

3918/23

T-3941/2023



अभिषेक पश्चिम बंगाल WEST BENGAL

W 013590

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

District Sub-Registrar-II
Hooghly

30 NOV 2023

DEED OF SALE

THIS DEED OF SALE is made on this... 30th ... day of
November, 2023

BETWEEN

1. SRI JAYANTA KUMAR JANA, PAN - BEFPJ1899Q, AADHAAR
No. 9330 8449 4712, S/o Phatick Chandra Jana, by faith - Hindu,
by occupation - Business, by nationality - Indian,

Contd....p/02

নং ১০৭৮
সন-২০২৩/২৪নং ১২৮
ক্রেতার নাম উম্মা নাম- দীপ
সং স্বাক্ষর, প্রীতানন্দপুর, হুগলী
মূল্য ১০০০০০ টাকা
স্বাক্ষর -
শ্রী অনিমেয় রক্ষিত
সং. স্বাক্ষর হুগলী



District Sub-Registrar-II
Hooghly

30 NOV 2023

SALE DEED PLAN SHOWING AT HOLDING NO:- 17, G.T. ROAD. R. S. DAG NO :- 7203, R. S. KHATIAN NO :- 862. CORRESPONDING L. R. DAG NO :- 7469. UNDER L.R. KHATIAN NO :- 1847/1. MOUZA :- SERAMPORE. J. L.NO :- 13. WARD NO :- 26. P.S. :- SERAMPORE. Dist :- HOOGHLY. UNDER SERAMPORE MUNICIPALITY.

SCALE :- 16'-0"=1 INCH.

SELLER:- 1. Sri Jayanta Jana S/o Late Fatik Chandra Jana.
2. Sri. Tapan Jana S/o Late Fatik Chandra Jana.

PURCHASER :- KINGS NIRMAN 1. Sri. Joy Nath S/o Manick Chandra Nath
2. Sri. Gopal Kumar Datta S/o Late Sanjoy Dutta

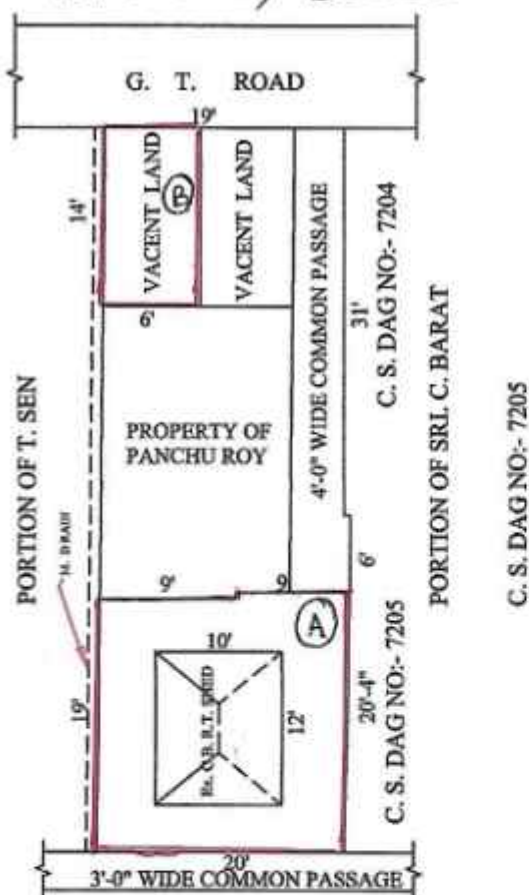
TOTAL AREA OF LAND :- 01 KA. 08 CH. 10 SFT."OR" 1090 SFT.

SALABLE AREA OF LAND :- 00 KA. 11 CH. 15 SFT."OR" 675 SFT.

Ex. R. T. SHED COV. AREA IN G.F :- 120 Sft.

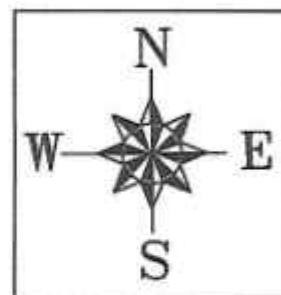
AREA SHOWN IN RED BORDER :- 

Plot (A) Area of Land :- 591 Sq.ft.
Plot (B) Area of Land :- 84 Sq.ft.
Total Area $\Rightarrow$ 675 Sq.ft.



