

1558/2024

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 574049

Q- 2000973024/2024

Certified that this document is
admitted to Registration. The
signature of the person whose
document is attached to the
document of this document.

Additional Dist. Sub Registrar
Sealdah

23.4.24

1. Date: 23rd day of April 2024.
2. Nature of document: **DEED OF CONVEYANCE**
3. Parties: Collectively the following which will include their respective successors-in-interest.

No. 4192 Value 100/-

19 APR 2024

Date 19 APR 2024

Sold to K. Samu Bhattacharya & Co

Address 3A, Kailash Kunj Bagh, Calcutta

Tender Sign [Signature] 100/-

Sharmistha Chatterjee Mukherjee
Govt. Linc Stamp Vender
Sealdah Civil Court, Kol-14



A.D.S.R., SEALDAH
23 APR 2024
Dist. South 24 Parganas

4.1 VENDORS / FIRST PART:

- (1) **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).
- (2) **SRI PARTHA KHAN [AADHAAR NO : 2392 7770 5598], [PAN-AOXP8324E], [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).

4.2 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 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).

4.3 Subject Matter

Sale of "Undivided AND undemarcated Share" admeasuring **200 Square feet land** and **114.28 Square feet pucca Structure** described in **Schedule-B** from being the **KMC Premises No. 11A, GOBINDA PAUL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** described in **Schedule-A** and plot of land colored '**Red**' in the Annexed **Plan-A**.

5. BACK GROUND OF KMC PREMISES NO. 11A, GOBINDA PAUL LANE, ASSESSEE NO. 11-006-09-0026-7:

- 5.1 **SRI SUDHANSHU NATH KHAN**, son of Late Sarada Nath Khan, was the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the an old dilapidated two storied brick built dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with piece and parcel of land measuring about 2 (Three) Cottahs 00 Chitaks at 11A, Govinda Paul Lane, P.S.-Chitpur, P.O.-Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002 by virtue of a Deed of Conveyance dated 5th August, 1953 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 37, Pages from 105 to 109, Being No.- 1746 for the year 1953 where **SHEIK SUKUR MOHAMMAD**, son of Late Sheik Abdul Ajij was **VENDOR** and **SRI SUDHANSHU NATH KHAN** was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.
- 5.2 **SRI SUDHANSHU NATH KHAN** died intestate on 28.04.1976 and his wife namely **SMT. KAMALA KHAN** was **predeceased him** and Leaving behind their only son namely **SRI PANNALAL KHAN** as their legal heirs and successors.
- 5.3 As per the Hindu Succession Act, 1956, **SRI PANNALAL KHAN** became the owner of the above said Property of Late Sudhanshu Nath Khan being **KMC Premises No. 11A, GOBINDA PAUL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** and seized and possessed of and/or otherwise sufficiently entitled to the same.
- 5.4 The said **SRI PANNALAL KHAN** was mutated and recorded his name in the Kolkata Municipal Corporation being **KMC Premises No. 11A, GOBINDA PAUL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** as the absolute owner of the said property.
- 5.5 The said **SRI PANNALAL KHAN** died intestate on 17.06.2006 and leaving behind his wife namely **SMT. GOURI KHAN** and 1 (One) daughter namely **SMT. GOPA BASU** and 1 (One) son namely **PARTHA KHAN** as his legal heirs and successors.
- 5.6 As per the Hindu Succession Act, 1956, (1) **SMT. GOURI KHAN**, (2) **SMT. GOPA BASU** and (3) **PARTHA KHAN**, became joint owners having 1/3rd share each in the said property being **KMC Premises No. 11A, GOBINDA PAUL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** being two storied brick build dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with land measuring about 2 cottah 0 Chittaks 0 Sq.ft. and seized an possessed of and/or otherwise sufficiently entitled to the same.

5.7 The said **GOURI KHAN**, wife of Late Pannalal Khan, died intestate on 22.02.2024 and leaving behind her daughter namely **SMT. GOPA BASU** and son namely **PARTHA KHAN** as her legal heirs and successors.

5.8 As per the Hindu Succession Act, 1956, (1) **SMT. GOPA BASU** and (2) **PARTHA KHAN**, became joint owners having 1/2rd share each in the said property being **KMC Premises No. 11A, GOBINDA PAUL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** being two storied brick build dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with land measuring about 2 cottah 0 Chittaks 0 Sq.ft. and seized an possessed of and/or otherwise sufficiently entitled to the same free from all encumbrances morefully and particularly described in Schedule-A hereunder written.

