

8456

Q-8419/21



11/8/21

पश्चिम बंगाल, WEST BENGAL

27AA 070265

Further that the document is deemed to registration. The present sheet / sheets & the enclosures / attachments attached with this document are the part of this document.

2/1376178/21

[Handwritten Signature]

Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

11 AUG 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 11th day of August, 2021 (Two Thousand Twenty-One).

BETWEEN

15/08/21

09 AUG 2021

1778

28

ক্রেতার নাম ও পান
 ষ্ট্যাম্প ডেভার স্বাক্ষর
 বিধান নগর, সল্টলেক (সিটি) এ ডি এস আর ও
 মোট ষ্ট্যাম্প ক্রয় তা:
 চালান নং..... মোট কত টাকা খরিদ.....

Lajiv Singh
 56 P.O. Manojeeo K
 Uttarpara, Hooghly

14 APR 2021

ক্রেতারি-বারাকপুর, ডেভার-মিতা দত্ত

998000



National General Sub-Registrar
 Rajshahi, New Town, North 24-Pgs.

11 AUG 2021



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

GRN Details

GRN: 192021220045029151 Payment Mode: Online Payment
GRN Date: 05/08/2021 17:17:16 Bank/Gateway: HDFC Bank
BRN: 1519691173 BRN Date: 05/08/2021 17:08:00
Payment Status: Successful Payment Ref. No: 2001376178/3/2021
(Query No*Query Year)

Depositor Details

Depositor's Name: RAJIV SINGH
Address: 56, T. N. Mukherjee Road Makhla, Uttarpara, Hooghly
Mobile: 9339829650
EMail: rajivsingh0802@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2001376178
Applicant's Name: Mr RAJIV SINGH
Identification No: 2001376178/3/2021
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001376178/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	700020 ⁰⁰
2	2001376178/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	140014
Total				840034

IN WORDS: EIGHT LAKH FORTY THOUSAND THIRTY FOUR ONLY.

MR. SATYENDRA NATH BISWAS (having PAN No. ADNPB3651J, AADHAR No. 353845949858 and Mobile No-9748255788) son of late Mahendra Nath Biswas, by occupation - Retired from service, residing at GD - 141, Sector - III, Salt Lake City, P.O. IB Market, Kolkata - 700106, P.S. South Biddhannagar, District North 24 Parganas hereinafter referred to as "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context deemed to mean and include his heirs executors, administrators, representatives, successors and assigns of the ONE PART)

AND

MR. RAJIV SINGH (having PAN No. ADRPS0352F, AADHAR No. 230348598273 and Mobile No-9339829650), son of Late Birendra Prasad Singh, by occupation - Business, resident of 56, T. N. Mukherjee Road, P.O. Makhla, P.S. Uttarpara, Dist. Hooghly, Pin-712245, currently residing at Rosedale Garden Complex, Flat No. 22F, Tower - VI, Newtown, Action Area - III/ BLK, District : North 24 Parganas, Kolkata - 700160, P.O. Newtown, P.S. Newtown Hereinafter referred as "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context shall always mean and be deemed to include his executors, administrators, representatives, successors and assigns of the OTHER PART)

WHEREAS, the West Bengal Housing Infrastructure Development Corporation Limited, hereinafter referred to as the "W.B.HIDCO LTD" is a Government Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority as appointed by the State Government vide Order No. 1490-HI/HGN/NIP/1M 1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/HI/HGN/NT/P/1M:1/98 dated 27th August, 1999.

AND WHEREAS, the said West Bengal Housing Infrastructure Development Corporation Limited, known as "W.B. HIDCO LTD" has a State-wide mandate

to provide larger supply of developed lands, the immediate focus area has been limited to the development of a Planned Town (hereinafter called the New Town, Kolkata) and the Collector, North 24 - Parganas and Collector, South 24 - Parganas, on the requisition of Government in the Housing Department by and under a good number of land acquisition cases had acquired large chunk of land, and the same has been duly vested in the Government absolutely free from all encumbrances under Section 10 of the land Acquisition Act, 1894.

