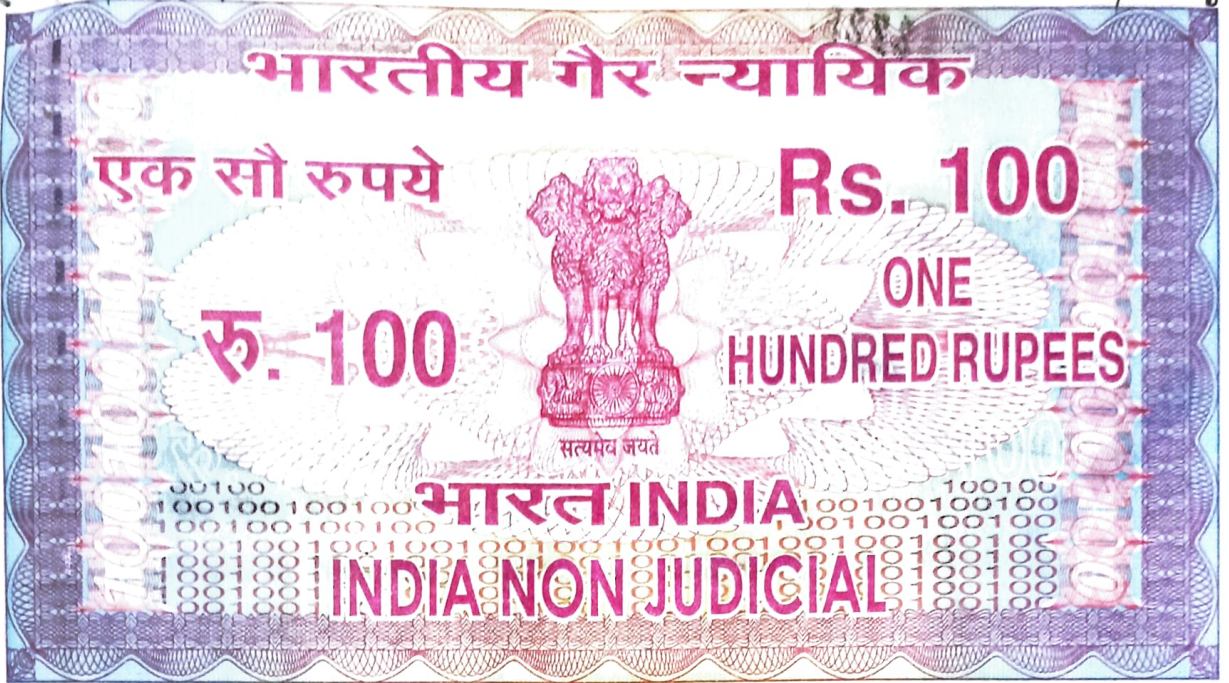


04588/2025

I-4453/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AX 001895

14/05/2025
 Q-2001250914/2025

Certified that the document is admitted in
 accordance with the provisions of the Registration Act, 1908. The signature sheets and the
 other documents attached with the document are the part of this document.

(Signature)

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 14 MAY 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 14th day of May
 ,Two Thousand Twenty Five (2025) BETWEEN

27288

Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
1, Netaji Subhas Rd.,
Kolkata-1

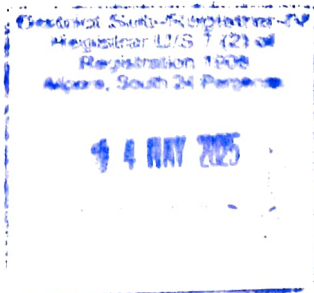
Amal Kr. Saha
Licensed Stamp
Vendor

17 MAY 2025

[Handwritten signature]