Ex. Ground Floor Plan

1. Jayanta Kumar Jana
2. Tapan Jana
SIGNATURE OF SELLERS :-
KINGS NIRMAN
1. Joy Nath
2. Gopal Kumar Datta
SIGNATURE OF PURCHASERS :-



TRACED BY :-

BISWAS DRAWING & DESIGNER
RUPAYAN BISWAS
B.TECH (CIVIL)
L.B.S. Serampore Municipality
5, Kashi Dr. Lane, Serampore,
Dist.- Hooghly, Pin - 712201
Reg. No. - U-1360, 23-24

R.B.
23.11.23

(2)

2. SRI TAPAN JANA, PAN - ATHPJ8078P, AADHAAR No. 8198 5100 1721, S/o Phatick Chandra Jana, by faith - Hindu, by occupation - Business, by nationality - Indian, both area residing at 17, G.T. Road, Kalitala, P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.), hereinafter called and referred to as the **"OWNERS / VENDORS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

KINGS NIRMAN, PAN - ABBFK2229D, a Partnership firm having office address at 68/1/1, Bhagirathi Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), **Represented by its Partners, 1. MR. JOY NATH, PAN - AUZPN1350R, AADHAAR No. 6609 5303 0296**, S/o. Sri Manik Chandra Nath, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 8A, Satish Chandra Ghosh Lane, P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.), **2. MR. GOPAL KUMAR DATTA, PAN - AJAPD2758F, AADHAAR No. 3257 6653 1358**, S/o. Late Sanjay Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.), hereinafter called and referred to as the **"PURCHASERS"** (which

Contd....p/03

(3)

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, successors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS **ALL THAT** piece and parcel of Bastu land measuring an area 11(eleven) Cottah 15 (fifteen) Sq. ft. with one R.T. Shed measuring 120 Sq. ft. lying and situated at Mouza - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 1847/1, being Municipal Holding No. 17, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist - Hooghly, morefully described in the schedule below along with the passage with all easement right is subject matter of this deed.

AND WHEREAS the schedule mentioned property together with other properties was originally owned and possessed by Smt Sailabala Kundu, W/o. Saliendranath Kundu of Dr. Nanilal Bhattacharya Road, Serampore, Hooghly who has acquired the schedule property by virtue of one registered Deed of Partition which was registered in Book No. I, Volume No. 93, Pages from 128 to 165, being no. 5003 for the year 1975 and by virtue of said registered deed of partition said Sailabala Kundu has become absolute owner of the schedule property and she had been exercising her absolute right, title interest and possession over the schedule property.

Contd....p/04

(4)

AND WHEREAS said Sailabala Kundu while seized and possessed the schedule mentioned property, she sold, transferred and delivered possession of the same to Smt Kamala Jana, W/o. Fatick Chandra Jana of 17 No. G.T. Road, Serampore, Hooghly by virtue of one registered Deed of Sale which was duly registered before the Sub - Registrar Office at Serampore being no. 786 for the year 1996 and by dint of purchase said Kamala Jana had become absolute owner of the schedule property and she has also mutated her name before this office of B.L. & L.R.O. and also before office of Serampore Municipality and exercised their absolute right, title, interest and possession over the schedule property.

AND WHEREAS said Kamala Jana W/o. Late Fatick Chandra Jana, while owing and possessing the schedule property died inherited on 21.10.2012 leaving behind his two sons namely Jayanta Jana and Tapan Jana, the Vendors herein as such said Vendors herein have jointly inherited the schedule property by way law of inheritance as per Provision of Hindu Succession Act, 1956 and in terms of provision of law of inheritance the aforesaid legal heirs of deceased Kamala Jana have become owners of the schedule property.

AND WHEREAS the present Owners/Vendors have decided to sell out the schedule property at a total consideration price of **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs)** only and the Purchasers has also agreed to purchase the schedule property at a consideration price of **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs)** only.

