

1595/2024

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151/16

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 574048

P. 2000 973082/2024

Certified that this document is
admitted to Registration. The
signature sheet and the
endorsement sheet attached to the
document are part of this document.

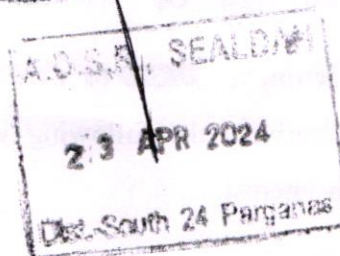
Additional Dist. Sub Registrar
Sealdah

23.4.24

1. Date: 28th day of April, 2024
2. Nature of document: **DEED OF CONVEYANCE**
3. Parties: Collectively the following which will include their respective successors-in-interest.

4196. Value 100/- 19 APR 2024
Date.....
Sold to..... Parul Khan & Or.
Address..... TIA, Grobha Pauri Lane
Vendor Sign..... [Signature] [Signature]

Marmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14



4.1 VENDOR / FIRST PART:

SRI KRISANU BHATTCHARYA [AADHAAR NO : 3323 0190 1304], [PAN- AHBPB0222H], [Mobile – 9830166276], [Date of Birth: 11-12-1973], Son of Late Dipankar Bhattacharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

4.2 PURCHASERS /OTHER PART:

(1) **SRI INDRAJIT BANERJEE** [AADHAAR NO: 8208 8143 9426], [PAN NO - BEGPB2759N], [Mobile – 6289710414], [Date of Birth: 17-11-1971], Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

(2) **SMT. DAMAYANTI BANERJEE GHOSH** [AADHAAR NO : 5841 2899 0063], [PAN- AKBPG9145R], [Mobile – 8240029186], [Date of Birth: 02-01-1976], wife of Late Abhijit Banerjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

(3) **SRI PARTHA KHAN** [AADHAAR NO : 2392 7770 5598], [PAN- AOXPK8324E], [Mobile – 9830157188], [Date of Birth: 20-06-1975], Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Govinda Paul Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

(4) **SMT. GOPA BASU** [AADHAAR NO: 6137 0263 2266], [PAN- CQVPB9001R], [Mobile – 6290406041], [Date of Birth: 27-11-1970], wife of Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Govinda Paul Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata– 700 002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

4.3 Subject Matter:

Sale of "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 106.22 Square feet pucca Structure** described in **Schedule-B** from being the **KMC Premises No. 34, KALI KUMAR BANERJEE LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-15-0040-6** described in **Schedule-A** and plot of land colored '**Red**' in the Annexed **Plan-A**.

5. BACK GROUND OF KMC PREMISES NO. 34, KALI KUMAR BANERJEE LANE, ASSESSEE NO. 11-006-15-0040-6:

- 5.1 One **SRI DINESH CHANDRA BHATTACHARYA** alias **SRI DINESH CHANDRA BHATTACHARJEE**, son of Late Rasik Chandra Bhattacharya, was the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the an old dilapidated **four storied brick built dwelling house** comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** together with piece and parcel of land measuring about **2 (Three) Cottahs 9 Chitaks** at **34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore** under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002 **since purchased** from **Bhupendra Nath Bandopadhyay, Surendra Nath Bandopadhyay and Smt. Subarna Bala Debi** on 16th July, 1957 by a Deed of Conveyance which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 25, Pages from 284 to 293, Being No.- 1417 for the year 1957 and his name was mutated in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.
- 5.2 The said **SRI DINESH CHANDRA BHATTACHARYA** alias **SRI DINESH CHANDRA BHATTACHARYA** **died** intestate on 15.03.1988 and leaving behind his wife namely **SMT. SURUCHI BHATTACHARYA** and only son namely **SRI DIPANKAR BHATTACHARYA** alias **SRI DIPANKAR BHATTACHARJEE** as his legal heirs and successors.
- 5.3 The said **SMT. SURUCHI BHATTACHARYA**, wife of Late Dinesh Chandra Bhattacharya, **died** intestate on 30.12.2000 and leaving behind her only son namely **SRI DIPANKAR BHATTACHARYA** as his only legal heir and successor.
- 5.4 As per the Hindu Succession Act, 1956 as stated herein above said Property of Late Dinesh Chandra Bhattacharya and Smt. Suruchi Bhattacharya, wife of Late Dinesh Chandra Bhattacharya being Premises No. **34, Kali Kumar Banerjee Lane, P.S.-Chitpur, P.O.- Cossipore** under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, is being inherited by **DIPANKAR BHATTACHARYA** alias **DIPANKAR BHATTACHARJEE** who seized and possessed of and/or otherwise sufficiently entitled to the same.

