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T-2580/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q. NO. 1608-0000734704/19 E 540557

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with the document are the part of this document.

Addl. District Sub-Registrar Sonarpur, South 2 Parnan

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th day of May, Two Thousand and Nineteen BETWEEN MRS. SUJATA CHAKRABORTY (having Income Tax PAN AGYPC0384K, Mobile No. 9830230177), wife of Subimal Chakraborty, by faith Hindu, by Nationality Indian, by Occupation House-wife, presently residing at No.314/31, Netaji Subhas Chandra Bose Road, Kolkata - 700 047, Post Office Naktala, Police Station Netaji Nagar and having her permanent place of residence of Flat No.2A, Jasmine Block, Deeshari Estate, Premises No.1402, Madurdaha, Kolkata-700 107, Post Office Tiljala,

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Police Station Tiljala, District South 24-Parganas, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART AND (1) SRI SANAT GHOSH (having Income Tax PAN ADYPG3741M, Mobile No. 9831443435), son of Late Radha Nath Ghosh and (2) SMT. KRISHNA GHOSH (having Income Tax PAN AIKPG6410C, Mobile No. 8450014321), wife of Sri Sanat Ghosh and daughter of Gobinda Chandra Ghosh, both by faith Hindu, by Nationality Indian, by occupation Business, residing at No. 404, Ramkrishna Pally, Kolkata - 700 150, Post Office Sonarpur, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, hereinafter collectively called and referred to as the PURCHASERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS:

- A) Ashrama Praktan Chhatra Sangha, a Body Corporate, registered under Act-XXI of 1860 having its Registered Office at Narendrapur, Police Station Sonarpur, District South 24-Parganas,

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delineated in the Map or Plan annexed thereto and bordered RED thereon unto and in favour of Sri Shiba Prosad Mukherjee, son of Late Sachindra Lal Mukherjee, resident of No.364/31, Netaji Subhas Chandra Bose Road, Calcutta-47 for the valuable consideration therein mentioned and the said Deed of Sale was registered at the Office of the Sub-Registrar, Sonarpur, District 24-Parganas and recorded in its Book No.I, Vol.No.13, at Pages 255 to 258, Being No.771 for the year 1967.

- E) Under the Deed of Sale dated 26-05-1967 as aforesaid, the said Shiba Prosad Mukherjee acquired his absolute ownership over the said property and was seized and possessed of ALL THAT the said Plot No.231 having an area of 5 Cottahs $\frac{1}{2}$ Chhitacks more or less of Danga Land at Mouza Nischintapur, in part of R.S. Dag Nos.181, 182, 183, 184, under R.S. Khatian Nos.21, 22, 206, 244 free from all encumbrances.
- F) While thus seized and possessed of ALL THAT the plot of land having an area of 5 Cottahs $\frac{1}{2}$ Chhitacks more or less of Danga Land, the said Sri Shiba Prasad Mukherjee mutated his name in the records of Block Land & Land Reforms Office, Sonarpur and under L.R. Settlement, the said 5 Cottahs $\frac{1}{2}$ Chhitacks of Danga land equivalent to 0.09 decimals more or less at Mouza

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by different Deeds purchased various properties at Mouza Nischintapur, J.L.No.53, in R.S. Dag Nos.181, 182, 183, 184, under R.S. Khatian Nos.21, 22, 206, 244, Police Station Sonarpur, within the District 24-Parganas.

- B) The said Ashrama Praktan Chhatra Sangha was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said properties within Palli commonly known, named as Shri Ramkrishna Pally free from all encumbrances.
- C) The said Ashrama Praktan Chhatra Sangha subsequently developed the aforesaid properties for Residential purposes and divided and demarcated the said properties into distinctive plots.
- D) Out of such plots, the said Ashrama Praktan Chhatra Sangha by and/or under a Deed of Sale dated 26th day of May, 1967 sold, transferred, conveyed, ALL THAT the Scheme Plot No.231, measuring an area of 5 Cottahs $\frac{1}{2}$ (one-half) Chhitacks more or less of land at Mouza Nischintapur, under part of R.S. Dag Nos.181, 182, 183, 184, under R.S. Khatian Nos.21, 22, 206, 244, J.L. No.53, P.S. Sonarpur, District 24-Parganas, morefully and particularly described in the SCHEDULE thereunder written and

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Nischintapur was recorded in L.R. Dag No.91, under L.R. Khatian No.488 in the name of said Shiba Prasad Mukherjee.