Contd....p/05

(5)

NOW THIS INDENTURE WITNESSETH and in pursuance of the Agreement and in consideration of the said sum of **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs)** only, paid by Purchasers to the Owners/Vendors in the manner hereunder at or before the execution of these presents (the receipt whereof the Owners/Vendors doth hereby as well as by the payment of the same and every part thereof forever release discharge and acquit to the Purchasers and the said property describe in the schedule hereunder, hereby sold, conveyed and transferred unto and to the Purchasers) the Owners/Vendors doth hereby grant, sell convey, transfer, assign and assure unto and to the Purchasers, the said property as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as **"THE SAID PROPERTY" TOGETHER WITH** all sewers, drains, ways, paths, passages, and all manner of former and other rights, liberties, benefits, privileges, easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or hereto were or was held, used, occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents, issues and profits thereof from generation to generation **AND** all and entirely of the Rayati Swattiya and other estates, right, title, interest, use, trust, property, claim and demand whatsoever both at law in equity of the said Owners/Vendors, into out of or upon the said Property (fully

Contd....p/06

(6)

described in the **SCHEDULE** hereunder written) and all properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured by her or expressed or intended so to be **TOGETHER WITH** all deeds, pattahs, muniments, writings and evidences of title in any wise relating to or connected with the said property which now are or is or hereafter may be in possession, power, custody or control of the Owners/Vendors or any persons from whom the Owners/Vendors may procure the same without any action or suit law or in equity **TO HAVE AND TO HOLD** the same unto and to the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition, use, trust or other thing whatsoever to alter defeat encumber or make void the same and free from all rights, liens, lispences, attachments, trusts, claims, demands, acquisition, requisition, alignment and liabilities whatsoever or howsoever.

THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

a). That notwithstanding any act, deed, matter or thing by the Owners/Vendors done, committed or knowingly or suffered to the contrary, the Owners/Vendors is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties, benefits and rights hereby sold and conveyed without any manner of encumbrances, charges,

Contd....p/07

(7)

conditions, uses, trusts or any other thing whatsoever to alter, defeat, encumber or make void the same.

b). AND THAT the Owners/Vendors have not any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the properties, benefits and rights hereby sold and conveyed or any part thereof can or may be impeached, encumbered or affected in title.

c). AND THAT notwithstanding any act, deed or thing whatsoever done as aforesaid the Owners/Vendors hath now themselves have good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all their properties, benefits and rights hereby sold and conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid according to the true, intent and meaning of these presents.

d). AND THAT the properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, lines, attachments, leases, tenancies, occupancy rights, restrictive covenants, lispendents, uses, debutters, trusts, prohibitions and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through, under or in trust for the

Contd....p/08

(8)

Owners/Vendors or their predecessor-in-title.

e). AND THAT the Purchasers shall or may at all times hereafter peaceably and quietly hold, use, possess and enjoy the properties, benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and received the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owners/Vendors or any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and free and clearly and absolutely acquitted, exonerated and discharged from or by the Owners/Vendors and all their person any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, attachments, lispendens, uses and liabilities, whatsoever or however created by the Owners/Vendors or any persons claiming as aforesaid.

f). AND THAT the Owners/Vendors and all person or persons having or lawfully or rightfully or hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be through, under or in trust for the Owners/Vendors or its predecessor-in-title shall and costs of the Purchasers, do and execute or cause to be done and execute as such acts, deeds and things for further better and more perfectly assuring their

Contd....p/09

(9)

properties unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

AND THE VENDORS DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS AS FOLLOWS :-

a). **THAT** the property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Owners/Vendors for realization if the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public demands Recovery Acts or any other Acts for the time being in force.

b). **AND THAT** the said property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of any authority or the Government or any other Public body or authorities.

c). **AND THAT** no declaration or notification is made or published for acquisition, requisition or alignment on the said property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

Contd....p/10

(10)

d). AND THAT there is no impediment under the provision of the Urban Land (Ceiling and Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation otherwise for the Vendors to grant, sell, conveyed, transferred, assigned and assured in favour of the Purchasers in the manner aforesaid.

