

06/06/22

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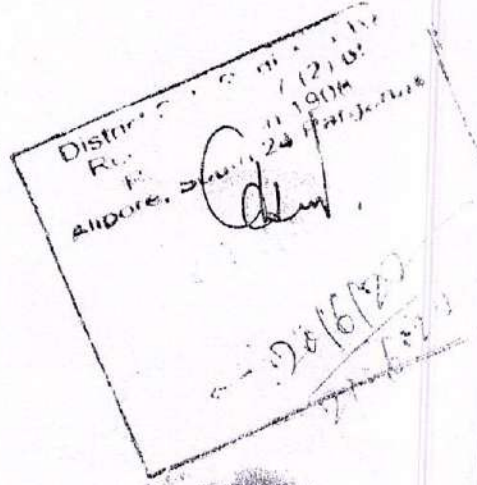
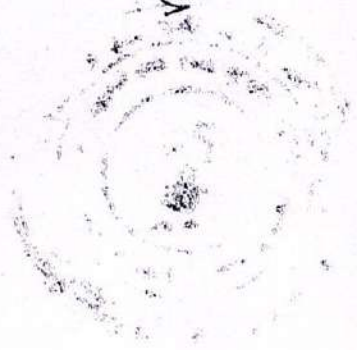
D-6721/22



पश्चिम बंगाल WEST BENGAL

AG 7494

20/06/2022
Q-2001835048/2022
5-30 P.M.



DEED OF SALE

THIS INDENTURE is made on this the 20th Day of
.....June....., Two Thousand Twenty Two (2022) **BETWEEN**

5-30 P.M.
20/6/22

(1) SRI RAMKISHAN AGARWAL, (PAN-ADJPA2291D & Aadhaar No.8318 9926 0252) son of Late Tarachand Agarwal & (2) SMT. SAROJ AGARWAL, (PAN-AGSPA6920H & Aadhaar No.3438 7264 7633) wife of Sri Ramkishan Agarwal, both by faith-Hindu, Nationality-Indian, by occupation-Business & Housewife respectively, residing at 234, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata-700042, herein after referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

(1) SRI RAJIB TALUKDER, (PAN-AFUPT1990B & Aadhaar No.9060 4284 7492) son of Late Dilip Kumar Talukder, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 859, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, (2) SRI BADAL KUMAR CHAKRABORTY, (PAN-ACAPC4530D & Aadhaar No.6205 0920 7551) son of Late Kartick Chandra Chakraborty, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 778, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078 & (3) SRI BISWANATH DAS, (PAN-AKGPD8140A & Aadhaar No.2258 2536 9637) son of Late Gouri Sankar Das, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 59, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS by a Deed of Sale, registered in the office of D.R. Alipore and recorded in Book No.I, Deed No.4601 for the year 1962, one Smt. Subarna Prova Chowhdury purchased All That piece and parcel of land measuring 8Cottah0Chittak be the same a little more or less, situated at Mouza-Garfa, J.L.No.19, Pargana-Khaspur, R.S. No.2,Touzi, No.155, comprised in of C.S. Dag. No. 1453 under C.S. Khatian No.847 corresponding to R.S. Dag No.1753 under R.S. Khatina No.891, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the Schedule hereunder written from the then lawful owner Johra Khatun Bibi.

AND WHEREAS being in need of money, the said Smt. Subarna Prova Chowhdury sold, transferred and conveyed the said land measuring 8 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, more fully described in the Schedule hereunder written by a Deed of Sale, dated 20.05.1962, registered at D.R. at Alipore and recorded in Book No.I, Volume No. 81, page from 264 to 265, Deed No.4655 for the year 1962 unto and in favour of one Sri Haripada Sarkar.

AND WHEREAS by a Deed of Sale, dated 01.10.1975, registered in the office of D.R. Alipore and recorded in Book No. I, Volume No.133, page from 169 to 173, Deed No.5108 for the year 1975, the said Sri Haripada Sarkar sold, transferred and conveyed a portion of the said land measuring 3 Cottah be the same a little more or less together with structure standing thereon, more fully described in the Schedule hereunder written, unto and in favour of Smt. Asha Rani Das, wife of Sri Sudhir Chandra Das of 34, Purbachal Main Road, P.S. Kasba, Kolkata-700078.