- G) Being thus absolute Owner and/or possessor of ALL THAT the property as aforesaid, the said Shiba Prasad Mukherjee by and/or under a Deed of Gift dated 01st day of December, 2012 for the consideration of natural love and affection, transferred, conveyed, assigned and assured as an by way of GIFT unto and in favour of his Daughter Smt. Sujata Chakraborty, wife of Sri Subimal Chakraborty, the Vendor herein ALL THAT the piece or parcel of 5 Cottahs ½ Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less of Danga land being the Scheme Plot No. 231, situated lying at Mouza Nischintapur, J.L.No.53, in L.R. Dag No.91, under L.R. Khatian No.488, Police Station Sonarpur in the District of South 24-Parganas, within the limits of Rajpur Sonarpur Municipality under its Ward No.8 morefully and particularly described in the SCHEDULE thereunder written and delineated in the Map or Plan annexed thereto and bordered RED thereon and the said Deed of Gift was registered at the Office of the Addl. Registrar of Assurances-I, Kolkata and recorded in its Book No.I, C.D. Vol. No.22, Page from 9089 to 9102, Being No.10911 for the year 2012.

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- H) Under the said Deed of Gift dated 01st December, 2012, Smt. Sujata Chakraborty, the Vendor herein acquired her absolute Ownership over the said plot of land and the Vendor subsequently mutated her name in the records of Block Land & Land Reform Office Sonarpur and the said Plot measuring an area of 5 Cottahs $\frac{1}{2}$ Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less equivalent to 0.09 decimals more or less of Danga Land at Mouza Nischintapur was recorded in L.R. Dag No.91, under L.R. Khatian No.1202 and the Vendor thereafter also mutated her name in the Records of Rajpur-Sonarpur Municipality in respect of the said property and the said Plot of land was/is numbered as Holding No.3346, Nischintapur, under Ward No.8.
- I) Being the owner of the said property the Vendor constructed one Tile shed dwelling Unit measuring 150 Sq. ft. more or less on the said plot of land for residential purposes.
- J) The Vendor is thus seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of 5 Cottahs $\frac{1}{2}$ Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less equivalent to 0.09 decimals more or less of Danga land together with Tile shed structure measuring an area of 150 Sq. ft. more or less standing

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thereon or on part thereof situated lying at Mouza Nischintapur, J.L. No.53, in L.R. Dag No.91, L.R. Khatian No.1202, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, Scheme Plot No.231 within the limits of Rajpur-Sonarpur Municipality under its Ward No.8, being the Holding No.3346, Nischintapur morefully and particularly described in the SCHEDULE hereunder written free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions or trusts whatsoever or howsoever nature.

- K) Owing to various weighty reasons and circumstances beyond control the Vendor earlier decided to sell the aforesaid property in favour of suitable person or persons.
- L) The Purchasers herein, being desirous to acquire the property as aforesaid had approached the Vendor to sell/transfer the same in their favour and thus made negotiations with the Vendor herein from time to time and in pursuance of such negotiation one Agreement for Sale was executed between the Vendor and the Purchasers herein on 07th day of April, 2019 wherein, the Vendor had agreed to sell and the Purchasers herein had also agreed to purchase and/or acquire ALL THAT the piece of parcel of

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5 Cottahs $\frac{1}{2}$ Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less of Danga land now used as Bastu Land together with Tile shed structure of 150 Sq. ft. more or less standing thereon or on part thereof being Scheme Plot No.231 situated lying at Mouza Nischintapur, J.L., No.53, L.R. Dag No.91, in L.R. Khatian No.1202, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, being the Holding No.3346, Nischintapur within the limits of Rajpur-Sonarpur Municipality, under its Ward No.8 morefully and particularly described in the SCHEDULE hereunder written (hereinafter referred to as the "SAID PROPERTY") at or for the total consideration of Rs.48,00,000/- (Rupees Forty-eight Lakhs only) free from all encumbrances.