Play Safa
Alipa file Cont
W/27



(1) SRI BISWAJIT DUTTA, (PAN – AVTPD9111F) and Adhaar No. 5306 5163 3399, son of Sri Tapan Kumar Dutta, by faith - Hindu, by Nationality - Indian , by occupation - Service, residing at 4/2, C.C. Banerjee Lane, P.O. Alambazar, P.S. Barasat, District – North 24 Parganas, Pin- 700035, (2) SMT. BAISHKHI ACHARIYA, (PAN – BSDPD3692R & AADHAAR NO. 9829 9613 6279), wife of Sri Shankhadip Achariya, also daughter of Tapan Kumar Dutta, by faith- Hindu, by Nationality – Indian, by occupation - Housewife, residing at 79/2/B, NEOGIPARA,P.O-BARANAGAR ,P.S-Baranagrar, Dist- North 24 Parganas West Bengal , Pin- 700036 hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART.**

AND

SRI SOUMEN SARKAR, (PAN- CJHPS8031B) and (ADHAAR NO- 7718 6753 7823) son of Subrata Sarkar, by faith- Hindu, By Occupation-Business, By Nationality- Indian, residing at 11/1, Eastern Park, 2nd Road, Post- Santoshpur, P.S- Survey Park, Kolkata- 700075, South 24 Parganas, West Bengal, hereinafter called and referred to as the "**PURCHASER**" (which expressions shall unless

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excluded by or repugnant to the context, be deemed to mean and include his heirs executors, assigns, administrators and Legal representatives) of the **SECOND PART**.

WHEREAS by a Deed of Conveyance in Bengali language dated 10/07/1964 and registered in the office of Sub Registered at Alipore, 24 Parganas and recorded in its Book No. I, Volume No. 85, Pages from 279 to 283, Being No. 5368, for the year 196, one Tarapada Sarkar, son of Late Chandi Charan Sarkar of 1/71, Bijoypath, P.S- Jadavpur, Kolkata- 700032, District- South 24 Parganas, purchased of ALL THAT piece and parcel of a plot of Bastu land measuring an area of 3 Cottahs 7 Chittaks 28 Sq. Ft. be the same a little more or less lying and situated at Mouza- Santoshpur, Pargana- Khaspur, J.L. No. 22, R.S. No. 6, Touzi No. 230 & 233, comprised in R.S. Dag No. 766 under R.S. Khatian No. 282, being Premises No. 19, Patoary Para, within the jurisdiction of Kasba thereafter Purba Jadavpur at present Survey Park Police Station within the local limits of Kolkata Municipal Corporation under Ward No. 104, being Assessee No. 31-104-32-0019-0, under Additional District Sub Registration Office at Sealdah in the District of South 24 Parganas, from Sri Satish Chandra Halder, Son of Late Gopal Chandra Halder, of Santoshpur, P.S- Jadavpur, Kolkata- 700032, District- South 24 Parganas, against valuable consideration mentioned thereon.

AND WHEREAS by virtue of the aforesaid Deed the said Sri Tarapada Sarkar became the absolute owner of ALL THAT piece and parcel of a plot of Bastu land measuring more or less 3 Cottahs 7 Chittaks 28 Sq. Ft., lying and situated at Mouza- Santoshpur, Pargana- Khaspur, J.L. No. 22, R.S. No. 6, Touzi No. 230 & 233, comprised in R.S. Dag No. 766 under R.S. Khatian No. 282, within the local limits of Kolkata Municipal Corporation under Ward No. 104, being Assessee No. 31- 104-32-0019-0, being KMC Premises No. 19, Patoary Para, P.O- Santoshpur, P.S- Purba Jadavpur now Survey Park, Kolkata- 700075, South 24 Parganas and paid relevant taxes thereon and also constructed a R.T. Structure thereon measuring an area of 400 Sq. Ft. more or less at his own costs and expenses.

AND WHEREAS while, enjoying the same the said Tarapada Sarkar died intestate on 10/12/2005 leaving behind his wife Gita Rani Sarkar, one Son namely Sri Subrata Sarkar and Three married daughters namely Smt. Sandhya Karmakar, wife of Sri Jagat Karmakar, Smt. Sukla Dey, wife of Sri Tapan Dey and Smt. Mira Dutta (since deceased) wife of Sri Tapan Kumar Dutta as his only legal heirs and successors to his estate as per Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Gita Rani Sarkar died intestate on 01/10/2011 leaving behind her aforesaid one son and three

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daughters namely Sri Subrata Sarkar, Smt. Sandhya Karmakar, Smt. Sukla Dey and Smt. Mira Dutta (since deceased) as her only legal heirs and successors of undivided 1/5th share of the aforesaid property as per Hindu Succession Act. 1956.