AND WHEREAS being in need of money, the said Smt. Asha Rani Das sold, transferred and conveyed the said land measuring 3 Cottah 0 Chittak 0 sq.ft. be the same a little more or less together with tile shed structure standing thereon, more fully described in the Schedule hereunder written by a Bengali Deed of Sale, dated 23.06.2000, registered at D.S.R.-III at Alipore and recorded in Book No. I, Volume No.79, page from 441 to 448, Deed No.3079 for the year 2000 unto and in favour of the Vendors herein.

AND WHEREAS being the owner of the said land, the Vendors herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Premises No.49, Purbachal Main Road, vide Assessee No.31-106-16-0049-1, Kolkata-700078, upon payment of rates and taxes thereto.

AND WHEREAS the Vendors herein are in peaceful and uninterrupted possession of the said land measuring 3 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, together with 300 sq.ft. tile shed structure, more fully described in the Schedule hereunder written, for the sake of brevity hereinafter referred to as the "**said Property**" and exercising the rights of ownership thereto and free from all encumbrances.

AND WHEREAS the Vendors declared for absolute sale of the said land measuring 3 Cottah 0 Chittak 0 sq.ft. be the same a little more or less be the same a little more or less, together with 300 sq.ft. tile shed structure, more fully described in the Schedule hereunder written, free from all encumbrances at total price or consideration of **Rs.73,00,000/-** (Rupees Seventy Three Lakh) only and the Purchasers herein agreed to purchase the said property at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.73,00,000/-** (Rupees Seventy Three Lakh) only well and truly paid by the Purchasers to the Vendors on or before the execution of the presents that being the full consideration money (the receipt whereof, the Vendors do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendors do hereby acquit release and forever discharge the Purchasers and the said property hereby sold) The Vendors do hereby grant transfer, convey, sell, assign and assure unto the Purchasers **ALL THAT** piece and parcel of land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less be the same a little more or less, together with **300 sq.ft.** tile shed structure, situated at Mouza-Garfa, J.L.No.19, Pargana-Khaspur, R.S. No.2, Touzi No.155, comprised in of C.S. Dag No.1453 under C.S. Khatian No.847 corresponding to R.S. Dag No.1753 under R.S. Khatina No.891, **being K.M.C. Premises No. 49, Purbachal Main Road, Kolkata-700078,** under P.S. 'Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the schedule hereunder written and/or **HOWSOEVER OTHERWISE** the said property now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other and ancient right, light, liberty, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said property belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the

reversion or reversions, remainder or remainders and all the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and every part thereof **AND** all the deeds, pattah, muniments, writings, evidence of title whatsoever relating to or concerning the said property and every part thereto which now are or hereafter may be in the custody power, control or possession of the Vendors or any person or persons from whom the said Vendors may or procure the same without any action or suit **TO HAVE AND TO HOLD** the said property so to be unto the Purchasers absolutely forever and free from all encumbrances.

AND the Vendors do hereby covenant with the Purchasers as follows:-

That Notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendors have good right full power, absolute authority **AND** indefeasible title to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant possession of the said property simultaneously with the execution of these presents.

AND the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents to the District Collector (B.L.R.O. concerned) and taxes to Kolkata Municipal Corporation, upon getting their names mutated in the said authorities, and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title and that free and clear

FURTHER the Vendors and all person having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the Purchasers as shall or may be reasonably required.

THE Vendors also declare that the property hereby sold has not been previously leased, mortgages sold nor in any way transferred and there is no charge, liens, lispens, or any attachment. The said property has not been acquired nor requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said property. The Vendors sold the said property while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same. The Vendors also undertake to compensate any loss if sustained by the Purchasers.