AND WHEREAS, the said Collectors thereafter duly transferred right, title and interest in the said lands and also made over vacant possession over the said land to the "W.B. HIDCO LTD" free from all encumbrances upon payment of the price for compensation money for such lands, conferring on the W.B.HIDCO LTD. the entire responsibilities of developing the infrastructure services therein and also the power to transfer lands by way of sale to the individual person, Co-operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS, the said "W.B.HIDCO.LTD.", in consonance with the main object and intent as spelt out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructures on the said lands for making it suitable for setting up the proposed Township.

AND WHEREAS, after having developed the said lands and building infrastructure thereon the "W.B.HIDCO LTD." has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and sale to the prospective buyers.

AND WHEREAS, MRS. NILIMA MITRA BISWAS wife of Dr. Sunil Kr. Mitra, Donor therein, applied to the W.B.HIDCO LTD. in prescribed form along with application money to purchase a piece and parcel of land in the New Town, Kolkata so as to enable her to erect a building thereon for residential purposes

after complying with all formalities for allotment of such land by the W.B.HIDCO LTD. and W.B. HIDCO LTD. allotted to Mrs. Nilima Mitra Biswas ALL THAT free hold piece and parcel land measuring about 299.96 sq. Metres, be the same or little more or less, morefully and absolutely described in SCHEDULE herein, vide Letter of offer of Allotment No. 2517(142)/HIDCO/ADMN 674/2004 dated 06-06-2006 for valuable consideration.

Subsequently the said MRS. NILIMA MITRA BISWAS, Donor therein purchased the said free hold land vide a deed of sale, dated 17th day of October, 2016 registered at Additional District Sub Registrar, Rajarhat, New Town in the District of North 24 Parganas and recorded in Book No. 1, Volume No. 1523-2016, pages from 325876 to 325892, Being No. 152310992 for the year 2016.

AND WHEREAS, the said Mrs. Nilima Mitra Biswas duly Completed with all formalities of the W.B.HIDCO LTD. and took physical possession of the piece and parcel of land aforesaid issued by the W.B.HIDCO LTD. in due course vide POSSESSION LETTER NO. MP-I/HIDCO/EM/ 22/6562 dated 08-11-2016.

AND WHEREAS the said MRS. NILIMA MITRA BISWAS, transferred all her right, title and interest in the said land in favour of her beloved brother namely MR. SATYENDRA NATH BISWAS, VENDOR herein out of natural love and affection vide a Deed of gift Dated 9/11/2016 registered at Additional District Sub Registrar, Rajarhat, New Town in the District of North 24 Parganas and recorded in Book No. 1, Volume No. 1523-2016, pages from 344768 to 344789, Being No. 152311426 for the year 2016

Thus, after the said Gift deed, MR. SATYENDRA NATH BISWAS, VENDOR herein become the absolute owner of the landed property morefully and absolutely described in SCHEDULE herein and has been enjoying the right, title and interest of the aforesaid free hold landed property as sole owner and he has absolute right and liberty to sell, transfer, convey, gift, mortgage etc.

the said property according to his choice and desire.

Presently the said MR. SATYENDRA NATH BISWAS, VENDOR herein being desirous of selling the SCHEDULE Landed property and the vendor considering the said price of fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey and transfer the Scheduled property in favour of the Purchaser and settled for the said total price of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh) only as mentioned herein.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS-