- 5.5 The said **DIPANKAR BHATTACHARYA** alias **DIPANKAR BHATTACHARJEE** was **mutated** and recorded his name in the Kolkata Municipal Corporation being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.-Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 as the absolute owner of the said property.
- 5.6 The said **DIPANKAR BHATTACHARYA** alias **DIPANKAR BHATTACHARJEE** **died** intestate on 22.12.2010 and leaving behind his wife namely **SMT. SURAMA BHATTACHARYA** alias **SMT. SURAMA BHATTACHARJEE** and 1 (One) son namely **SRI KRISANU BHATTACHARYA** as his legal heirs and successors.
- 5.7 As per the Hindu Succession Act, 1956, aforesaid **SMT. SURAMA BHATTACHARJEE** and **SRI KRISANU BHATTACHARYA** became joint owners having in the said property being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.-Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 being Four storied brick build dwelling house comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** together with land measuring about **2 cottah 9 Chittaks** and seized an possessed of and/or otherwise sufficiently entitled to the same.
- 5.8 The said **SMT. SURAMA BHATTACHARYA** alias **SMT. SURAMA BHATTACHARJEE**, wife of Late Dipankar Bhattacharya alias Dipankar Bhattacharjee, **died** intestate on 26.12.2019 and leaving behind her only son namely **SRI KRISANU BHATTACHARYA** as her legal heirs and successors.
- 5.9 In the manner followed by Hindu Succession Act, 1956, aforesaid **SRI KRISANU BHATTACHARYA**, became absolute owner and **mutated** his name in the Kolkata Municipal Corporation being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.-Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 being Four storied brick build dwelling house comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** together with land measuring about **2 cottah 9 Chittaks** and seized an possessed of and/or otherwise sufficiently entitled to the same free from all encumbrances.
- 5.10 Since then, the First Part **SRI KRISANU BHATTACHARYA** herein **VENDOR** is peacefully enjoying the said land with four storied pucca dwelling house comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

6. **Terms of SALE of "Undivided AND undemarcated Share" admeasuring 200 Square feet land and 106.22 Square feet pucca Structure from Schedule -A property by FIRST PART/ VENDOR and acceptance of the same by SECOND PART/ PURCHASERS:**

The demise premises are in the occupation of **VENDOR** and the vendors herein have agreed to sell "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 106.22 Square feet pucca Structure** for valuable consideration.

The purchases have agreed to purchase the demised property free from all, free from any other encumbrances, charges, liens, lispendens, acquisition, requisitions, attachment, trust of whatever nature at and for consideration of Rs. 2,00,000/- (Rupees Two Lakhs) only.

The Vendor have further represented to the Purchasers that they have been amicable settlement among the vendors, in pursuance of which the consideration shall be paid in the ratio as communicated by the vendor their representatives to the purchasers and the purchasers have made the necessary payment of the consideration in accordance with the ratio suggested by the vendors as appears in the memo of consideration annexed herewith, and the vendors here by rectify the same and keep the purchaser indemnified in the unlikely event of any disagreement or claim arising in future from any of the Co vendors.