If any error or omission is transpired in this deed in future, the Vendors shall at the cost and request of the Purchasers do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration in favour of the Purchasers.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **3 Cottah 0 Chittak 0 sq.ft.** be the same a little more or less be the same a little more or less, together with cemented flooring **300 sq.ft.** tile shed structure, situated at Mouza-Garfa, J.L.No.19, Pargana-Khaspur, R.S. No.2, Touzi No.155, comprised in of C.S. Dag No.1453 under C.S. Khatian No.847 corresponding to R.S. Dag No.1753 under R.S. Khatina No.891, being **Premises No. 49, Purbachal Main Road, Kolkata-700078**, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with Red border line therein; being butted and bounded as follows :-
(NOTE - other than on Kali Karpur Road (P.A.S. connector))

On the North : Land of R.S. Dag No.1753,

On the South : 22'ft. wide K.M.C. Road,

On the East : Shakti Sangha Club & R.S. Dag No.1753,

On the West : land of R.S. Dag No.1753,

Garb Palanker

IN WITNESSES WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and Seals on the day, month and year first above written.

SIGNED & DELIVERED

In presence of:-

1. N. Aggarwal
Narmadapur Aggarwal,
FD-281, Sector-3, South Lake
Club, Kurl-106.

Ram Kishan Aggarwal
राम कृष्ण अग्रवाल

2. Ayush Talukder
854, Purbachal Main
Road, Kolkata-700078.

VENDORS

Ram Kishan Aggarwal
Ramesh Talukder
Biswanath Das

PURCHASERS

Drafted by:-
Abu Saeed
Advocate,
Alipore Police Court,
Kolkata-700027.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 73,00,000/- (Rupees Seventy Three Lakh) only being the full consideration money of the Schedule mentioned land with structure, paid by the Purchasers in the manner as follows :-

Date	ChequeNo./Cash/R.T.G.S	Bank	Amount(Rs.)
02/06/2022	521348	SBI (GARFA)	10,00,000/-
02/06/2022	521349	SBI (GARFA)	5,00,000/-
15/06/2022	521350	SBI (GARFA)	10,00,000/-
15/06/2022	574431	SBI (GARFA)	10,00,000/-
17/06/2022	R.T.G.S.	SBI (GARFA)	25,00,000/-
20/06/2022	R.T.G.S.	INDIAN BANK (KASBA)	11,00,000/-
20/06/2022	CASH	CASH	2,00,000/-
TOTAL (Rupees Seventy Three Lakh) only			Rs.73,00,000/-

WITNESSES:-

1. Narjinder Aggarwal

Ram Kishan Aggarwal
सरोज अग्रवाल












VENDORS

2. Ayush Talukder

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PHOTO	left hand					
	right hand					












Name.....

Signature.....

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

Name.....

Signature *Ram Kishan Agarwal*.....

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

Name.....

Signature *श्री राज अजात*.....

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












Name.....

Signature.....

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PHOTO	left hand					
	right hand					









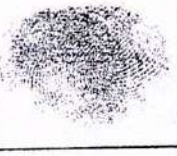

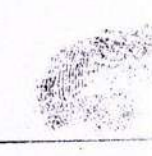
Name.....

Signature.....

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	left hand					
	right hand					












Name RISHI TALUKDER

Signature Rishi Talukder

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	left hand					
	right hand					

Name.....