- M) In pursuance of the said Agreement for Sale dated 07-04-2019 made between the Vendor and the Purchasers herein, the Purchasers have paid the said total consideration of Rs.48,00,000/- in full to the Vendor on or before execution of these presents and after such payments the Vendor has delivered khas, vacant possession of the said property in favour of the Purchasers herein and the Purchasers being in possession of the said property have now requested the Vendor to complete the sale of the said

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property in their favour and thus the Vendor is completing the sale and transfer of the said property in favour of the Purchasers herein by these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said Agreement for Sale dated 07th day of April, 2019 and in consideration of the said sum of Rs.48,00,000/- (Rupees Forty-eight Lakhs only) well and truly paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof and that the same being the full price of the said property received by the Vendor, the Vendor doth hereby and as well as by the receipt hereunder written admit and acknowledge and of and from the payments of the same and every part thereof doth hereby acquit, release and forever discharge the Purchasers and also the said property land hereditaments and premises and every part thereof) the Vendor herein doth hereby grant, convey, sell, transfer assign and assure unto and in favour of the Purchasers herein ALL THAT the said land hereditaments and premises containing an area of 5 Cottahs $\frac{1}{2}$ Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less of Danga land now used as Bastu Land together with Tile shed dwelling unit measuring 150 Sq. ft. more or less standing thereon or on part thereof, being the Scheme Plot No. 231, under part of R.S. Dag Nos.181, 182, 183, 184, L.R. Dag No.91, R.S. Khatian Nos. 21, 22,

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206, 244, L.R. Khatian No.1202, at Mouza Nischintapur, J.L.No.53, Police Station Narendrapur (formerly Sonarpur), being the Holding No. 3346, Nischintapur, under Ward No.8 of Rajpur-Sonarpur Municipality in the District of South 24-Parganas more fully and particularly described in the SCHEDULE hereunder written and as delineated in the Map or Plan annexed hereto and bordered RED thereon forever and absolutely the said land hereditaments and premises now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished together with all benefits and advantages, appendages, privileges and premises or any part thereof belonging to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong to be appurtenant thereto AND the reversion or reversions remainder or remainders rents issues and profits thereof AND all the estate right title inheritance use trust property interest claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land hereditaments or every part thereof AND all deeds pattahs muniments writings and evidence of title which in any wise relate to the said land hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the possession custody or power of the Vendor or any person or persons from whom she can or may procure

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the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property, land hereditaments and premises being ALL THAT the piece and parcel of 5 Cottahs $\frac{1}{2}$ Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less of Danga land now used as Bastu Land together with Tile shed dwelling unit measuring 150 Sq. ft. more or less standing thereon or on part thereof, Scheme Plot No. 231, under part of R.S. Dag Nos.181, 182, 183, 184, L.R. Dag No.91, R.S. Khatian Nos. 21, 22, 206, 244, L.R. Khatian No.1202 at Mouza Nischintapur, J.L.No.53, Police Station Narendrapur (formerly Sonarpur), being the Holding No. 3346, Nischintapur fully described in the SCHEDULE hereunder written and conveyed or expressed and intended so to be with her rights members and appurtenances unto and to the use of the Purchasers absolutely and forever AND the Vendor doth hereby covenant with the Purchasers that NOTWITHSTANDING any act and deed or things whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and property/premises hereby granted transferred and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible title and estate of inheritance without any manner of conditions use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any act deed

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matter of things whatsoever AND THAT the Vendor has now good right full power and absolute authority and indefeasible title to grant transfer and convey the said land hereditaments and property/premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably quietly possess and enjoy the said property, land hereditaments and premises and every part thereof and receive the rents issues and profits thereof without any lawful action interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND that free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise discharged by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND that the Vendor shall at all times hereafter indemnify and keep indemnified the Purchasers against loss damages costs charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein contained AND that the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land