7. The Purchasers herein have paid the entire consideration amount of Rs. 2,00,000/- (Rupees Two Lakhs) only to the Vendors herein before execution of this Indenture and the Vendors herein received and acknowledged as per memo of consideration hereunder written.
8. And he hereunder renounce and relinquish "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 106.22 Square feet pucca Structure** a of his estate and right title and interest with intend to vest the same and grant transfer by way of sale and hereby convey, assign and assure into and to the use of the **PURCHASERS** absolutely and unconditionally forever, grant, transfer, assign, assure and convey all his right, title and interest of his "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 106.22 Square feet pucca Structure** from his Schedule -A property from the day thereof i.e. today to the **VENDOR** and the **PURCHASERS** do accept the same.

9. **THE VENDOR DO HEREBY COVEMENT WITH THE PURCHASERS as follows:**

- A) **THAT NOTWITHSTANDING** anything hereto before done or suffered to the contrary the Vendors have good and absolute right, title an authority to sell, convey, transfer the possession of the schedule mentioned property free from all encumbrances, charges, liens, lispendences, demands and claims whatsoever particularly described in the schedule hereunder written and all right privileges an appurtenances thereunto belonging and hereby sold, conveyed and transferred and that the Vendors have not done or knowingly suffered anything whereby the property may be encumbered effected or impeached in estate title or otherwise.

- B) That the Vendors herein shall and will at all times indemnify and keep indemnified and keep harmless the Purchasers against all claims, demands, whatsoever in respect of the said property hereby sold and conveyed and make good the Purchasers off all losses, cost and expenses that may be accrued or be incurred by reason of any defect, deficiency that may be found or detected in right, title and interest in the said property and for getting the same right.
- C) That the Purchasers herein shall henceforth peacefully and equity hold, possess and enjoy the rents, issues and profits desirably from and out of the said property hereby sold without any lawful eviction, interruption, hindrances, claims or demands whatsoever from or by the vendors herein or any other person or persons claiming through or under entrust for the vendors an without any lawful let, hindrances and interruptions or disturbances by any person /persons whatsoever.
- D) That all the arrear rates, taxes and revenues and other impositions payable in respect of the said schedule property hereby sold have been paid by the vendors hereby unto the date thereof and if any dues or arrear rent, taxes and any demands from any department before the KOLKATA MUNICIPAL CORPORATION in respect of the said schedule property remain found unpaid unto the date thereof, to be paid by the vendors before execution of this indenture.

10. THE PURCHASERS BOTH HEREBY COVENANT WITH THE VENDOR:

- A) That upon delivery of possession of the property hereby sold, the Purchasers herein shall be jointly entitled to use and possess the same and every part thereof exclusively and to the rent issued and profits thereof.
- B) That the Purchasers shall pay all the Municipal rates and taxes and other outgoing fully or proportionately in respect of the said property as mentioned in Schedule herein from the date of execution of this deed of conveyance.
- C) That the Purchasers shall also apply for and mutate their names as absolute owner in respect of said property hereby sold before the appropriate of the Kolkata Municipal Corporation authority at her own costs and the Purchasers herein shall pay all taxes regularly.
- D) That subject to the above terms and conditions the Purchasers of the said schedule property shall be entitled to exclusive use absolute enjoyment thereof without any interruption by the Vendors or any other or Persons for their undivided share of the schedule property.

11. THE PURCHASERS AND VENDOR BOTH HEREBY COVENANT:

Jurisdiction: Both the parties have agreed to mae the jurisdiction in the Courts governed be the Honble' High Court Calcutta.

Disputes: All disputes and / or differences between the parties hereto regarding the construction and/or interpretation of this agreement and touching these premises or determination of any liability shall be referred to the joint arbitration of two persons, one to be appointed by the attorneys and one to be appointed by the purchaser and if the arbitrators differ in their awards then the same shall be referred to one umpire to be jointly appointed by the joint arbitrators and the same shall be deemed to be a reference within the meaning of the Arbitration and Re- Conciliation Act, 1996.