Signature Bk Channubooty

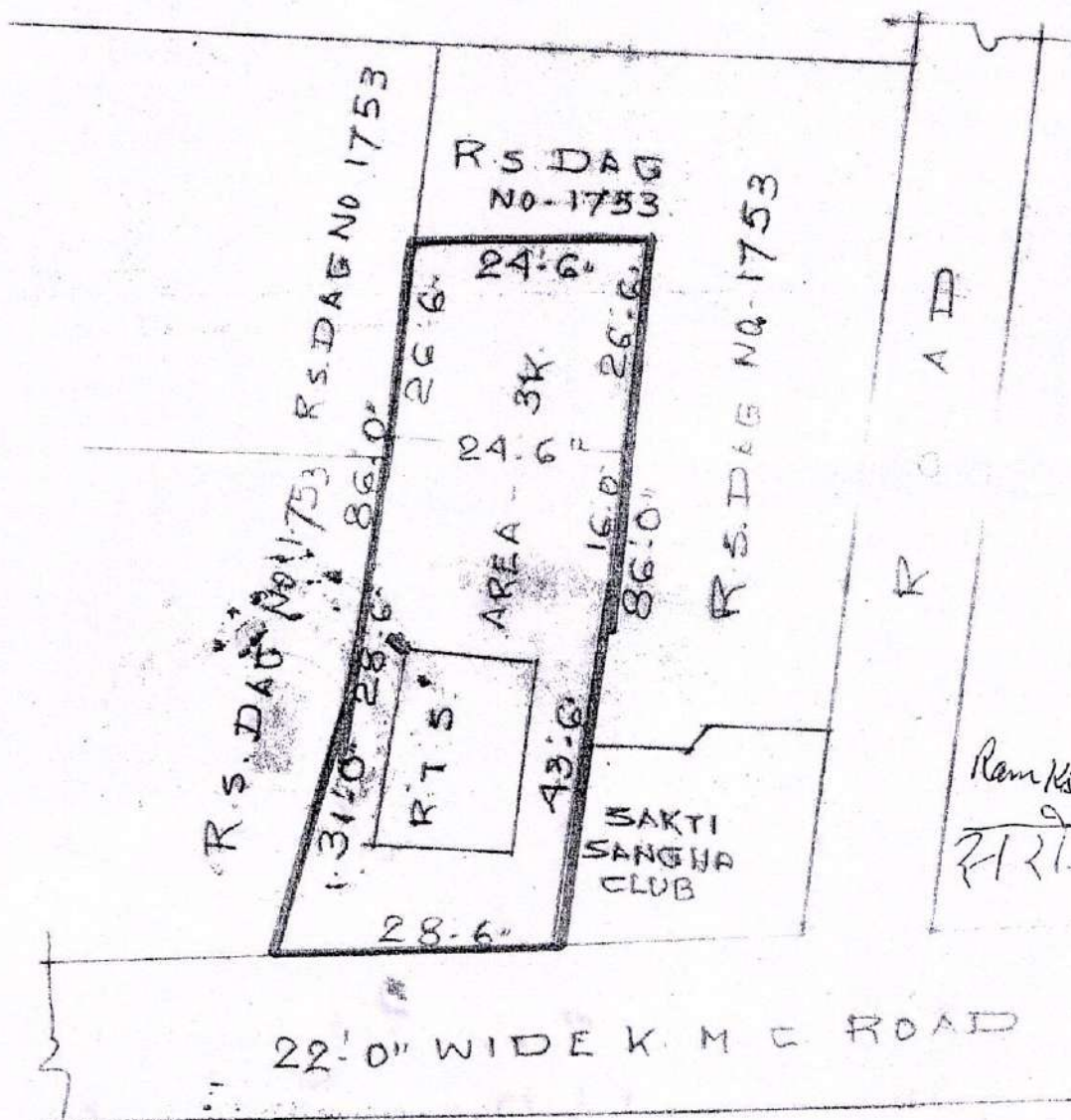
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	left hand					
	right hand					

Name.....

Signature Biswanath Das

SITE PLAN OF LAND WITH R.T. SHED AT PREMISE
 NO 49, PURBACHAL MAIN ROAD, KOLKATA 700070
 MOUZA GARFA J.L. NO 19, R.S. DAG NO 1753 R.S.
 KHATIAN NO 891, P.S. KASBA. NOW GARFA K.M.C.
 WARD NO 106, DIST. 24 PGS. (5)

AREA OF LAND 3K. 0 CH. 0 SFT. (M/L)
 R.T. S. AREA 300 SFT.
 SHOWN IN RED BORDER.