That in pursuance of the total consideration of the said sum of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh) only paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledge) as total price of the said property, the vendor doth hereby grant, convey sell and transfer all the scheduled property unto and to the use of the Purchaser free from any or all encumbrances more fully and particularly described in the schedule hereunder written **OR HOWSOEVER OTHERWISE**, the said land hereditaments and premises or any portion thereof now are, or is, or at any time on times hereto before were or was situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all yards, courts, areas, drains, ways, path, passages, Common fences, walls, water courses, lights, liberties, easements, advantages and appurtenances whatsoever to the said property hereditaments and premises belonging or in any wise appertaining or usually held on enjoyed therewith or reputed to belong or be apartment thereto **AND** the reversion and reversions, remainder and reminders **AND** all the estate right title, interest, use, trust, possession, property claim and demand both of law and in equity of the **VENDOR** into and upon the said land hereditament and premises or any or every part thereof **AND** all rents issues and profits thereof **AND** all deeds, pattahs, writings and evidence of title whatsoever relating to or concerning the said property hereditaments and premises which are now or

hereafter shall or may be in the custody, possession, power or control of the said **VENDOR** or any person or persons from whom he can or may procure the same without suit or action at law or in equity free from all times, attachments and encumbrances **TO HAVE AND TO HOLD** the said property hereditament and premises hereby granted and transferred or expressed or intended so to be unto and to the use of the said **PURCHASER** absolutely and forever **AND** the **VENDOR** doth hereby for himself his heirs, executors, administrators and representatives covenant with the **PURCHASER** his heirs executors administrators, representatives, and assigns that **NOTWITHSTANDING** any act deed or thing by the **VENDOR** or any of her predecessor or predecessors in title done, committed or executed or knowingly suffered to the contrary the said **VENDOR** is now lawfully absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditament and premises hereby granted, conveyed, and transferred or expressed so to be and every part thereof into and to the use of the **PURCHASER** absolutely and forever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND** that **NOTWITHSTANDING** any act deed or thing whatsoever and aforesaid the **VENDOR** now has in himself good right, full power, absolutely authority and indefeasible title to transfer the said property hereditaments and premises and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of have not in any way encumbered the said property hereditament and premises hereby granted, conveyed and transferred **AND** that the **PURCHASER** shall and may at all times hereditaments and premises and every part thereof and receive and take all rents issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the **VENDOR** or any person or persons lawfully and equitably claiming from under or in trust for the **VENDOR** or from or under any of her predecessor or predecessors in title **AND THAT** free clear and freely and clearly and absolutely discharged saved kept harmless and indemnified against all estates and encumbrances created by the **VENDOR** or any of her predecessor or predecessors in title **AND** further that the **VENDOR** and all and every other person and persons having lawfully or equitably claiming any estate or interest

in the said property hereditaments and premises or premises or any part thereof from under or in trust for the **VENDOR** or from or under any of her predecessor or predecessors in title shall and will from time to time and at all times hereafter at the requests and costs of the **PURCHASER** do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof and unto and to the use of the **PURCHASER** in the manner aforesaid as shall or may be reasonably required.

AND THAT the said vendor doth hereby declare and covenant with the said purchaser that the vendor have good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the vendor have not in any encumbered the said property intended to be conveyed by this Deed of Sale **AND THAT** the said purchaser including all his heirs, successors, shall and may at all times peacefully/ quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof without any interruption, obstructions, claims, and/or demand whatsoever from or by the vendor or any person lawfully, equitably claiming under or in trust for them

AND THAT the said vendor including all his legal heirs, successors, shall and will for all times to come at the cost and request of the Purchaser to do or execute or cause to be done or executed all such acts, deeds and things for further or more perfectly assuring the title of the purchaser relating to the said property

AND THAT the said vendor doth hereby further and covenant with the said purchaser that if transpires that the schedule mentioned property hereby sold is not free from all encumbrances and/or the vendor have no valid, perfect and marketable title to the said property as herein before stated by the vendor in that event to vendor including all his heirs, successors, will be bound to pay back the entire consideration amount of money with legal interest to the Purchaser and

shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the vendor in respect of the said property hereby sold to the Purchaser.