5.9 Since then, the First Part (1) **SMT. GOPA BASU** and (2) **PARTHA KHAN** herein is peacefully enjoying the said land with two storied pucca dwelling house 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 an "Undivided AND undemarcated Share" admeasuring 200 Square feet land and 114.28 Square feet pucca Structure from Schedule –A property by FIRST PART/ VENDORS and acceptance of the same by SECOND PART/ PURCHASERS:**

The demise premises are in the occupation of **VENDORS** and the vendors herein have agreed to sell "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 114.28 Square feet pucca Structure** or 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.1,00,000/- (Rupees one Lakh) only.

The Vendors 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.

The Purchasers herein have paid the entire consideration amount of Rs.1,00,000/- (Rupees one Lakh) only to the Vendors herein before execution of this Indenture and the Vendors herein received and acknowledged as per memo of consideration hereunder written.

7. And he hereunder renounce and relinquish the said "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 114.28 Square feet pucca Structure** 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 114.28 Square feet pucca Structure** from his Schedule –A property from the day thereof i.e. today to the **VENDORS** and the **PURCHASERS** do accept the same.

8. THE VENDORS 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 sad 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.

9. THE PURCHASERS BOTH HEREBY COVENANT WITH THE VENDORS:

- 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.

10. THE PURCHASERS AND VENDORS BOTH HEREBY COVENANT:

Jurisdiction: Both the parties have agreed to make the jurisdiction in the Courts governed by 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 VENDORS, the vendors 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 sell, 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 114.28 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. 11A, GOBINDA PAUL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata - 700 002 under Ward No. 006, Borough No. - I, Assessee No. 11-006-09-0026-7** being two storied brick build dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with land measuring about 2 cottah 0 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 VENDORS 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** more or less with **80 years old two storied building** standing thereon comprising of built up area **1200 Square feet** on **Ground floor** and **400 Square feet** on **1st floor** solely self residential use lying and situated at Premises No. **11A, Govinda Paul Lane**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-09-0026-7** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **06 (Six) Feet**:

ON THE NORTH: 20 feet common passage

ON THE SOUTH: 33B, Kali Kumar Banerjee Lane

ON THE EAST: 34, Kali Kumar Banerjee Lane

ON THE WEST: 08 feet common passage and 11A/1, Gobinda Paul Lane

SCHEDULE - B (Sale Portion)

ALL THAT "Undivided AND undemarcated Share" admeasuring **200 Square feet land** and **114.28 Square feet pucca Structure** out of piece and parcel of land measuring about **2 Cottahs** more or less with **80 years old two storied building** standing thereon comprising of built up area **1200 Square feet** on **Ground floor** and **400 Square feet** on **1st floor** solely self residential use lying and situated at Premises No. **11A, Govinda Paul Lane**, P.O.- 'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-09-0026-7** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **08 (Eight) Feet**:

ON THE NORTH: 20 feet common passage

ON THE SOUTH: 33B, Kali Kumar Banerjee Lane

ON THE EAST: 34, Kali Kumar Banerjee Lane

ON THE WEST: 08 feet common passage and 11A/1, Gobinda Paul Lane

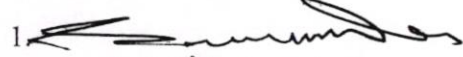
IN WITNESS WHEREOF the PARTIES have hereunto set and subscribed their hands and seals the day month and year first herein above written.

SIGNED SEALED AND DELIVERED

by the parties at Kolkata

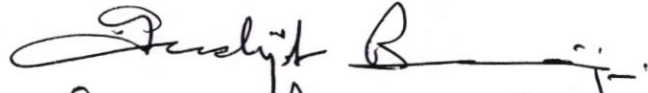
in the presence of

WITNESS:

1. 
121A LMH
Cal-200 002
2. Nilam Nag
SB, Prabhu Ray Sarkar
Lane, Kd-15

Gopa Basu
Partha Khan

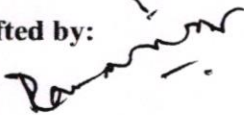
(SIGNATURE OF THE VENDORS)


Damayanti Banerjee Ghosh
Krisan Bhattacharya

(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, Belegkata Main Road, Flat No.1A, Kolkata – 700 010.