None of the parties hereto shall be entitled to proceed before any court or from before referring the same to the arbitration of the Arbitrators and the Arbitrators have given their award. The Arbitrators shall have summary power and the Arbitrators shall have power to give interim award and/or directions.

Disputes of differences in relation to or arising out of or touching this Agreement of the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the competent court of having jurisdiction to entertain the same.

NOW THIS INDENTURE WITNESSETH that upon payment of the cost of indenture to the VENDOR, the vendor out of their free will, without fraud, coercion or under influence from anybody whatsoever and in full possession of his sense, doth hereby absolutely and freely sale, grant, transfer, give, assign and assure unto and to the use of the PURCHASERS by way of Sale UNTO and in favour of PURCHASERS-ALL THAT the his **"Undivided AND undemarcated Share"** admeasuring **200 Square feet land and 106.22 Square feet pucca Structure** from Schedule -A property (more fully and particularly described in the SCHEDULE-B hereunder written) lying and situated at **KMC Premises No. 34, KALI KUMAR BANERJEE LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata - 700 002 under Ward No. 006, Borough No. - I, Assessee No. 11-006-15-0040-6** being two storied brick build dwelling house comprising of **980 Sq. Ft. on Ground Floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** together with land measuring about **2 cottah 9 Chittaks 0 Sq.ft.** within the jurisdiction of the Kolkata Municipal Corporation, more fully and particularly described in the SCHEDULE-A hereunder written; Being Free from all encumbrances, charges liens hereunder written TOGETHER WITH the benefit of all covenants relating to any title whatsoever in any way relating to the said property or any part thereof **TO HAVE AND HOLD** full power and absolute authority to make sale their share of the said premises in the manner aforesaid and the PURCHASERS shall also be entitled to sell, mortgage, lease or otherwise alienate, transfer the said property of the said premises hereby conveyed without lawful interruption claim or demand whatsoever by PRCHASERS any person lawfully or equitably claiming from under in trust for him TOGETHER WITH all deeds, title whatsoever exclusively relating to or concerning the said property hereditament messuage tenements house and premises or any part thereof which now or hereafter shall or may be in the possession or power or control of the VENDOR or any other person or persons from whom he may procure the same without any action or **ALL TOGETHER** all benefits, rights, advantages, privileges covenants for production of documents contained in any document **TO HAVE AND TO HOLD** the said property hereditament tenement house messuage and premises hereby granted or expressed or intended so to be unto aid to the use of the PURCHASERS free from all encumbrances and absolutely and forever **AND FURTHER THAT** the VENDOR and his legal representatives and assigns made convent with the PURCHASERS, his heirs, executors, administrators, assigns from or against all encumbrances, charges, whatsoever.

SCHEDULE- A

ALL THAT piece and parcel of land measuring about comprising land area of **2 Cottahs 9 Chittaks 0 Sq.ft.** more or less with **80 years old four storied building** standing thereon comprising of built up area **980 Sq. Ft. on Ground Floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** solely self residential use lying and situated at Premises No. **34, KALI KUMAR BANERJEE LANE**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-15-0040-6** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **33 (Thirty Three) Feet**:

ON THE NORTH: 20 Feet Common Passage

ON THE SOUTH: Kali Kumar Banerjee Lane (35 Feet)

ON THE EAST: 6D/3, B. T. Road, 6D/1, B. T. Road and 6F, B. T. Road,

ON THE WEST: 33A & 33B, Kali Kumar Banerjee Lane and 11A, Gobinda Paul Lane.