AND WHEREAS while enjoying the same the said Mira Dutta died intestate on 27/04/1995 leaving behind her one son namely Sri Biswajit Dutta and only married daughter Smt. Baisakhi Acharya as her only legal heirs and successors of her undivided 1/4th share of the aforesaid property as per Hindu Succession Act. 1956.

AND WHEREAS by way of inheritance the said Sri Subrata Sarkar, Smt. Sandhya Karmakar, Smt. Sukla Dey, Sri Biswajit Dutta and Baisakhi Acharya, the Owners herein became the absolute and joint owners of ALL THAT piece and parcel of a plot of Bastu land measuring more or less 3 Cottahs 7 Chittaks 28 Sq. Ft., together with 400 Sq. Ft. R.T. Structure standing thereon, lying and situated at Mouza- Santoshpur, Pargana-Khaspur, J.L. No. 22, R.S. No. 6, Touzi No. 230 & 233, comprised in R.S. Dag No. 766 under R.S. Khatian No. 282, within the local limits of Kolkata Municipal Corporation under Ward No. 104, being Assessee No. 31-104-32-0019-0, being KMC Premises No. 19, Patoary Para, P.O- Santoshpur, P.S- Purba Jadavpur now Survey Park, Kolkata-700075, District South 24 Parganas, along with right of free ingress and egress and also with all

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other together with all rights in common and all claims, demands, areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances, rights and Privileges' and started to regularly pay Taxes to the Local K.M.C. and the B.L. and L.R.O. in every years which is more fully written in the Schedule hereunder and the OWNERS are enjoying the peaceful and khas possession of the Property without any interference from anybody and the OWNERS have got unfettered right, title, interest thereon.

AND WHEREAS thus the Vendors herein namely (1) **SRI BISWAJIT DUTTA** and (2) **SMT. BAISHKHI ACHARIYA**, are the owners of undivided $1/4^{\text{th}}$ share of total land measuring 13 Chittacks 40.75 sq.ft and undivided $1/4^{\text{th}}$ share of R.T.S measuring 100 Sq.ft. lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A D S R Sealdah, D R S Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation, Ward No 104, Touzi No 230 & 233, J. L. No. 22 comprised in R S Dag No.766, appertaining to R S Khatian No.282, land measuring 3 Cottahs 07 Chittacks 28 S q. ft more or less, together R.T.S 400 sq. ft more or less lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore, at present within Kolkata

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Municipal Corporation Ward No. 104, presently known as portion of K. M. C. Premises No. 19, Patoary Para, P.O- Santoshpur, P.S- Purba Jadavpur now Survey Park, Kolkata-700075, South 24 Parganas, being Assessee No 31-104-32-0019-0, District South 24 Parganas and had been and have been in peaceful possession and enjoyment of the same uninterruptedly.

AND WHEREAS while the First Part herein seized and possessed of the said undivided plot of Bastu land measuring about **13 Chittacks 40.75 sq.ft and undivided share of R.T.S measuring 100 Sq.ft.** which is free from all encumbrances, charges, lien, attachments, mortgage, security, guarantee, lispensens, not otherwise affected by the order of any acquisition or requisition from any Competent Authority etc., has decided to sell a portion of Schedule "A" property i.e. **ALL THAT** 1/4th undivided share of total piece and parcel of bastu land measuring about 3 Cottahs 07 Chittacks 28 Sq. ft more or less, together R.T.S 400 sq. ft more or less (i.e. undivided 1/4th share sold area of land measuring about **13 Chittacks 40.75 sq.ft and undivided share of R.T.S measuring 100 Sq.ft.**) lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A D S R Sealdah, D R S Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation ,