Ram Kishan Agarwal
 21/2/51 37/4/90

Lavish Gulminder
 B.K. Chatterjee
 Biswarath Das

TRACED
 SUBHASIS MONDAL
 CIVIL ENGINEER
 SURVEYOR Rg. No. 100



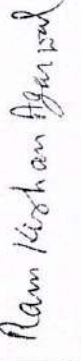





Government of West Bengal



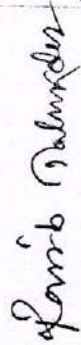






Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas




Signature / LTI Sheet of Query No/Year 16042001835048/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAMKISHAN AGARWAL 234 B.B CHATTERJEE ROAD.KOLKATA-700042, City:- Not Specified, P.O:- KASBA, P.S.-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SAROJ AGARWAL 234 B.B CHATTERJEE ROAD.KOLKATA-700042, City:- Not Specified, P.O:- KASBA, P.S.-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042	Seller			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr RAJIB TALUKDAR 859 PURBACHAL MAIN ROAD, KOLKATA-700078, 859, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Buyer			
4	Mr BADAL KUMAR CHAKRABORTY 778 PURBACHAL MAIN ROAD, KOLKATA-700078, 778, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Buyer			
5	Mr BISWANATH DAS 59 PURBACHAL MAIN ROAD, KOLKATA-700078, 59, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Buyer			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:- Kasba. District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr RAMKISHAN AGARWAL, Mr SAROJ AGARWAL, Mr RAJIB TALUKDAR, Mr BADAL KUMAR CHAKRABORTY, Mr BISWANATH DAS			

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192022230054287011
GRN Date: 20/06/2022 14:54:08
BRN : IK0BSXUGU6
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/06/2022 14:54:56
Payment Ref. No: 2001835048/5/2022
[Query No*/Query Year]

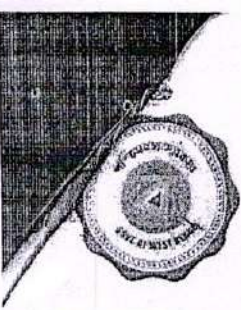
Depositor Details

Depositor's Name: RAJIB TALUKDAR
Address: 859, PURBACHAL MAIN ROAD KASBA KOLKATA 700078
Mobile: 9830828274
Depositor Status: Buyer/Claimants
Query No: 2001835048
Applicant's Name: Mr Alok Safui
Address: D.S.R. - IV SOUTH 24-PARGANAS
Office Name: D.S.R. - IV SOUTH 24-PARGANAS
Identification No: 2001835048/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835048/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	543970
2	2001835048/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	108856
Total				652826

IN WORDS: SIX LAKH FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY SIX ONLY.



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

GRN Details

GRN: 192022230054287011 Payment Mode: Online Payment
GRN Date: 20/06/2022 14:54:08 Bank/Gateway: State Bank of India
BRN : IK0BSXUGU6 BRN Date: 20/06/2022 14:54:56
Payment Status: Successful Payment Ref. No: 2001835048/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAJIB TALUKDAR
Address: 859, PURBACHAL MAIN ROAD KASBA KOLKATA 700078
Mobile: 9830828274
Depositor Status: Buyer/Claimants
Query No: 2001835048
Applicant's Name: Mr Alok Safui
Address: D.S.R. - IV SOUTH 24-PARGANAS
Office Name: D.S.R. - IV SOUTH 24-PARGANAS
Identification No: 2001835048/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835048/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	543970
2	2001835048/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	108856
Total				652826

IN WORDS: SIX LAKH FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY SIX ONLY.



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

Query No / Year	2001835048/2022	Office where deed will be registered
Query Date	17/06/2022 11:25:48 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	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 73,00,000/-	Rs. 1,08,80,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,44,070/- (Article:23)	Rs. 1,08,824/- (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: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 49, , Ward No: 106, Pin Code : 700078