SCHEDULE - B (Sale Portion)

ALL THAT "Undivided AND undemarcated Share" admeasuring **200 Square feet land** and **106.22 Square feet pucca Structure** out of piece and parcel of land measuring about **2 Cottahs 9 Chittaks 0 Sq.ft.** more or less with **80 years old four storied building** standing thereon comprising of built up area **980 Sq. Ft. on Ground Floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** solely self residential use lying and situated at Premises No. **34, KALI KUMAR BANERJEE LANE**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-15-0040-6** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **33 (Thirty Three) Feet**:

ON THE NORTH: 20 Feet Common Passage

ON THE SOUTH: Kali Kumar Banerjee Lane (35 Feet)

ON THE EAST: 6D/3, B. T. Road, 6D/1, B. T. Road and 6F, B. T. Road,

ON THE WEST: 33A & 33B, Kali Kumar Banerjee Lane and 11A, Gobinda Paul Lane.

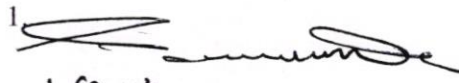
IN WITNESS WHEREOF the PARTIES have hereunto set and subscribed their hands and seals the day month and year first herein above written.

SIGNED SEALED AND DELIVERED

by the parties at Kolkata

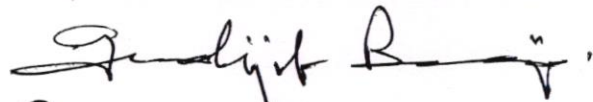
in the presence of

WITNESS:

1. 
19/11/2024
1st 70000

2. Nilam Nag
50, P.R.S. Lane,
Kolkata-15

Kripam Bhattacharya
(SIGNATURE OF THE VENDORS)


Damayanti Banerjee Ghosh
Partha Kumar
Gopal Basu.
(SIGNATURE OF THE PURCHASERS)

Read over, explained in Vernacular to
The parties And admitted to be correct
And drafted by me And prepared in my
Chamber as per instruction and photocopy
Of documents supplied by the parties herein

Drafted by:



Ranajit Dey

Advocate, High Court at Calcutta (Mobile: 9123016547)

Chamber: 98A/16, Belegata Main Road, Flat No.1A, Kolkata – 700 010.


RANAJIT DEY
Advocate
Enrolment No.
F/4105/4041/2023

MEMO OF CONSIDERATION

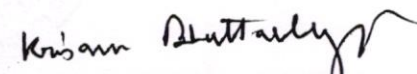
RECEIVED on or before executing this present DEED OF CONVEYANCE, a sum of **Rs. 2,00,000/-** (Rupees Two Lakhs) only as the Total consideration amount as mentioned herein above written from the above named Developer, in the following manner :

<u>Chaque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
000126		BANDHAN BANK SHYAMBHAR	KRISANU BHATTA - -CHARYA	200,000/-

WITNESSES :

1. 

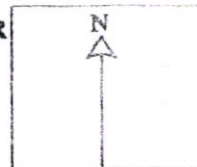
2. Nilam Nag.


(SIGNATURE OF THE VENDOR)

UNDER K.M.C. WARD NO.- 06, BOROUGH-I P.S.-CHITPUR ASSESSEE NO:110061500406

AREA OF LAND MKD. LOT-C: 02K- 09CH- 0 SQ.FT(MORE OR LESS)

AREA OF EXISTING STRUCTURE: 980 SQ. FT ON GROUND, FIRST & SECOND FLOOR



SCALE 1:100

Gulijit Baji
 Damayanti Bamesjee
 Partha Khan

Partha Khan

Goba Basu.