e). AND THAT the Owners/Vendors have represented and assured to the Purchasers that there is no action in respect of the said property or any part or share thereof pending or filed at any time heretofore and that the said property have been in uninterrupted exclusive ownership and possession and enjoyment of the Owners/Vendors since purchased without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person have ever claimed any right, title and interest or possession whatsoever in the said property or any thereof nor send any notice in respect thereof.

f). AND THAT save and except the Owners/Vendors, no other person can claim any right, title or interest whatsoever in the said property as mentioned in the schedule hereunder and without prejudice to or deficiency being found in the title or possession of the Owners/Vendors or in case any of the above representation or assurances being found to be false.

 **g). AND THAT** all rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said property

Contd....p/11

(11)

have duly been paid and there is no amount in arrears or outstanding in connection therewith.

h). AND THAT the Owners/Vendors declares that the said land is not declared as vested.

i). AND THAT simultaneously with the execution of these presents, the Owners/Vendors doth deliver unto Purchasers vacant khas possession the property hereby sold, transferred and conveyed.

j). AND THAT by virtue of this Deed of Sale, the aforesaid Purchasers will be at liberty to get their name mutated with the State of West Bengal, Municipality and/or any other lawful place and Owners/Vendors hereby grant their consent in this respect and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings including mutation proceedings etc. whatsoever may be.

k). AND THAT if for any reason whatsoever any defect of any kind comes in respect of this Deed, the Owners/Vendors shall be bound to prepare make out, sign, seal, execute and get registered any kind of Deed in favour of the Purchasers and all costs in this connection will be borne by the Purchasers and if any litigation or legal dispute by and between parties herein or any interested persons may arise the total responsibility, legal affairs and costs will be borne by the Purchasers hereunder.

Contd....p/12

SCHEDULE PROPERTY

ALL THAT piece and parcel of Bastu land measuring an area 11(eleven) Cottah 15 (fifteen) Sq. ft. with one R.T. Shed measuring 120 Sq. ft. lying and situated at Mouza - Serampore, J.L. No. 13, comprised in R.S. Dag No. 7203, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7469, under L.R. Khatian No. 1847/1, being Municipal Holding No. 17, G.T. Road, within the ambit of Serampore Municipality, under P.S. & A.D.S.R. Serampore, Dist - Hooghly, which is more particularly and specifically delineated in the Sketch, Map or plan depicted with "**RED**" border line attached herewith being the part of parcel of this indenture along with right to use all common passage and common portion as shown in the annexed map.

A Schedule.

The Property of is butted and bounded by:-

On the North:- Property of Panchu Roy.

On the South:- 3' feet wide common passage.

On the East:- Property of C.S. Dag No. 7205.

On the West:- Municipal Drain & Portion T. Sen.

The property of B Schedule butted and bounded Contd....p/13

on the North:- G.T. Road.
on the South:- Property of Panchu Roy
on the East:- vacant Land.

Japan Janta
Tajanti Kumar Janta

(13)

IN WITNESS WHEREOF the Owners/Vendors herein have hereunto set subscribed his signature on the day, month and year first above written.

**SIGNED AND DELIVERED BY
THE OWNERS/VENDORS IN PRESENCE OF
WITNESSES**

1) Ranajit Khaitan,
Serampore, Hooghly

2) Anjan Saha
Adv.
Serampore.

Jayanti Kunder Jaisa

Jagan Jaisa

SIGNATURE OF THE OWNERS/ VENDORS

KINGS NIRMAN

Joy Nath.
Partner

KINGS NIRMAN

Rafael An Datta
Partner

SIGNATURE OF THE PURCHASERS

Contd....p/14

(14)

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 27,00,000/- (Rupees Twenty Seven Lakhs) only. FROM THE ABOVE NAMED PURCHASER.