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	3 Katha	72,19,000/-	1,07,99,998/-	Width of Approach Road: 22 Ft.,
Grand Total :				4.95Dec	72,19,000 /-	107,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	81,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	81,000 /-	81,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr RAMKISHAN AGARWAL Son of Late TARACHAND AGARWAL,234 B.B CHATTERJEE ROAD,KOLKATA-700042, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx1D, Aadhaar No.: 83xxxxxxxx0252,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SAROJ AGARWAL Wife of Mr RAMKISHAN AGARWAL,234 B.B CHATTERJEE ROAD,KOLKATA-700042, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx0H, Aadhaar No.: 34xxxxxxxx7633,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr RAJIB TALUKDAR Son of Late DILIP KUMAR TALUKDER,859 PURBACHAL MAIN ROAD,KOLKATA-700078, 859, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx0B, Aadhaar No.: 90xxxxxxxx7492,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr BADAL KUMAR CHAKRABORTY Son of Late KARTICK CHANDRA CHAKRABORTY,778 PURBACHAL MAIN ROAD, KOLKATA-700078, 778, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx0D, Aadhaar No.: 62xxxxxxxx7551,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr BISWANATH DAS Son of Late GOURI SANKAR DAS,59 PURBACHAL MAIN ROAD, KOLKATA-700078, 59, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx0A, Aadhaar No.: 22xxxxxxxx9637,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RAMKISHAN AGARWAL, Mr SAROJ AGARWAL, Mr RAJIB TALUKDAR, Mr BADAL KUMAR CHAKRABORTY, Mr BISWANATH DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMKISHAN AGARWAL	Mr RAJIB TALUKDAR-0.825 Dec,Mr BADAL KUMAR CHAKRABORTY-0.825 Dec,Mr BISWANATH DAS-0.825 Dec
2	Mr SAROJ AGARWAL	Mr RAJIB TALUKDAR-0.825 Dec,Mr BADAL KUMAR CHAKRABORTY-0.825 Dec,Mr BISWANATH DAS-0.825 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMKISHAN AGARWAL	Mr RAJIB TALUKDAR-50 Sq Ft,Mr BADAL KUMAR CHAKRABORTY-50 Sq Ft,Mr BISWANATH DAS-50 Sq Ft
2	Mr SAROJ AGARWAL	Mr RAJIB TALUKDAR-50 Sq Ft,Mr BADAL KUMAR CHAKRABORTY-50 Sq Ft,Mr BISWANATH DAS-50 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311061617909 Premises No. : 49 Ward No. : 106 Street Name : PURBACHAL MAIN ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : NIRMALENDU DEY Owner Address : 49,NANDI BAGAN , KOLKATA Pin No. : 700078	Character of Premises: Total Area of Land:
L1	Assessment No. : 311061600491 Premises No. : 49 Ward No. : 106 Street Name : PURBACHAL MAIN ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI RAMKISHAN AGARWAL & SMT. SARAJ AGARWAL Owner Address : 234 , B. B. CHATTERJEE ROAD , KOLKATA - 42 Pin No. : 700042	Character of Premises: Total Area of Land: 03 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 17-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Major Information of the Deed

Deed No :	I-1604-06721/2022	Date of Registration	21/06/2022
Deed No / Year	1604-2001835048/2022	Office where deed is registered	
Query Date	17/06/2022 11:25:48 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 73,00,000/-	Rs. 1,08,80,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,44,070/- (Article:23)	Rs. 1,08,856/- (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: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , Premises No: 49, , Ward No: 106 Pin Code : 700078

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	3 Katha	72,19,000/-	1,07,99,998/-	Width of Approach Road: 22 Ft.,
Grand Total :				4.95Dec	72,19,000 /-	107,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	81,000/-	81,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Shed, Extent of Completion: Complete

Total :	300 sq ft	81,000 /-	81,000 /-	
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Details :

Name,Address,Photo,Finger print and Signature

Mr RAMKISHAN AGARWAL

Son of Late TARACHAND AGARWAL 234 B.B CHATTERJEE ROAD.KOLKATA-700042, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1D, Aadhaar No: 83xxxxxxxx0252, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022
 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/06/2022
 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence

2 Mrs SAROJ AGARWAL

Wife of Mr RAMKISHAN AGARWAL 234 B.B CHATTERJEE ROAD.KOLKATA-700042, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx0H, Aadhaar No: 34xxxxxxxx7633, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022
 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/06/2022
 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJIB TALUKDAR (Presentant) Son of Late DILIP KUMAR TALUKDER 859 PURBACHAL MAIN ROAD.KOLKATA-700078, 859, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0B, Aadhaar No: 90xxxxxxxx7492, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence
2	Mr BADAL KUMAR CHAKRABORTY Son of Late KARTICK CHANDRA CHAKRABORTY 778 PURBACHAL MAIN ROAD, KOLKATA-700078, 778, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0D, Aadhaar No: 62xxxxxxxx7551, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence
3	Mr BISWANATH DAS Son of Late GOURI SANKAR DAS 59 PURBACHAL MAIN ROAD, KOLKATA-700078, 59, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0A, Aadhaar No: 22xxxxxxxx9637, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK SAFUI Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr RAMKISHAN AGARWAL, Mrs SAROJ AGARWAL, Mr RAJIB TALUKDAR, Mr BADAL KUMAR CHAKRABORTY, Mr BISWANATH DAS			