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hereditaments and premises or any part thereof from under or in trust for her the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land hereditaments and property/premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required AND FURTHER that the Vendor from time to time and at all times hereafter unless prevented by fire or inevitable accident upon every reasonable requests and at the costs of the Purchasers or their agents or any person or persons as the Purchasers may direct or appoint in any Court of law or in any suit or proceedings or otherwise as occasion may require the documents relating to title of the said premises, inspected and given in evidence and will at the like requests and costs make furnish or cause to be made or furnished such true or attested or other copies of or extracts or abstracts from the said documents as may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the property hereby sold)

ALL THAT the piece or parcel of Danga land now used as Bastu land measuring an area 5 (five) Cottahs $\frac{1}{2}$ (one-half) Chhitacks i.e., 5 Cottahs 22 Sq. ft. more or less equivalent to 0.09 decimals more or

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less together with Tile Shed Dwelling unit measuring an area of 150 (one hundred and fifty) Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Nischintapur, J.L.No.53, under part of R.S. Dag Nos.181, 182, 183, 184, L.R. Dag No.91, R.S. Khatian Nos. 21, 22, 206, 244, L.R. Khatian No.1202, Police Station Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Sonarpur, District South 24-Parganas, being the Holding No. 3346, Nischintapur, under Ward No.8 (formerly Ward No.7) of Rajpur-Sonarpur Municipality being the Scheme Plot No.231 of Ashrama Praktan Chhatra Sangha. The Annual Rent of the said property is payable to Collector, South 24-Parganas. The said property is shown and/or delineated in the Map or Plan annexed hereto and bordered RED thereon and the same shall be treated as part of this Deed of Conveyance. The said property is butted and bounded as follows :-

ON THE NORTH : By 30'ft. wide Mission Pally Road ;
 ON THE SOUTH : By Scheme Plot No. 230 ;
 ON THE EAST : By 50'ft. wide Mission Pally Road ;
 ON THE WEST : By Scheme Plot No. 232 ;

OR HOWSOEVER OTHERWISE the same is butted bounded called known numbered or distinguished.

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Sonarpur in the presence of:

1) Sajal Kumar
Sonarpur, KOL-150

2) Subimal Chakraborty (SUBIMAL CHAKRABORTY) (Vendor)

SIGNED SEALED AND DELIVERED

by the PURCHASERS at Sonarpur in the presence of:

1) Sajal Kumar
Sonarpur KOL-150

2) Subimal Chakraborty (SUBIMAL CHAKRABORTY)
2A, JASMIN, DEESHAN ESTATE,
1402 MADURDHANA, KOL-107.

Drafted by:

Pradeep Kr. Haldar
Advocate.
Baranagar Court
E/N - F/739/1404/13

Santosh

Krishna Shukla

(Purchasers)

Typed by:

Sunil Kr. Dey
(Sunil Kr. Dey)

513, Chittaranjan Colony,
Baghajatin, Kolkata - 700 092.

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RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.48,00,000/- (Rupees Forty-eight Lakhs only) being the total consideration in full for sale of the property as aforesaid as per Memo below:

MEMO OF CONSIDERATION

<u>Date</u>	<u>Particulars</u>	<u>Amount</u>
07-04-2019	By A/c. Payee Chq.No.039751 on Union Bank of India, Sonarpur Br.	Rs.8,00,000.00 ✓
15-05-2019	By RTGS from Central Bank, Sonarpur Br. to HDFC Bank, Madhurdata Br. (Ref. No. CBIN0285110)	Rs. 20,00,000.00 ✓
15-05-2019	By RTGS from Union Bank of India, Sonarpur Br. to HDFC Bank, Madhurdata Br. (Ref. No. UBINR2201705150003) 9656.	Rs. 20,00,000.00 ✓
Total.....		<u><u>Rs.48,00,000.00</u></u>

(Rupees Forty-eight Lakhs only)

Sujata Chakraborty
(Vendor)

WITNESSES :

- 1) *Sujata Dey*
Sonarpur, 151-150.
- 2) *Chakraborty*
(SUBIMAL CHAKRABORTY).