SIGNATURE OF PURCHASER

Krisann Bentley

SIGNATURE OF OWNER

FORM FOR EXECUTION & FINGER PRINTS

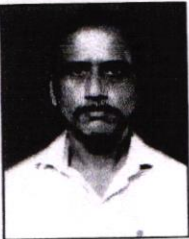
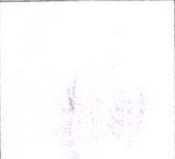




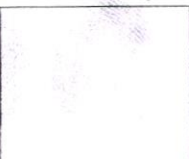
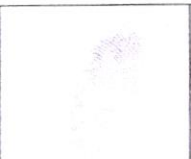


NAME : SRI KRISANU BHATTCHARYA (VENDOR) *Krisanu Bhattacharya*

					
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					

FORM FOR EXECUTION & FINGER PRINTS







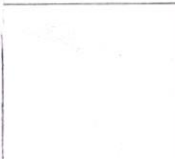

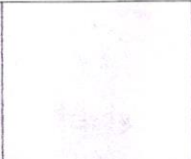


NAME : SRI INDRAJIT BANERJEE (PURCHASER)

Indrajit Banerjee

					
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					






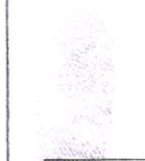





NAME : SMT. DAMAYANTI BANERJEE GHOSH (PURCHASER)

Damayanti Banerjee Ghosh

					
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					

NAME : SRI PARTHA KHAN (PURCHASER)





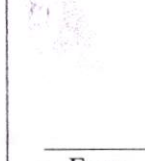
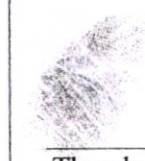





Partha Khan

					
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					

FORM FOR EXECUTION & FINGER PRINTS

NAME : SMT GOPA BASU (PURCHASER)

Gopa Basu

					
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



220420242002384948

GRIPS Payment Detail

GRIPS Payment ID:	220420242002384948	Payment Init. Date:	22/04/2024 21:52:58
Total Amount:	47998	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2798344734837	BRN Date:	22/04/2024 21:57:34
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

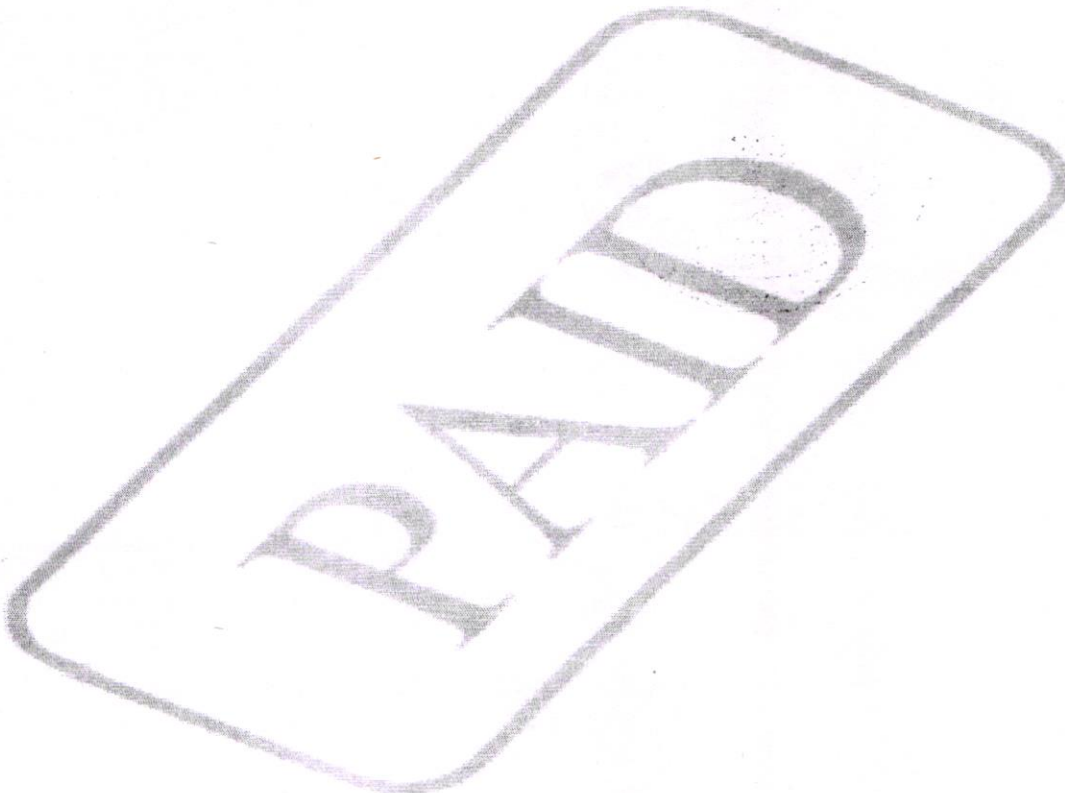
Depositor's Name: Mr PRADIP BOSE
Mobile: 9433476524