PURCHASER hereby covenants with the VENDOR as follows:

1. That the PURCHASER shall preserve the Boundary Pillars provided in the demised land of his own costs.
2. That the PURCHASER shall utilize the demised land exclusively for the purpose of constructing building at the cost of The PURCHASER, in conformity with the Building Rules & Regulations as applicable In New Town, Kolkata and other Rules and Regulations as prescribed or framed from time to time for the New Town, Kolkata and according to Plans, Specifications, elevations, designs and sections as will be sanctioned by the West Bengal Housing Infrastructure Development Corporation Ltd. and shall use the land and the structure thereon exclusively and wholly for residential purpose.
3. That the PURCHASER shall neither make any excavation in the land nor remove any earth/subsoil there-from in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the W.B.Hidco Ltd. are not disturbed in any way.
4. That the PURCHASER shall not alter the location of the sewer/water connection lines except prior approval of the W.B.HIDCO. LTD., which shall not normally be allowed for the sake of greater interest of the Project Area.
5. That the PURCHASER shall be liable to make all payments towards taxes, fees, rates, any other imposition etc. that may be levied by Local Authority (in future) with effect for the date of present transfer
6. That the PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area

surrounding the demised premises.

7. That the PURCHASER shall allow any person authorized by the W.B.Hidco Ltd. to inspect, maintain and construct/ reconstruct the sewer lines, water meter, storm - water, drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER .

8. That the PURCHASER shall pay and discharge all existing land future rates, taxes & other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by the Competent Authority to be payable by the PURCHASER thereof to such authority under the provision of law for the time being in force.

9. that the PURCHASER shall pay and continue to play service charges to the Competent Authority for providing the services within New Town. The Competent Authority will assess and decide the periodical service charges to be paid by the PURCHASER form time to time.

10. That the PURCHASER shall keep the W.B.HIDCO. LTD. indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of its aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority in respect of the same works or of anything done under the authority herein contained.

11. That the PURCHASER is liable to compensate for any damage caused by him to the infrastructure of any kind provided by the Competent Authority.

12. That the PURCHASER has undertaken to abide by the terms and conditions recorded in the Indenture of Sale dated 17h day of October, 2016 made in favour of the said Mrs. Nilima Mitra Biswas with regard to the said piece and parcel of land which was registered in the office of the Additional District Silb-Registrar, Rajarhat. New Town in the District of North 24 - Parganas and recorded in Book No. 1, Volume No. 1523-2016, pages from

325876 to 325892, Being No. 152310992 for the year 2016.

The VENDOR covenants with the PURCHASER as follows:

- (a) That the PURCHASER observing, Performing, fulfilling and discharging all the responsibilities covenanted herein shall peaceably hold and enjoy the demised land without any interruption by and from the VENDOR or his successors and representatives whosoever.
- (b) That the PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar owners in respect of other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer, drain lines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised land) from which connection will be taken by the PURCHASER at his own cost.
- (c) It shall be lawful for the PURCHASER from time to time and at all times hereafter to enter into and upon hold and enjoy the Schedule Property as absolute owner thereof and the properties appurtenant thereto and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever for or by the VENDOR or any person / persons claiming through under on entrust from the VENDOR and the said property is free from all encumbrances, trusts, liens and attachments etc.
- (d) That the VENDOR shall from time to time and all times hereinafter upon every reasonably request band at the cost of the PURCHASER shall make, do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for more perfectly assuring the said Property appurtenant thereto unto the PURCHASER in the manner aforesaid.

SCHEDULE ABOVE REFERRED TO:

ALL THAT free hold piece and parcel Vacant Satyendra Nath Bhowmik land measuring about 299.96 sq.

Metres, be the same or little more or less, being Premises No. 03-0796 in Street No.0796 (13 M Wide) (Erstwhile Plot No. IIIB 636 in Block No. AAIIIB), Category - HIGI - II, situated in the New Town, Police Station - New Town, District - North 24 - Parganas, appertaining to MOUZA - PATHARGHATA, J.L.No. 36. under Patharghata G.P., free from all encumbrances.