Date	Name of Bank	Cheque No	Amount(Rs.)
18/10/2021	HDFC	RTGS	7,00,000/-
02/09/2022	HDFC	RTGS	16,92,000/-
30/11/2023	Bank of Baroda	RTGS	3,08,000/-
			/
		Total	27,00,000/-

Total = Rs. 27,00,000/- (Rupees Twenty Seven Lakhs) only.

WITNESSES :

1) Ranajit Khordar.
Serampore, Hooghly.

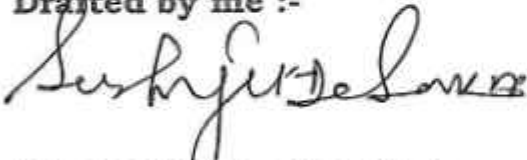
Jayanki Kumar Jena

2)  Adv.
Serampore



SIGNATURE OF THE OWNERS/ VENDORS

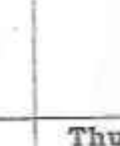
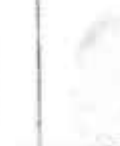
Drafted by me :-



**(SUBHAJIT DE SARKAR)
(Regd. No. WB 1948/2002)
Advocate Serampore Court**


Typed by me : Serampore Court

SPECIMEN FORM FOR TEN FINGERPRINT

Sl. No.	Signature of the executants/ presentants					
	 <i>Dayan Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Dayan Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Dayan Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINT

Sl. No.	Signature of the executants/ presentants					
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



291120232030030103

GRIPS Payment Detail

GRIPS Payment ID:	291120232030030103	Payment Init. Date:	29/11/2023 19:34:06
Total Amount:	137193	No of GRN:	1
Bank/Gateway:	IDBI Bank	Payment Mode:	Online Payment
BRN:	2840719556	BRN Date:	29/11/2023 19:36:47
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SUBHAJIT DESARKAR
Mobile: 9330537977

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240300301041	Directorate of Registration & Stamp Revenue	137193
Total			137193

IN WORDS: ONE LAKH THIRTY SEVEN THOUSAND ONE HUNDRED NINETY 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



192023240300301041

GRN Details

GRN:	192023240300301041	Payment Mode:	Online Payment
GRN Date:	29/11/2023 19:34:06	Bank/Gateway:	IDBI Bank
BRN :	2840719556	BRN Date:	29/11/2023 19:36:47
GRIPS Payment ID:	291120232030030103	Payment Init. Date:	29/11/2023 19:34:06
Payment Status:	Successful	Payment Ref. No:	2002886310/7/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SUBHAJIT DESARKAR
Address:	SERAMPORE
Mobile:	9330537977
EMail:	sdesarkar79@gmai.com
Contact No:	9830305314
Depositor Status:	Advocate
Query No:	2002886310
Applicant's Name:	Mr Subhajit De Sarkar
Identification No:	2002886310/7/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	29/11/2023
Period To (dd/mm/yyyy):	29/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002886310/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	109360
2	2002886310/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	27599
3	2002886310/7/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	234
Total				137193

IN WORDS: ONE LAKH THIRTY SEVEN THOUSAND ONE HUNDRED NINETY THREE ONLY.

SALE DEED PLAN SHOWING AT HOLDING NO:- 17, G.T. ROAD. R. S. DAG NO :- 7203, R. S. KHATIAN NO :- 862. CORRESPONDING L. R. DAG NO :- 7469. UNDER L.R. KHATIAN NO :- 1847/1. MOUZA :- SERAMPORE. J. L.NO :- 13. WARD NO :- 26. P.S. :- SERAMPORE. Dist :- HOOGHLY. UNDER SERAMPORE MUNICIPALITY.

SCALE :- 16'-0"=1 INCH.

SELLER:- 1. Sri Jayanta Jana S/o Late Fatik Chandra Jana.
2. Sri. Tapan Jana S/o Late Fatik Chandra Jana.