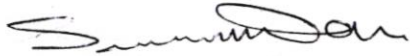
RANAJIT DEY
Advocate
Enrolment No.
F/4105/4041/2023

MEMO OF CONSIDERATION

RECEIVED on or before executing this present DEED OF CONVEYANCE, a sum of **Rs.1,00,000/- (Rupees one Lakh)** 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>
Cash	23/4/2024	—	Gopa Basu	50,000.00
Cash	23/4/2024		Partha Khan	50,000.00

WITNESSES :

1. 
191A HLM Stn.
1st Floor
2. Nilam Nag
SE, Poabhu Ram Sarkar
Lane, Kolkata-70015

Gopa Basu.

Partha Khan

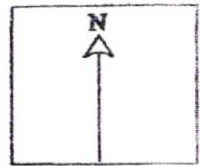
(SIGNATURE OF THE VENDORS)

SITE PLAN AT PREMISES NO. 11A, GOBINDA PAUL LANE, KOLKATA-700002

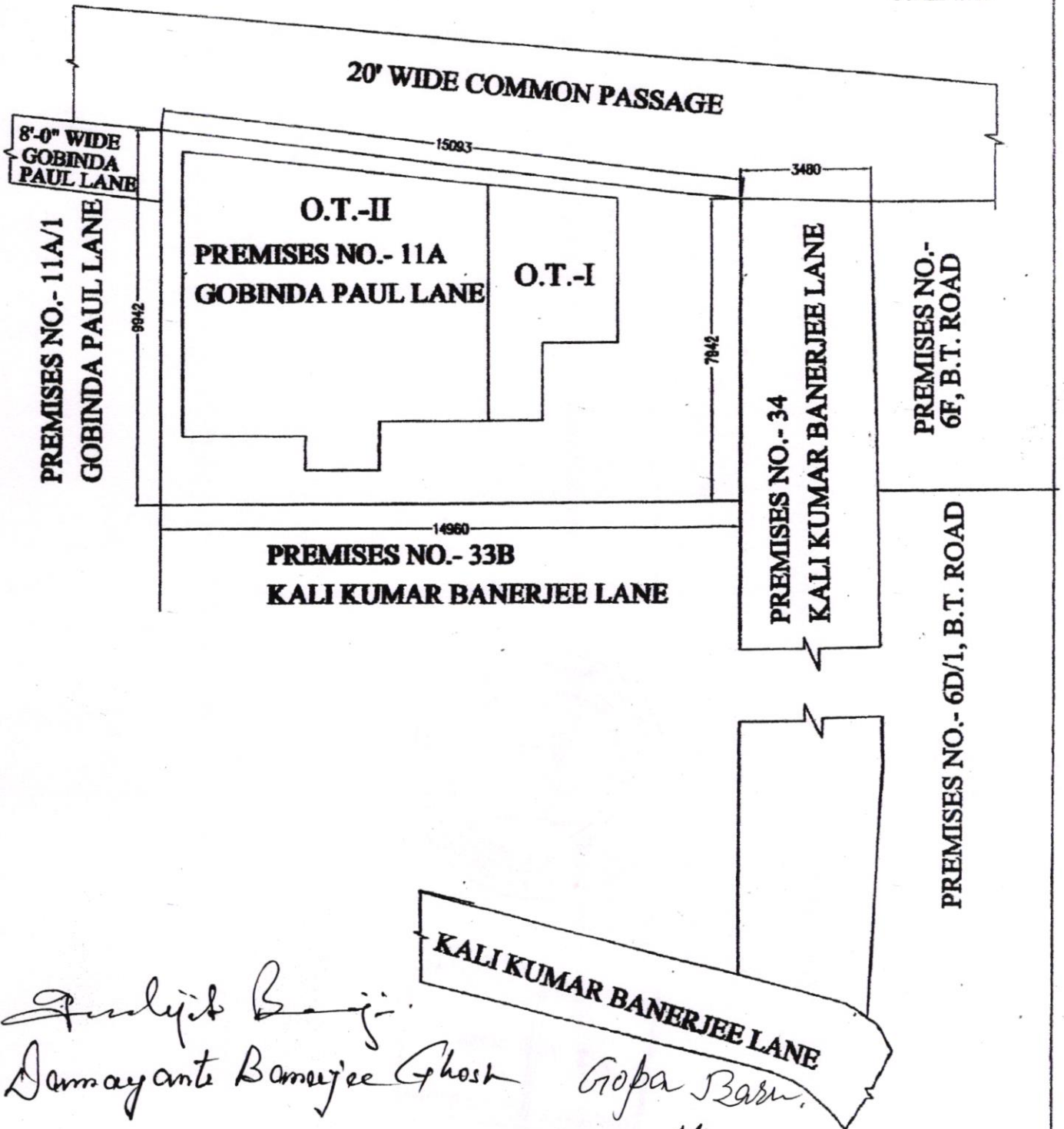
UNDER K.M.C. WARD NO.- 06, BOROUGH-I P.S.-CHITPUR ASSESSEE NO:110060900267