A Site Plan of the Plot of land is annexed herewith which shall be treated as the part of this Deed. The said land is butted and bounded as follows:

Butted and bounded as follows:-

ON THE NORTH : Premises No. 24-0859 & Street No. 0796 (13 M Wide),

ON THE SOUTH : Premises Nos. 01-0796 & 22-0859,

ON THE WEST : Street No. 0796 (13 M Wide) & Premises No. 01-0796, :

ON THE EAST : Premises Nos. 22-0859 & 24-0859.

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

SIGNED AND DELIVERED by
The VENDOR at Kolkata

In the presence of :

1. Chinnoy Paul
5/0 - Chittaranjan Pal
541, Dm Dm Park
K-1Kale - 700055
2. Jahid Hossain
8/0 MD. AOID Hossain
Tahmpukur Panch masjid
Rd - New 700060

Satyendra Nath Biswas
SIGNATURE OF THE VENDOR

SIGNED AND DELIVERED by
The PURCHASER at Kolkata

In the presence of :

1. Chinnoy Paul
2. Jahid Hossain
Jahid Hossain

Rajiv Singh
SIGNATURE OF THE PURCHASER

Drafted By

Bhola Nath Saha

Bhola Nath Saha
Advocate
High Court, Calcutta.
Enrolment No- WB/303/1977

RECEIVED of and from the within named purchaser the within mentioned sum of Rupees 1,40,00,000/- (Rupees One crore Forty Lakhs only) vide several Online transfer/ DD being the total consideration money on or before execution as per Memo below:

MEMO OF CONSIDERATION

SL	Date of Payment	Particulars	Amount (Rs)
1	22-7-2021	By RTGS from HDFC Bank ref No- HDFCR52021072254190802	10,00,000/-
2	02-08-2021	By RTGS from HDFC Bank ref No- HDFCR52021080256333083	20,00,000/-
3	03-08-2021	By RTGS from HDFC Bank ref No- HDFCR52021080356582635	20,00,000/-
4	04-08-2021	By RTGS from HDFC Bank ref No- HDFCR52021080456879522	20,00,000/-
5	05-08-2021	By RTGS from HDFC Bank ref No- RRR2172122144160	10,00,000/-
6	05-08-2021	By Deposited TDS , BSR-0510308, Challan No- 280	1,40,000/-
7	07-08-2021	By RTGS from HDFC Bank ref No- HDFCR52021080757449681	20,00,000/-
8	10/08/2021	By DD No. 000194 on HDFC bank.	38,60,000/-
	Total :	Rupees One crore Forty Lakhs only	1,40,00,000/-

Satyendra Nath Bhowmik
SIGNATURE OF THE VENDOR

WITNESSES :-

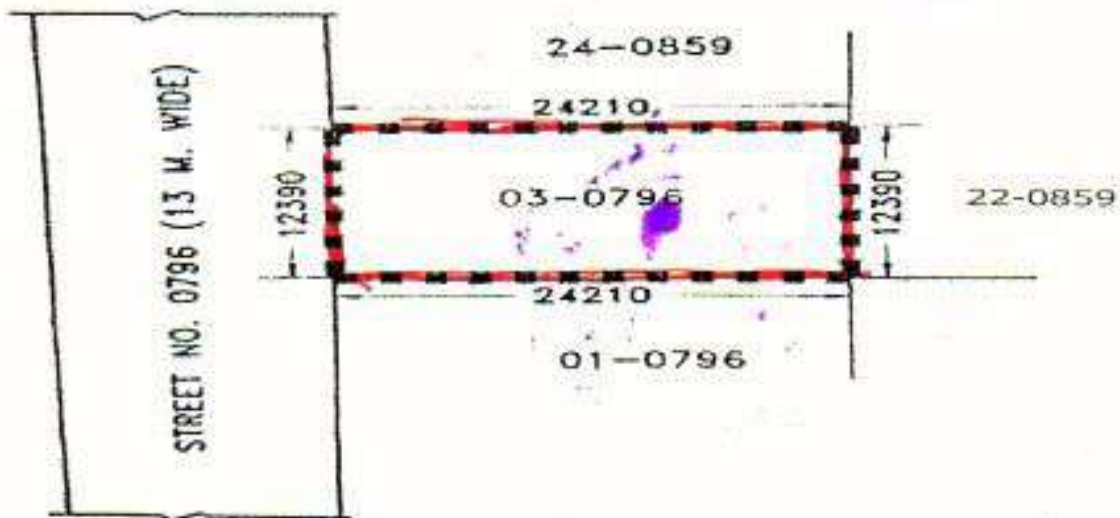
- Min Roy Paul*
54/ Sun Sun Park
Kolkata - 700055
- Jahid Hossain*
Theban parker park
Masjid Rd - Kol - 700063