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Ward No 104, Touzi No 230 & 233, J L No 22 comprised in R S Dag No.766, appertaining to R S Khatian No.282, land measuring 3 Cottahs 07 Chittacks 28 Sq. ft more or less, together R.T.S 400 sq. ft more or less lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore, at present within Kolkata Municipal Corporation Ward No 104, presently known as portion of K. M. C. Premises No. 19, Patoary Para, P.O- Santoshpur, P.S- Purba Jadavpur now Survey Park, Kolkata-700075, South 24 Parganas, being Assessee No 31-104-32-0019-0, District South 24 Parganas mentioned in the schedule “B” hereunder written against reasonable consideration to any interested Purchaser or Buyers alongwith all the lawful right, title, interest and peaceful possession of the same. The Purchaser herein, coming to know the facts of such sale, approached the present Vendors for the absolute purchase of the same after being satisfied and verified about the legal documents supplied by the Vendors, against a total consideration of **Rs. 20,00,000.00 (Rupees Twenty Lac only)**. The Vendors herein accepted the offer of the Purchaser herein and has agreed to sell/transfer the said Premises to the Purchaser herein, against the total agreed consideration of **Rs. 20,00,000.00 (Rupees Twenty Lac only)**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement and inconsideration of a sum of **Rs. 20,00,000.00 (Rupees**

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Twenty Lac only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors in the manner stated in the Memo of Consideration appended below (the receipt whereof the Vendors hereby admit and acknowledge and from the payment of the same and every part thereof forever discharge the Purchaser, the Vendors do hereby grant sell, sell transferred, conveyed, assigned and assured unto the Purchaser **ALL THAT** 1/4th undivided share of total piece and parcel of bastu land measuring about 3 Cottahs 07 Chittacks 28 Sq. ft more or less, together R.T.S 400 sq. ft more or less (i.e. undivided 1/4th share sold area of land measuring about **13 Chittacks 40.75 sq.ft and undivided 1/4th share of R.T.S measuring 100 Sq.ft.**) lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A D S R Sealdah, D R S Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation , Ward No 104, Touzi No 230 & 233, J L No 22 comprised in R S Dag No.766, appertaining to R S Khatian No.282, land measuring 3 Cottahs 07 Chittacks 28 S q. ft more or less, together R.T.S 400 sq. ft more or less lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore , at present within Kolkata Municipal Corporation Ward No 104, presently known as portion of K. M. C. Premises No. 19, Patoary Para, P.O- Santoshpur, P.S- Purba

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Jadavpur now Survey Park, Kolkata-700075, South 24 Parganas. mentioned in the schedule "B" hereunder written as and total land with building TOGETHER WITH right to egress and ingress, equipment appertaining in the said land and building, easement, advantages, rights, title, interest, claim and demand whatsoever of the Vendors into and upon the said land and building more fully described in the schedule "B" hereunder written TO HAVE AND TO HOLD the same absolutely in the manner aforesaid forever free from all encumbrances, charges, trusts, liens, claims, mortgages, debts, dispendents, requisition, acquisitions, liabilities and demands whatsoever of the Schedule "B" property thus purchase by the Purchaser and the Purchaser shall have the right to own, use and occupy absolutely and forever the said schedule "B" property mentioned hereunder written exclusively for themselves and their heirs, executors, administrators, representatives and assigns TOGETHER WITH all benefits and advantages of ancient and other rights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said Schedule "B" property mentioned and/or any part thereof belonging or otherwise appertaining to or with the same or any part thereof and all the reversion and reversions remainder and remainders and rents issues and profits thereof and every part thereof AND FURTHER MORE THAT the aforesaid Purchaser have had taken possession of the Schedule "B" property mentioned hereunder written.