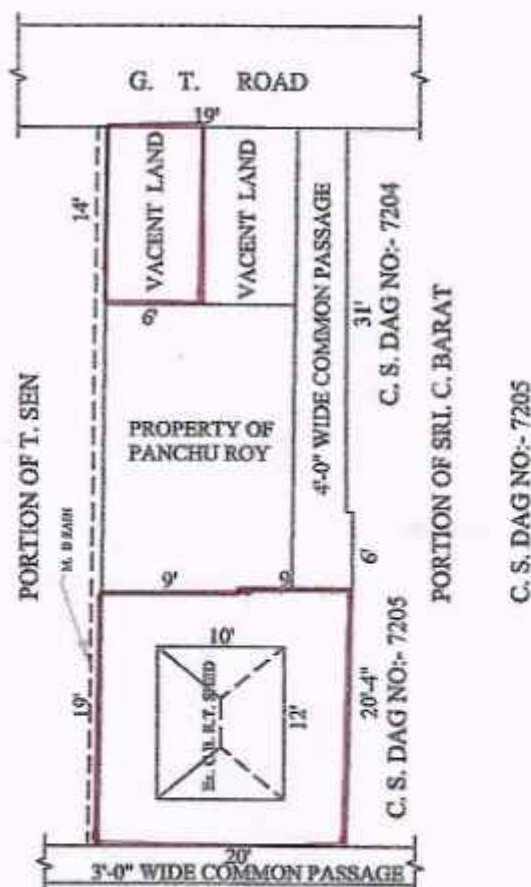
PURCHASER :- KINGS NIRMAN 1. Sri. Joy Nath S/o Manick Chandra Nath
2. Sri. Gopal Kumar Datta S/o Late Sanjoy Dutta

TOTAL AREA OF LAND :- 01 KA. 08 CH. 10 SFT."OR" 1090 SFT.

SALABLE AREA OF LAND :- 00 KA. 11 CH. 15 SFT."OR" 675 SFT.

Ex. R. T. SHED COV. AREA IN G.F :- 120 Sft.

AREA SHOWN IN RED BORDER :- 



Ex. Ground Floor Plan

1. *Jayanta Kunti Jana*

2. *Tapan Jana*

SIGNATURE OF SELLERS :-

1. *Joy Nath*

2. *Gopal K. Datta*

SIGNATURE OF PURCHASERS :-



TRACED BY :-

BISWAS DRAWING & DESIGNER
RUPAYAN BISWAS
B.TECH (CIVIL)

L.B.S. Serampore Municipality
5, Kashi Dr. Lane, Serampore,
Dist.- Hooghly, Pin - 712201

Reg. No.

U-1360, 23-24

लायकर विभाग

INCOME TAX DEPARTMENT

JAYANTA KUMAR JANA

PHATICK CHANDRA JANA

01/01/1964

Permanent Account Number

BEFPJ1899Q

Jayanta Kumar

Signature



भारत सरकार



GOVT. OF INDIA



21042016



ভারতীয় বিনিয়োগ পরিচয় প্রাধিকরণ

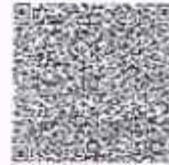
ভারত সরকার

Unique Identification Authority of India

Government of India

ভানিকাতুলির আই ডি / Enrollment No.: 1040/20363/03494

To
জয়ন্ত কুমার জাণা
Jayanta Kumar Jana
17 G.T. ROAD KALITALA
Serampore
Serampore
Serampur Uttarpara Hooghly
West Bengal 712201
432621413
MN439599484FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9330 8449 4712

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



জয়ন্ত কুমার জাণা
Jayanta Kumar Jana
পিতা : ফাটিক চন্দ্র জাণা
Father : Phasick Chandra Jana
অবসরকাল / DOB : 01/01/1964
পুরুষ / Male



9330 8449 4712

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPAN JANA

PHATIK JANA

03/03/1963

Permanent Account Number

ATHPJ8078P

Tapan Jana

Signature



17032012



ভারত সরকার
Unique Identification Authority of India
Government of India

ভরসিকাভুক্তি আইডি / Enrollment No.: 1040/20383/03472

To
তপন জনা
Tapan Jana
17NO G.T. ROAD KALITALA
Serampore
Serampore
Serampur Uttarpara Hooghly
West Bengal 712201
420658153
MN439580531FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8198 5100 1721