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	19202425002384948	Directorate of Registration & Stamp Revenue	47998
Total			47998

IN WORDS: FORTY SEVEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

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





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



192024250023849498

GRN Details

GRN: 192024250023849498 Payment Mode: SBI Epay
GRN Date: 22/04/2024 21:52:58 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2798344734837 BRN Date: 22/04/2024 21:57:34
Gateway Ref ID: 2188631 Method: State Bank of India WIBMO PG DC
GRIPS Payment ID: 220420242002384948 Payment Init. Date: 22/04/2024 21:52:58
Payment Status: Successful Payment Ref. No: 2000973082/6/2024
[Query No*/Query Year]



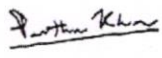


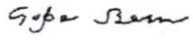
Depositor Details

Depositor's Name: Mr PRADIP BOSE
Address: 6, MOHAN BAGAN ROW, KOLKATA-700006
Mobile: 9433476524
Period From (dd/mm/yyyy): 22/04/2024
Period To (dd/mm/yyyy): 22/04/2024
Payment Ref ID: 2000973082/6/2024
Dept Ref ID/DRN: 2000973082/6/2024




Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000973082/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	38371
2	2000973082/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	9627
Total				47998

IN WORDS: FORTY SEVEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

3	Name Shri Partha Khan (Presentant) Son of Late Pannalal Khan Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office	Photo  23/04/2024	Finger Print  Captured 23/04/2024 LTI	Signature  23/04/2024
Son of Late Pannalal Khan 11A, Gobinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: aoxxxxxx4e, Aadhaar No: 23xxxxxxxx5598, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office				
4	Name Smt Gopa Basu Wife of Saswata Basu Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office	Photo  23/04/2024	Finger Print  Captured 23/04/2024 LTI	Signature  23/04/2024
Wife of Saswata Basu 11A, Gobinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: cqxxxxxx1r, Aadhaar No: 82xxxxxxxx9426, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office				

Identifier Details :

Name Mr Ranajit Dey Son of Late Brojandra Kumar Dey 98a/16 Belegghata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010	Photo  23/04/2024	Finger Print  Captured 23/04/2024	Signature  23/04/2024
Identifier Of Shri Krisanu Bhattacharya, Shri Indrajit Banerjee, Smt Damayanti Banerjee Ghosh, Shri Partha Khan, Smt Gopa Basu			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Krisanu Bhattacharya	Shri Indrajit Banerjee-0.114583 Dec,Smt Damayanti Banerjee Ghosh-0.114583 Dec,Shri Partha Khan-0.114583 Dec,Smt Gopa Basu-0.114583 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Krisanu Bhattacharya	Shri Indrajit Banerjee-26.55500000 Sq Ft,Smt Damayanti Banerjee Ghosh-26.55500000 Sq Ft,Shri Partha Khan-26.55500000 Sq Ft,Smt Gopa Basu-26.55500000 Sq Ft

Major Information of the Deed

Deed No :	I-1606-01565/2024	Date of Registration	23/04/2024
Query No / Year	1606-2000973082/2024	Office where deed is registered	
Query Date	18/04/2024 3:09:25 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANAJIT DEY 98A/16 BELEGHATA MAIN ROAD, Thana : Beliaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9123016547, 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. 2,00,000/-	Rs. 9,61,277/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 38,471/- (Article:23)	Rs. 9,627/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