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

**AREA OF EXISTING STRUCTURE: 1200 SQ. FT ON GROUND FLOOR &
400 SQ. FT ON FIRST FLOOR**



SCALE 1:100



Indrajit Banerjee
Damayanti Banerjee Ghosh

Krishna Banerjee

SIGNATURE OF PURCHASERS

Gopa Basu

Partha Khan


SIGNATURE OF OWNER

FORM FOR EXECUTION & FINGER PRINTS

NAME : SMT. GOPA BASU (VENDOR) *Gopa Basu*

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

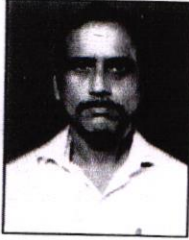








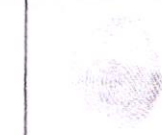
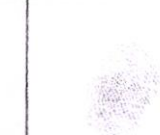
NAME : SRI PARTHA KHAN (VENDOR) *Partha Khan*

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

FORM FOR EXECUTION & FINGER PRINTS


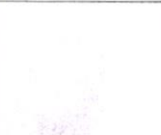


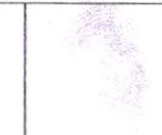
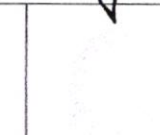

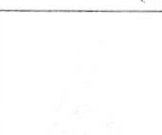
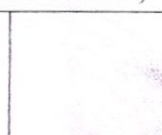
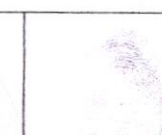
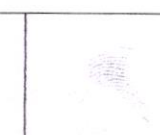
NAME : SRI INDRAJIT BANERJEE (PURCHASER)

Indrajit Banerjee

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



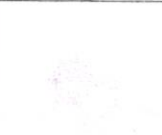
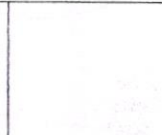
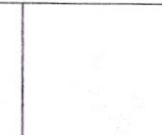
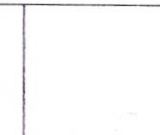
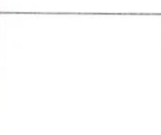
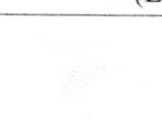
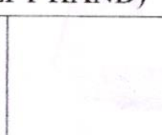
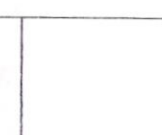
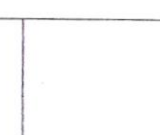
NAME : SMT. DAMAYANTI BANERJEE GHOSH (PURCHASER)

Damayanti Banerjee Ghosh

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

NAME : SRI KRISANU BHATTCHARYA (PURCHASER)

Krisanu Bhattacharya

					
	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



230420242002471221

GRIPS Payment Detail

GRIPS Payment ID:	230420242002471221	Payment Init. Date:	23/04/2024 13:47:23
Total Amount:	49763	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8472504447735	BRN Date:	23/04/2024 13:47:36
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Shri Indrajit Banerjee
Mobile:	6289710414

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250024712228	Directorate of Registration & Stamp Revenue	49763
Total			49763

IN WORDS: FORTY NINE THOUSAND SEVEN HUNDRED SIXTY THREE 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



192024250024712228

GRN Details

GRN:	192024250024712228	Payment Mode:	SBI Epay
GRN Date:	23/04/2024 13:47:23	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8472504447735	BRN Date:	23/04/2024 13:47:36
Gateway Ref ID:	IGAREAGPB7	Method:	State Bank of India NB
GRIPS Payment ID:	230420242002471221	Payment Init. Date:	23/04/2024 13:47:23
Payment Status:	Successful	Payment Ref. No:	2000973224/12/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Shri Indrajit Banerjee
Address:	33B, Kali Kumar Banerjee Lane, P.S. - Chitpur, Pin - 700002
Mobile:	6289710414
Period From (dd/mm/yyyy):	23/04/2024
Period To (dd/mm/yyyy):	23/04/2024
Payment Ref ID:	2000973224/12/2024
Dept Ref ID/DRN:	2000973224/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000973224/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	39783
2	2000973224/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	9980
Total				49763