of property for L1

From	To. with area (Name-Area)
Mr RAMKISHAN AGARWAL	Mr RAJIB TALUKDAR-0.825 Dec,Mr BADAL KUMAR CHAKRABORTY-0.825 Dec,Mr BISWANATH DAS-0.825 Dec
Mrs SAROJ AGARWAL	Mr RAJIB TALUKDAR-0.825 Dec,Mr BADAL KUMAR CHAKRABORTY-0.825 Dec,Mr BISWANATH DAS-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RAMKISHAN AGARWAL	Mr RAJIB TALUKDAR-50.00000000 Sq Ft,Mr BADAL KUMAR CHAKRABORTY 50.00000000 Sq Ft,Mr BISWANATH DAS-50.00000000 Sq Ft
2	Mrs SAROJ AGARWAL	Mr RAJIB TALUKDAR-50.00000000 Sq Ft,Mr BADAL KUMAR CHAKRABORTY- 50.00000000 Sq Ft,Mr BISWANATH DAS-50.00000000 Sq Ft

20-06-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)

Presented for registration at 17:30 hrs on 20-06-2022, at the Private residence by Mr RAJIB TALUKDAR, one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,08,80,998/-

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

Execution is admitted on 20/06/2022 by 1. Mr RAMKISHAN AGARWAL, Son of Late TARACHAND AGARWAL, 234 B.B CHATTERJEE ROAD.KOLKATA-700042, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 2. Mrs SAROJ AGARWAL, Wife of Mr RAMKISHAN AGARWAL, 234 B.B CHATTERJEE ROAD.KOLKATA-700042, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Mr RAJIB TALUKDAR, Son of Late DILIP KUMAR TALUKDER, 859 PURBACHAL MAIN ROAD.KOLKATA-700078, 859, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. Mr BADAL KUMAR CHAKRABORTY, Son of Late KARTICK CHANDRA CHAKRABORTY, 778 PURBACHAL MAIN ROAD, KOLKATA-700078, 778, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 5. Mr BISWANATH DAS, Son of Late GOURI SANKAR DAS, 59 PURBACHAL MAIN ROAD, KOLKATA-700078, 59, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr ALOK SAFUI, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 21-06-2022

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,08,856/- (A(1) = Rs 1,08,810/- F = Rs 1,08,810/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 1,08,856/

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

Online on 20/06/2022 2:54PM with Govt. Ref. No: 192022230054287011 on 20-06-2022, Amount Rs 1,08,856/-

Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSXUGU6 on 20-06-2022, Head of Account 0030-03 1000

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 5,44,070/- and Stamp Duty paid by Stamp Rs 100/-
line = Rs 5,43,970/-
Description of Stamp
Stamp: Type: Impressed, Serial no 18990, Amount: Rs.100/-, Date of Purchase: 20/06/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2022 2:54PM with Govt. Ref. No: 192022230054287011 on 20-06-2022, Amount Rs: 5,43,970/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSXUGU6 on 20-06-2022, Head of Account 0030-02-103-003-02

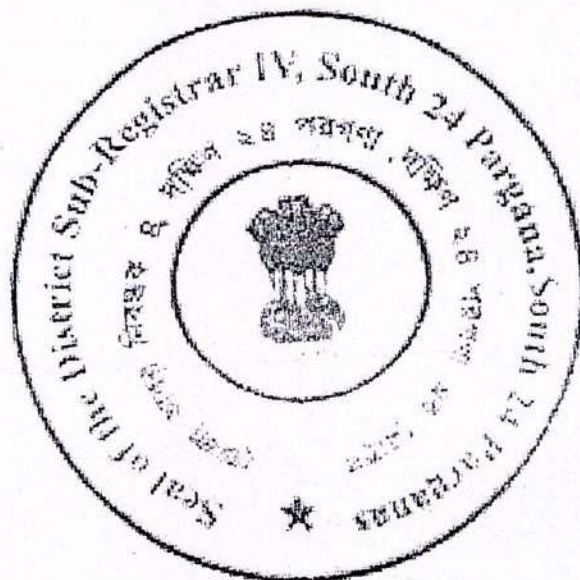
(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 210111 to 210136
being No 160406721 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.21 13:26:38 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/21 01:26:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)