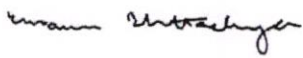
District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Kr. Banerjee Rd, , Premises No: 34, , Ward No: 006 Pin Code : 700002

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	200 Sq Ft	1,70,000/-	9,18,752/-	Width of Approach Road: 33 Ft.,
Grand Total :				.4583Dec	1,70,000 /-	9,18,752 /-	



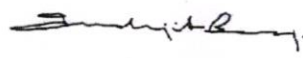


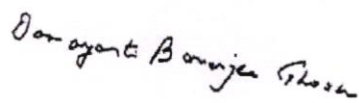
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	106.22 Sq Ft.	30,000/-	42,525/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 30.26 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 30.26 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 30.26 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 15.44 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		106.22 sq ft	30,000 /-	42,525 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Krisanu Bhattacharya Son of Late Dipankar Bhattacharya Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office	Photo  23/04/2024	Finger Print  Captured LTI 23/04/2024	Signature  23/04/2024
34 Kali Kumar Banerjee Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ahxxxxxx2h, Aadhaar No: 33xxxxxxxx1304, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Indrajit Banerjee Son of Late Dipen Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office	Photo  23/04/2024	Finger Print  Captured LTI 23/04/2024	Signature  23/04/2024
Son of Late Dipen Banerjee 33B Kali Kumar Banerjee Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: bxxxxxxx9n, Aadhaar No: 82xxxxxxxx9426, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office				
2	Name Smt Damayanti Banerjee Ghosh Daughter of Late Abhijit Banerjee(Mother) Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office	Photo  23/04/2024	Finger Print  Captured LTI 23/04/2024	Signature  23/04/2024
Daughter of Late Abhijit Banerjee(Mother) 33B Kali Kumar Banerjee Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: akxxxxxx5r, Aadhaar No: 58xxxxxxxx0063, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office				

Endorsement For Deed Number : I - 160601565 / 2024

On 23-04-2024

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 15:16 hrs on 23-04-2024, at the Office of the A.D.S.R. SEALDAH by Shri Partha Khan , one of the Claimants.

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 9,61,277/-

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

Execution is admitted on 23/04/2024 by 1. Shri Krisanu Bhattacharya, Son of Late Dipankar Bhattacharya, 34 Kali Kumar Banerjee Lane, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 2. Shri Indrajit Banerjee, Son of Late Dipen Banerjee, 33B Kali Kumar Banerjee Lane, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 3. Smt Damayanti Banerjee Ghosh, Daughter of Late Abhijit Banerjee, 33B Kali Kumar Banerjee Lane, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 4. Shri Partha Khan, Son of Late Pannalal Khan, 11A, Road: Gobinda Paul Lane, , P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 5. Smt Gopa Basu, Wife of Saswata Basu, 11A, Road: Gobinda Paul Lane, , P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife

Indetified by Mr Ranajit Dey, , Son of Late Brojandra Kumar Dey, 98a/16 Belegghata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,627.00/- (A(1) = Rs 9,613.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,627/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 9:57PM with Govt. Ref. No: 192024250023849498 on 22-04-2024, Amount Rs: 9,627/-, Bank: SBI EPay (SBlePay), Ref. No. 2798344734837 on 22-04-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,471/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 38,371/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4196, Amount: Rs.100.00/-, Date of Purchase: 19/04/2024, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 9:57PM with Govt. Ref. No: 192024250023849498 on 22-04-2024, Amount Rs: 38,371/-, Bank: SBI EPay (SBlePay), Ref. No. 2798344734837 on 22-04-2024, Head of Account 0030-02-103-003-02



Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 42738 to 42761

being No 160601565 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.04.26 12:08:00 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 26/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.