**AND FURTHER THE VENDORS DO HEREBY COVENANT
WITH THE PURCHASER AS FOLLOWS :-**

- a) NOTWITHSTANDING any thing hereto done or referred to the contrary the said Schedule "B" property hereunder written and all the rights, privileges and appurtenances thereunto belonging and hereby sold conveyed and transferred to the Purchaser in the manner aforesaid and that the Vendors have not done or knowingly suffered anything where by the said Schedule "B" property may be encumbered affected or impeached in estate title or otherwise.
- b) That the Purchaser shall henceforth peaceably and quietly hold possess and enjoy the rents, issues and profits derivable from and out of the said Schedule "B" property without any hindrance, interruption or disturbance form or by the Vendors and/or any other person or persons claiming through or under in trust for the Vendors and/or any other co-owners without any hindrance, interruption or disturbances by any person or persons whomsoever.
- c) That the Purchaser shall be entitled to sell, let out on rent, transfer, gift, lease or otherwise alienate the said Schedule "B" property hereby sold, conveyed and transferred and/or assigned unto the Purchaser to any person/persons without any consent of the Vendors but with the consent of the other co-shares of Schedule "A" land with building.

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d) The Purchaser shall apply to the K.M.C. for the purpose of assessment of the land and building as mentioned in the Schedule "B" hereunder written and municipal rates and taxes so far as the same are allowable in law and shall also apply for mutation in his name as Purchaser.

THE SCHEDULE "A" ABOVE REFERRED TO
(Description of the total Premises owned by the Vendors herein and the other co-owners)

ALL THAT piece and parcel of Bastu land measuring **3 Cottahs 7 Chittaks 28 Sq. Ft., together with 400 Sq. Ft. R.T. Structure** standing thereon, lying and situated at Mouza- Santoshpur, Pargana- Khaspur, J.L. No. 22, R.S. No. 6, Touzi No. 230 & 233, comprised in R.S. Dag No. 766 under R.S. Khatian No. 282, within the local limits of Kolkata Municipal Corporation under Ward No. 104, being Assessee No. 31-104-32-0019-0, being KMC Premises No. 19, Patoary Para, P.O- Santoshpur, P.S- Purba Jadavpur now Survey Park, Kolkata-700075, District South 24 Parganas which is butted and bounded by

ON THE NORTH :3, Eastern Park 5th Road.

ON THE SOUTH : 20 Feet Wide K M C Road.

ON THE EAST : 12 Feet wide K.M.C. Road,

ON THE WEST : Triparna 385.

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the Premises hereby sold)

ALL THAT 2/8th undivided share of total piece and parcel of bastu land measuring about **3 Cottahs 7 Chittaks 28 Sq. Ft., together with 400 Sq. Ft. R.T. Structure**(i.e. undivided 1/4th share sold area of land measuring about **13 Chittacks 40.75 sq.ft and undivided 1/4th share of R.T.S measuring 100 Sq.ft**) lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A D S R Sealdah, D R S Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation , Ward No 104, Touzi No 230 & 233, J L No 22 comprised in R S Dag No.766, appertaining to R S Khatian No.282, land measuring 3 Cottahs 07 Chittacks 28 Sq. ft more or less, together R.T.S 400 sq. ft more or less lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore , at present within Kolkata Municipal Corporation Ward No 104, presently known as portion of K. M. C. Premises No. 19, Patoary Para, Assessee No 31-104-32-0019-0 P.O- Santoshpur, P.S- Purba Jadavpur now Survey Park, Kolkata-700075, District South 24 Parganas.

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

WITNESSES :

1. *Alipore Police Ct*
Alipore Police Ct
W. 28

2. *Pink Seal*
Alipore Police Ct

Bai Shakti Acharya.

Biswajit Datta.
SIGNATURE OF THE VENDORS

Sourin Sarkar
SIGNATURE OF THE PURCHASER

Drafted by:

Alipore Police Ct
Advocate

Alipore Police Court,

Kolkata - 700027.