Chakraborty

Name... SUJATA CHAKRABORTY

Signature... Sujata Chakraborty

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



Sanat Ghosh

Name... SANAT GHOSH

Signature... Sanat Ghosh

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



Krishna Ghosh

Name... KRISHNA GHOSH

Signature... Krishna Ghosh

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

PLAN OF LAND WITH TILE SHED STRUCTURE AT MOUZA- NISCHINTA
J. L. NO.-53, IN PART OF R. S. DAG NOS.-181,182,183,184, R. S. KHT. NO.-
2,206,244, L. R. DAG NO.-91, UNDER L. R. KHT. NO.-1202, P. S.- NARENDRA
R(FORMERLY SONARPUR), DIST-24 PGS(S), HOLDING NO.- 3346, WARD NO.
PLOT NO.-231, UNDER RAJPUR SONARPUR MUNICIPALITY.

LAND AREA SHOWN IN RED BORDER-

 - 0.09 decimals (W/L)

SCALE :- 1" = 40'-0"

PURCHASERS :-

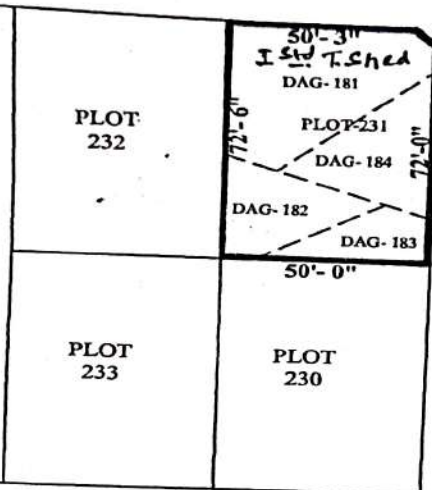
- 1) SRI. SANAT GHOSH .
- 2) SMT. KRISHNA GHOSH.

LAND AREA = 05KH.-00CH.-22SFT.

STRUCTURE AREA = 150 SQ.FT.(M/L).



30'-0" W I D E R O A D



DAG NO.	AREA KA - CH - SFT
181	2 - 4 - 40
182	0 - 14 - 0
183	0 - 11 - 0
184	1 - 2 - 26
TOTAL = 5 - 0 - 22	

50'-0" W I D E R O A D

30'-0" W I D E R O A D

TRACED BY

m.ghosh.

MOHAN KUMAR GHOSH
Rajpur-Sonarpur Municipality
Harinavi, D1, Sahapur Lane
Kol-700148, E.B.S. No.:.....79.....

21-4-19

Sanat Ghosh

Krishna Ghosh.

Arijata Chakraborty

SIGNATURE OF VENDOR.

SIGNATURE OF PURCHASERS

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201920-001324662-2

Payment Mode Counter Payment

Date: 10/05/2019 13:56:33

Bank : State Bank of India

N : 90025918

BRN Date: 13/05/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16080000734704/2/2019
[Query No./Query Year]

Name : Krishna Ghosh

Contact No. : .

E-mail :

Address :

404 Ramkrishna pally, Kol 150

Applicant Name : Mr Chanchal Santra

Office Name :

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16080000734704/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	441415
2	16080000734704/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	74413

Total

515828

In Words : Rupees Five Lakh Fifteen Thousand Eight Hundred Twenty Eight only

Major Information of the Deed

Deed No.	I-1608-02580/2019	Date of Registration	15/05/2019
Query No./Year	1608-0000734704/2019	Office where deed is registered	
Query Date	10/05/2019 1:52:33 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 48,00,000/-	Rs. 74,39,916/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 4,46,415/- (Article:23)	Rs. 74,413/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, Ward No: 08, Holding No:3346 Pin Code : 700150