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



তপন জনা
Tapan Jana
পিতা : ফটিক চন্দ্র জনা
Father : Fatik Chandro Jana
জন্মতারিখ / DOB : 03/03/1963
পুরুষ / Male



8198 5100 1721

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABBFK2229D

पान संख्या
KINGS NIKMAN



निगम / पान की तारीख
Date of incorporation/formation
31/10/2021

07112021

आयकर विभाग
INCOME TAX DEPARTMENT
JOY NATH

भारत सरकार
GOVT OF INDIA

MANICK CHANDRA NATH

18/08/1996

Permanent Account Number
AUZPN1350R

Joy Nath

Signature





In case this card is lost / found, kindly inform / return to:
Income Tax PAN Service Unit, CIT (NS)
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये / पाये पर कृपया सूचित करें / लौटाएं :-
आयकर विभाग, सीटी (एनएस)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.

भारत सरकार
Government of India

18-08-2018



Joy Nath
DOB: 18-08-1995
Male

6609 5303 0296

मेरा आधार, मेरी पहचान

भारतीय जनता पार्टी
Bharatiya Janata Party

Unique Identification Authority of India

Print Date: 24/09/2018

Address: S/O. Manick Chandra Nath, 8a,
SATEH CHANDRA GHOSH LANE,
MAHESH, Hougly, West Bengal, 712202

6609 5303 0296

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL KUMAR DATTA
SANJAY DATTA

08/12/1967

Parliamentary Account Number

AJAPD2758F


Signature




 ভারত সরকার
 Government of India


 গোপাল কুমার দত্ত
 Gopal Kumar Datta
 পিতা : সন্জয় দত্ত
 Father : Sanjoy Datta
 জন্মদিন / DOB : 12/03/1971
 লিঙ্গ / Male



3257 6653 1358

আধার - সাধারণ মানুষের অধিকার


 ভারত সরকার
 Unique Identification Authority of India

ঠিকানা:
 37, সি.টি.রোড (মাদামবাজার),
 সেরামপুর, সেরামপুর, হাওড়া,
 পশ্চিম বঙ্গ, 712201

Address:
 37, G.T.ROAD(MADAMBAGAN),
 Serampore, Serampore, Hooghly,
 West Bengal, 712201

3257 6653 1358


 1077
 1800 300 7947


 help@uidai.gov.in


 www.uidai.gov.in

Major Information of the Deed

Deed No :	I-0602-03941/2023	Date of Registration	30/11/2023
Query No / Year	0602-2002886310/2023	Office where deed is registered	
Query Date	23/11/2023 8:34:02 PM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Subhajit De Sarkar Serampore Court,Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712201, Mobile No. : 9330537977, 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. 27,00,000/-	Rs. 27,58,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,10,360/- (Article:23)	Rs. 27,631/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

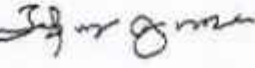
District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Serampur, Road Zone : (Holding located on G.T. Road – Holding located on G.T. Road) , Mouza: Shrirampur, , Holding No:17 JI No: 13, Pin Code : 712201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7469 (RS :-7203)	LR-1847/1, (RS:-86210)	Other Commercial Uses	Bastu	11 Chatak 15 Sq Ft	26,70,000/-	26,77,501/-	Property is on Road
Grand Total :					1.1688Dec	26,70,000 /-	26,77,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	30,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	30,000 /-	81,000 /-	