14/6/22

RECEIVED a sum of **Rs. 20,00,000.00** (Rupees Twenty Lac only) from the above named **PURCHASERS** by the within named Vendors being the full consideration money for the said land and Premises described in the Schedule "B" herein before written by way of **BANK DRAFT** as per MEMO below :

Date	DRAFT No.	Bank & Branch Name	Amount Rs.
13/05/2025	225291	SBI, GARFA	10,00,000/-
13/05/2025	225292	SBI, GARFA	10,00,000/-
		Total	Rs.20,00,000/-

(Rupees Twenty Lac only)

WITNESSES :

1.












Alay Sahu
Alay Sahu AN
Alay Sahu AN
W1.27

2. *Pinti Sahu*

Banishankar Acharya












Bijwalir Dutta

SIGNATURE OF THE VENDORS

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....

Signature..... *Saumen Sarkar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Baishabhe Acharya*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Biswajit Dutta*



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



192025260060465528

GRN Details

GRN: 192025260060465528 Payment Mode: SBI Epay
GRN Date: 13/05/2025 13:53:45 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5166068916156 BRN Date: 13/05/2025 13:54:08
Gateway Ref ID: IGASUWDC2 Method: State Bank of India NB
GRIPS Payment ID: 130520252006046551 Payment Init. Date: 13/05/2025 13:53:45
Payment Status: Successful Payment Ref. No: 2001250914/3/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOUMEN SARKAR
Address: 11/1, EASTERN PARK, 2ND ROAD, KOLKATA - 700075
Mobile: 6291092969
Period From (dd/mm/yyyy): 13/05/2025
Period To (dd/mm/yyyy): 13/05/2025
Payment Ref ID: 2001250914/3/2025
Dept Ref ID/DRN: 2001250914/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001250914/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	132085
2	2001250914/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	22041
			Total	154126

IN WORDS: ONE LAKH FIFTY FOUR THOUSAND ONE HUNDRED TWENTY SIX ONLY.

PAID



सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2001250914/2025	Office where deed will be registered
Query Date	06/05/2025 4:01:13 PM	Deed can be registered in any of the offices mentioned on Note: 11
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	[0101] Sale, Sale Document	Additional Transaction [4305] Declaration [No of Declaration : 2]
Set Forth value	Rs. 20,00,000/-	Market Value Rs. 22,02,744/-
Total Stamp Duty Payable(SD)	Rs. 1,32,185/- (Article:23)	Total Registration Fee Payable Rs. 22,041/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, Premises No: 19, , Ward No: 104, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13 Chatak 40.75 Sq Ft	19,70,000/-	21,72,744/-	Width of Approach Road: 20 Ft.,
Grand Total :				1.434Dec	19,70,000 /-	21,72,744 /-	

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: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total : 100 sq ft			30,000 /-	30,000 /-	



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	BISWAJIT DUTTA Son of Late TAPAN KUMAR DUTTA,4/2, C.C. BANERJEE LANE, City:- , P.O:- ALAMBAZAR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AVxxxxxx1F, Aadhaar No.: 53xxxxxxxx3399,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	EAISHKHI ACHARIYA Wife of SHANKHADIP ACHARIYA,79/2/B, NEOGIPARA, City:- , P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. BSxxxxxx2R, Aadhaar No.: 98xxxxxxxx6279,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SOUMEN SARKAR Son of Late SUBRATA SARKAR,11/1, EASTERN PARK, 2ND ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. CJxxxxxx1B, Aadhaar No.: 77xxxxxxxx7823,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of BISWAJIT DUTTA, EAISHKHI ACHARIYA, SOUMEN SARKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BISWAJIT DUTTA	SOUMEN SARKAR-0.717005 Dec
2	EAISHKHI ACHARIYA	SOUMEN SARKAR-0.717005 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	BISWAJIT DUTTA	SOUMEN SARKAR-50 Sq Ft
2	EAISHKHI ACHARIYA	SOUMEN SARKAR-50 Sq Ft



Major Information of the Deed

Deed No :	I-1604-04453/2025	Date of Registration	14/05/2025
Query No / Year	1604-2001250914/2025	Office where deed is registered	
Query Date	06/05/2025 4:01:13 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. 20,00,000/-	Rs. 22,02,744/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,32,185/- (Article:23)	Rs. 22,073/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