Nishchimtapur, Ward No: 08, Holding No:3346 Pin Code : 700150								
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-91	LR-1202	Bastu	Danga	5 Katha 22 Sq Ft	47,80,000/-	73,94,916/-	Width of Approach Road: 50 Ft.,
Grand Total :					8.3004Dec	47,80,000 /-	73,94,916 /-	

Structure Details :

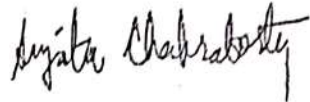
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	20,000/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	20,000 /-	45,000 /-	

Major Information of the Deed :- I-1608-02580/2019-15/05/2019

15/05/2019 Query No:-16080000734704 / 2019 Deed No :I - 160802580 / 2019, Document is digitally signed.

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
1 Mrs Sujata Chakraborty (Presentant) Wife of Mr Subimal Chakraborty Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office	 15/05/2019	 LTI 15/05/2019	 15/05/2019

314/31, Netaji Subhas Chandra Bose Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGYPC0384K, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office

Buyer Details :

Buyer Details :				
SI No	Name, Address, Photo, Finger print and Signature			Signature
1	Name Shri Sanat Ghosh Son of Late Radha Nath Ghosh Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office	Photo  15/05/2019	Finger Print  LTI 15/05/2019	 15/05/2019
Son of Late Radha Nath Ghosh Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADYPG3741M, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				
2	Name Smt Krishna Ghosh Wife of Shri Sanat Ghosh Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office	Photo  15/05/2019	Finger Print  LTI 15/05/2019	 15/05/2019
Wife of Shri Sanat Ghosh Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIKPG6410C, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				

Identifier Details :

Major Information of the Deed :- I-1608-02580/2019-15/05/2019

15/05/2019 Query No:-16080000734704 / 2019 Deed No :I - 160802580 / 2019, Document is digitally signed.

Name	Photo	Finger Print	Signature
Sujata Naskar Late Mihir Naskar R K Pally, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150			
	15/05/2019	15/05/2019	15/05/2019

Identifier Of Mrs Sujata Chakraborty, Shri Sanat Ghosh, Smt Krishna Ghosh

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sujata Chakraborty	Shri Sanat Ghosh-4.15021 Dec, Smt Krishna Ghosh-4.15021 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sujata Chakraborty	Shri Sanat Ghosh-75.00000000 Sq Ft, Smt Krishna Ghosh-75.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, Ward No: 08, Holding No:3346 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 91, LR Khatian No:- 1202	Owner:সুজাতা চক্রবর্তী, Gurdian:সুবিন্দু , Address:364/31nsc bose road, নাকতলা, কোল-47, Classification:ডাঙ্গা, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160802580 / 2019

On 15-05-2019

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 12:22 hrs on 15-05-2019, at the Office of the A.D.S.R. SONARPUR by Mrs Sujata Chakraborty, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 74,39,916/-

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

Execution is admitted on 15/05/2019 by 1. Mrs Sujata Chakraborty, Wife of Mr Subimal Chakraborty, 314/31, Netaji Subhas Chandra Bose Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Shri Sanat Ghosh, Son of Late Radha Nath Ghosh, 404, Ramkrishna Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Smt Krishna Ghosh, Wife of Shri Sanat Ghosh, 404, Ramkrishna Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Major Information of the Deed :- I-1608-02580/2019-15/05/2019

15/05/2019 Query No:-16080000734704 / 2019 Deed No :- I - 160802580 / 2019, Document is digitally signed.

Identified by Mr Sajal Naskar, , Son of Late Mihir Naskar, Tegharia, R K Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,413/- (A(1) = Rs 74,399/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 74,413/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2019 12:00AM with Govt. Ref. No: 192019200013246622 on 10-05-2019, Amount Rs: 74,413/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90025918 on 13-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,46,415/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,41,415/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4520, Amount: Rs.5,000/-, Date of Purchase: 13/05/2019, Vendor name: Samirai Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2019 12:00AM with Govt. Ref. No: 192019200013246622 on 10-05-2019, Amount Rs: 4,41,415/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90025918 on 13-05-2019, Head of Account 0030-02-103-003-02


Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1608-02580/2019-15/05/2019