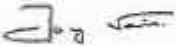
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Jayanta Kumar Jana Son of Phatick Chandra Jana Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office	Photo  30/11/2023	Finger Print  Captured LTI 30/11/2023	Signature  30/11/2023
17, G T Road Kalitala, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bxxxxxx9q, Aadhaar No: 93xxxxxxxx4712, Status :Individual, Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office				
2	Name Shri Tapan Jana (Presentant) Son of Phatick Chandra Jana Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office	Photo  30/11/2023	Finger Print  Captured LTI 30/11/2023	Signature  30/11/2023
17, G T Road Kalitala, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxx8p, Aadhaar No: 81xxxxxxxx1721, Status :Individual, Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KINGS NIRMAL 68//1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202 , PAN No.: ABxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Joy Nath Son of Shri Manik Chandra Nath Date of Execution - 30/11/2023, , Admitted by: Self, Date of Admission: 30/11/2023, Place of Admission of Execution: Office	Photo  Nov 30 2023 1:14PM	Finger Print  Captured LTI 30/11/2023	Signature  30/11/2023
	8A, Satish Chandra Ghosh Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx0r, Aadhaar No: 66xxxxxxx0296 Status : Representative, Representative of : KINGS NIRMAN (as Partner)			
2	Name Mr Gopal Kumar Datta Son of Late Sanjay Datta Date of Execution - 30/11/2023, , Admitted by: Self, Date of Admission: 30/11/2023, Place of Admission of Execution: Office	Photo  Nov 30 2023 1:15PM	Finger Print  Captured LTI 30/11/2023	Signature  30/11/2023
	37, G T Road Madambagan, City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx8f, Aadhaar No: 32xxxxxxx1358 Status : Representative, Representative of : KINGS NIRMAN (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arpan Sarkar Son of Shri Anup Kumar Sarkar Serampore Court, City:- , P.O:- Serampore, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201	 30/11/2023	 Captured 30/11/2023	 30/11/2023
Identifier Of Shri Jayanta Kumar Jana, Shri Tapan Jana, Mr Joy Nath, Mr Gopal Kumar Datta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Jayanta Kumar Jana	KINGS NIRMAN-0.584375 Dec
2	Shri Tapan Jana	KINGS NIRMAN-0.584375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Jayanta Kumar Jana	KINGS NIRMAN-60.00000000 Sq Ft
2	Shri Tapan Jana	KINGS NIRMAN-60.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Serampore, Road Zone : (Holding located on G.T. Road – Holding located on G.T. Road) , Mouza: Shrirampur, , Holding No:17 JI No: 13, Pin Code : 712201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7469, LR Khatian No:- 1847/1	Owner:কমলা জাভা, Gurdian:কটিক , Address:17 নং মি.টি. জোড় কলীতলা শ্রীরামপুর , Classification:বন্য, Area:0.01200000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060203941 / 2023

On 30-11-2023

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 12:55 hrs on 30-11-2023, at the Office of the D.S.R. - II HOOGHLY by Shri Tapan Jana, one of the Executants,

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 27,58,501/-

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

Execution is admitted on 30/11/2023 by 1. Shri Jayanta Kumar Jana, Son of Phatick Chandra Jana, 17, G T Road Kalitala, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 2. Shri Tapan Jana, Son of Phatick Chandra Jana, 17, G T Road Kalitala, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business

Indetified by Shri Arpan Sarkar, , Son of Shri Anup Kumar Sarkar, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-11-2023 by Mr Joy Nath, Partner, KINGS NIRMAN (Partnership Firm), 68/i/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Indetified by Shri Arpan Sarkar, , Son of Shri Anup Kumar Sarkar, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate

Execution is admitted on 30-11-2023 by Mr Gopal Kumar Datta, Partner, KINGS NIRMAN (Partnership Firm), 68/i/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Indetified by Shri Arpan Sarkar, , Son of Shri Anup Kumar Sarkar, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,631.00/- (A(1) = Rs 27,585.00/- ,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 27,599/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2023 7:36PM with Govt. Ref. No: 192023240300301041 on 29-11-2023, Amount Rs: 27,599/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2840719556 on 29-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,10,360/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 1,09,360/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 5075, Amount: Rs.1,000.00/-, Date of Purchase: 24/11/2023, Vendor name: A Rakshit

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 29/11/2023 7:36PM with Govt. Ref. No: 192023240300301041 on 29-11-2023, Amount Rs: 1,09,360/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2840719556 on 29-11-2023, Head of Account 0030-02-103-003-02



Swati De

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOOGHLY

Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2023, Page from 78952 to 78978
being No 060203941 for the year 2023.



De

Digitally signed by SWATI DE
Date: 2023.11.30 15:04:26 +05:30
Reason: Digital Signing of Deed.

(Swati De) 30/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
West Bengal.