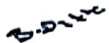


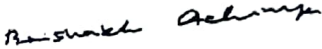
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, .
Premises No: 19, . Ward No: 104 Pin Code : 700075

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	13 Chatak 40.75 Sq Ft	19,70,000/-	21,72,744/-	Width of Approach Road: 20 Ft.,
Grand Total :				1.434Dec	19,70,000 /-	21,72,744 /-	



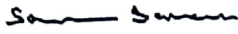
Structure Details :

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: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	BISWAJIT DUTTA Son of Late TAPAN KUMAR DUTTA Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 Captured LTI 14/05/2025	 14/05/2025
4/2, C.C. BANERJEE LANE, City:- , P.O:- ALAMBAZAR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AVxxxxxx1F, Aadhaar No: 53xxxxxxxx3399, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				
2	BAISHKHI ACHARIYA Wife of SHANKHADIP ACHARIYA Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 Captured LTI 14/05/2025	 14/05/2025
79/2/B, NEOGIPARA, City:- , P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BSxxxxxx2R, Aadhaar No: 98xxxxxxxx6279, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	SOUMEN SARKAR (Presentant) Son of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 Captured LTI 14/05/2025	 14/05/2025
Son of Late SUBRATA SARKAR 11/1, EASTERN PARK, 2ND ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: CJxxxxxx1B, Aadhaar No: 77xxxxxxxx7823, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				

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	
	14/05/2025	14/05/2025	14/05/2025

Identifier Of BISWAJIT DUTTA, BAISHKHI ACHARIYA, SOUMEN SARKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BISWAJIT DUTTA	SOUMEN SARKAR-0.717005 Dec
2	BAISHKHI ACHARIYA	SOUMEN SARKAR-0.717005 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	BISWAJIT DUTTA	SOUMEN SARKAR-50.00000000 Sq Ft
2	BAISHKHI ACHARIYA	SOUMEN SARKAR-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160404453 / 2025

On 14-05-2025

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 12:07 hrs on 14-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SOUMEN SARKAR ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 22,02,744/-

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

Execution is admitted on 14/05/2025 by 1. BISWAJIT DUTTA, Son of Late TAPAN KUMAR DUTTA, 4/2, C.C. BANERJEE LANE, P.O: ALAMBAZAR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Service, 2. BAISHKHI ACHARIYA, Wife of SHANKHADIP ACHARIYA, 79/2/B, NEOGIPARA, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 3. SOUMEN SARKAR, Son of Late SUBRATA SARKAR, 11/1, EASTERN PARK, 2ND ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified 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 22,073.00/- (A(1) = Rs 22,027.00/- ,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 22,041/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2025 1:54PM with Govt. Ref. No: 192025260060465528 on 13-05-2025, Amount Rs: 22,041/-, Bank: SBI EPay (SBlePay), Ref. No. 5166068916156 on 13-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,185/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,32,085/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 27283, Amount: Rs.100.00/-, Date of Purchase: 07/05/2025, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2025 1:54PM with Govt. Ref. No: 192025260060465528 on 13-05-2025, Amount Rs: 1,32,085/-, Bank: SBI EPay (SBlePay), Ref. No. 5166068916156 on 13-05-2025, Head of Account 0030-02-103-003-02



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 1604-2025, Page from 120467 to 120491

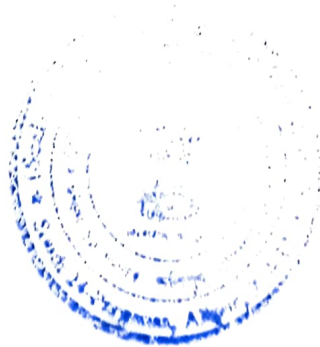
being No 160404453 for the year 2025.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2025.05.20 16:41:39 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 20/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



Contract Sub-Registration
Registrar (RS) of
Registration 1908
Airport, South 24 Parganas

4 MAY 2025