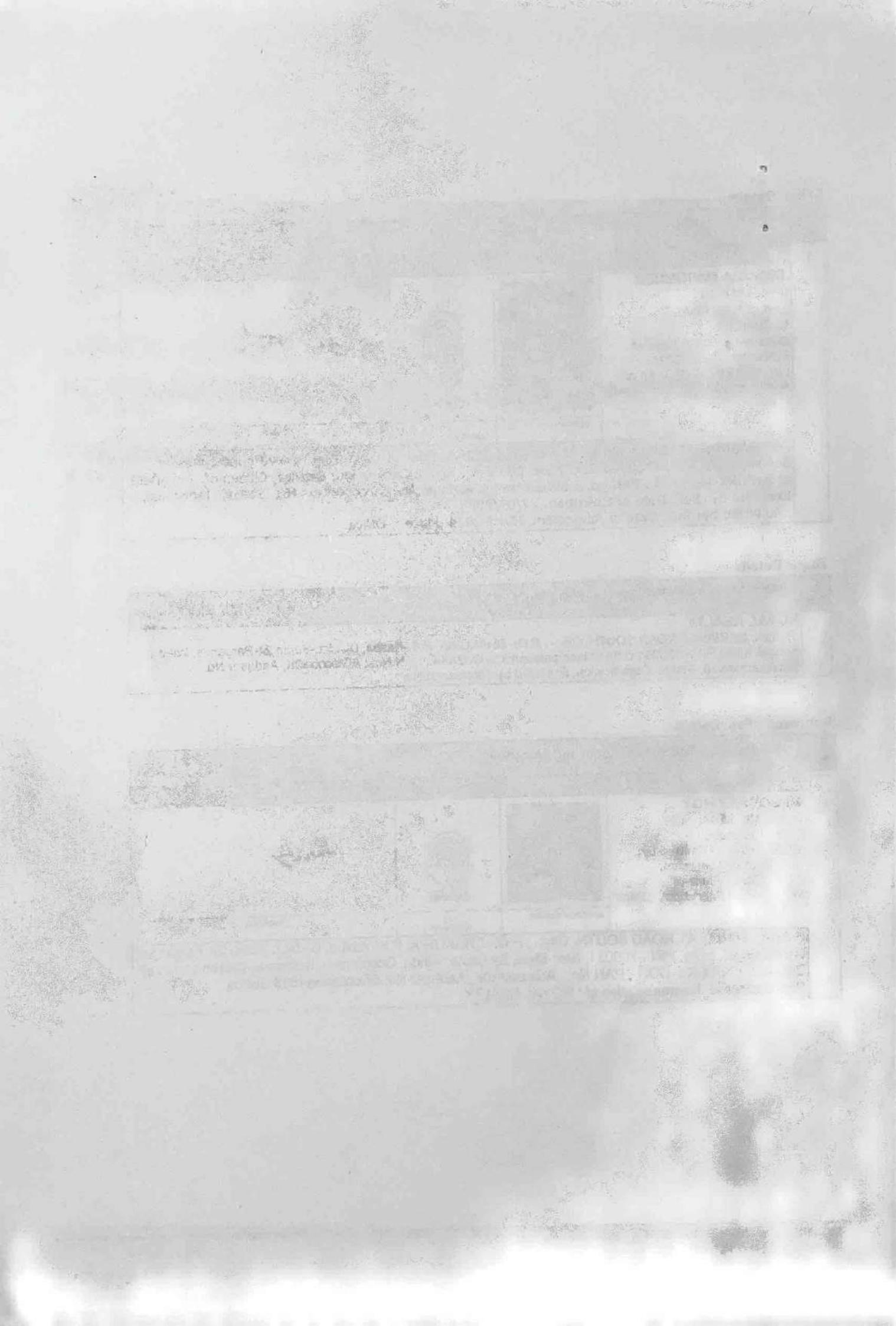
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | DHRUBA MAJUMDER (Presentant) Son of BASU DAS MAJUMDER Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office |  22/07/2024 |  Captured |  22/07/2024 |
| | 246, PARNASREE, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BWxxxxxxxx4N, Aadhaar No: 90xxxxxxxx4761, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office | | | |

Buyer Details :

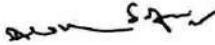
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | ROYAL REALTY P-40/A, GARIAHAT ROAD SOUTH, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Date of Incorporation:XX-XX-2XX4 , PAN No.: AGxxxxxxxx0K, Aadhaar No: 57xxxxxxxx4918, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SOURAV ROY Son of Mr BADAL ROY Date of Execution - 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office |  Jul 22 2024 12:25PM |  Captured |  22/07/2024 |
| | P-40/A, GARIAHAT ROAD SOUTH, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AGxxxxxxxx0K, Aadhaar No: 57xxxxxxxx4918 Status : Representative, Representative of : ROYAL REALTY | | | |



Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S.-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027 |  |  Captured |  |
| | 22/07/2024 | 22/07/2024 | 22/07/2024 |
| Identifier Of DHRUBA MAJUMDER, Mr SOURAV ROY | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|---------------------------|
| 1 | DHRUBA MAJUMDER | ROYAL REALTY-4.95 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|--------------------------------|
| 1 | DHRUBA MAJUMDER | ROYAL REALTY-100.0000000 Sq Ft |

Amherst
DRAFT
1970-71

Sample

Endorsement For Deed Number : I - 160408122 / 2024

On 22-07-2024

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

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

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

Presented for registration at 12:20 hrs on 22-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by DHRUBA MAJUMDER ,Executant.

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 86,50,000/-

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

Execution is admitted on 22/07/2024 by DHRUBA MAJUMDER, Son of BASU DAS MAJUMDER, 246, PARNASREE, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service

Indentified by ALOK SAFUI, , , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-07-2024 by Mr SOURAV ROY,

Indentified by ALOK SAFUI, , , Son of Late SANAT SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,546.00/- (A(1) = Rs 86,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 86,514/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2024 12:00AM with Govt. Ref. No: 192024250126928312 on 18-07-2024, Amount Rs: 86,514/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M176764 on 19-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,19,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,18,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3492, Amount: Rs.100.00/-, Date of Purchase: 03/07/2024, Vendor name:

Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2024 12:00AM with Govt. Ref. No: 192024250126928312 on 18-07-2024, Amount Rs: 5,18,920/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M176764 on 19-07-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 237936 to 237956

being No 160408122 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.07.22 13:54:13 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.