IN WORDS: FORTY NINE THOUSAND SEVEN HUNDRED SIXTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1606-01567/2024	Date of Registration	23/04/2024
Query No / Year	1606-2000973224/2024	Office where deed is registered	
Query Date	18/04/2024 3:16:43 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. 1,00,000/-	Rs. 9,96,576/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 39,883/- (Article:23)	Rs. 9,980/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



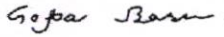



District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gobinda Paul Lane, , Premises No: 11A, , Ward No: 006 Pin Code : 700002

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	70,000/-	9,50,001/-	Width of Approach Road: 6 Ft.,
Grand Total :				.4583Dec	70,000 /-	9,50,001 /-	



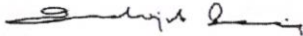
Structure Details :



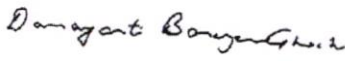


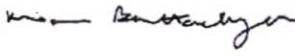
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	114.28 Sq Ft.	30,000/-	46,575/-	Structure Type: Structure
Gr. Floor, Area of floor : 85.71 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 28.57 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		114.28 sq ft	30,000 /-	46,575 /-	

Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	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	 23/04/2024	 Captured LTI 23/04/2024	 23/04/2024
	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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: cqxxxxxx1r, Aadhaar No: 61xxxxxxxx2266, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	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	 23/04/2024	 Captured LTI 23/04/2024	 23/04/2024
	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: IndiaDate 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			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	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	 23/04/2024	 Captured LTI 23/04/2024	 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.:: bexxxxxx9n, 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	Photo	Finger Print	Signature
	Smt Damayanti Banerjee Ghosh Wife of Late Abhijit Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured	
	23/04/2024	23/04/2024	LT1	23/04/2024
	Wife of Late Abhijit 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: 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			
3	Name	Photo	Finger Print	Signature
	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		 Captured	
	23/04/2024	23/04/2024	LT1	23/04/2024
	Son of Late Dipankar Bhattacharya 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			

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Gopa Basu	Shri Indrajit Banerjee-0.076389 Dec,Smt Damayanti Banerjee Ghosh-0.076389 Dec,Shri Krisanu Bhattacharya-0.076389 Dec
2	Shri Partha Khan	Shri Indrajit Banerjee-0.076389 Dec,Smt Damayanti Banerjee Ghosh-0.076389 Dec,Shri Krisanu Bhattacharya-0.076389 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Gopa Basu	Shri Indrajit Banerjee-19.04666700 Sq Ft,Smt Damayanti Banerjee Ghosh-19.04666700 Sq Ft,Shri Krisanu Bhattacharya-19.04666700 Sq Ft
2	Shri Partha Khan	Shri Indrajit Banerjee-19.04666700 Sq Ft,Smt Damayanti Banerjee Ghosh-19.04666700 Sq Ft,Shri Krisanu Bhattacharya-19.04666700 Sq Ft

Endorsement For Deed Number : I - 160601567 / 2024

On 18-04-2024

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 9,96,576/-

Amitava Ghosal

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

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 15:14 hrs on 23-04-2024, at the Office of the A.D.S.R. SEALDAH by Shri Partha Khan , one of the Executants.

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

Execution is admitted on 23/04/2024 by 1. 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, 2. 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, 3. 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, 4. Smt Damayanti Banerjee Ghosh, Wife 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, 5. 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

Indetified by Mr Ranajit Dey, , Son of Late Brojendra 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 9,980.00/- (A(1) = Rs 9,966.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,980/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2024 1:47PM with Govt. Ref. No: 192024250024712228 on 23-04-2024, Amount Rs: 9,980/-, Bank: SBI EPay (SBIEPay), Ref. No. 8472504447735 on 23-04-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,883/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,783/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4192, 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 23/04/2024 1:47PM with Govt. Ref. No: 192024250024712228 on 23-04-2024, Amount Rs: 39,783/-, Bank: SBI EPay (SBlePay), Ref. No. 8472504447735 on 23-04-2024, 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 42810 to 42832
being No 160601567 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.04.26 12:20:49 +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.