SITE PLAN OF PREMISES NO. 03-0796, PLOT NO. 636 IN AA-IIIB OF NEW TOWN, KOLKATA

MOUZA-PATHARGHATA , J.L. NO. 36,
PATHARGHATA G.P.
UNDER NEW TOWN POLICE STATION

SCALE- 1:600

AREA = 299.96 SQUARE METER.














ALL DIMENSIONS ARE IN MM.

Satyendra Nath Pokhri
SIGNATURE OF THE VENDOR












Rajiv Singh
SIGNATURE OF THE PURCHASER

RE OF THE
TANT/
TANT/SELLER/
ER/
TMENT WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :- Satyendra Nath Bhowra

	LH					
	RH					

ATTESTED :- Rajeev Singh

	LH					
	RH					

ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SATYENDRA NATH BISWAS

MAHENDRA NATH BISWAS

26/04/1944

Permanent Account Number

ADNPB3651J

Satyendra Nath Biswas
Signature



Satyendra Nath Biswas



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHIISL
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई - 400 614



ভারতীয় বিদ্যমান পরিচয় প্রমাণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকালুপ্তির আই ডি / Enrollment No.: 1111/54675/08872

To
মহেন্দ্র নথ বিহার
Satyendra Nath Biswas
GD 141 SALT LAKE
GD BLOCK SECTOR 3
Bidhan Nager IB Market
Bidhan Nager IB Market
Salt Lake North 24 Parganas
West Bengal 700106

041102013
48965766



MN489657661FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3538 4594 9858

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

মহেন্দ্র নথ বিহার
Satyendra Nath Biswas
পিতা : মহেন্দ্র নথ বিহার
Father : Mahendra Nath Biswas
জন্মতারিখ / DOB : 26/04/1964
লিঙ্গ / Male

3538 4594 9858




আধার - সাধারণ মানুষের অধিকার

Satyendra Nath Biswas



ভারত সরকার

Government of India



ব্যক্তিগত নাম

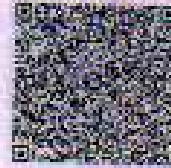
Rajiv Singh

পিতা: ইন্ড্রপ্রসাদ সিং

Father: Bhendra Prasad Singh

জন্ম তারিখ/DOB: 06/02/1983

লিঙ্গ / Male



2303 4859 8273

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার

Aadhaar Authentication Authority of India

ঠিকানা: বি.এন. মুখার্জী রোড

উত্তাপারা কোলুং(ম), হাওড়া, পশ্চিম

বঙ্গদেশ

Address: 66, TN

MUKHERJEE ROAD,

Uttapara Kolung(M),

Haldia, Hooghly, West

Bengal, 712245

2303 4859 8273



1247



www.aadhaar.gov.in



www.bharat.gov.in

Rajiv Singh

निम्न लेखी प्रमाण

PERMANENT ACCOUNT NUMBER

ADRPS0352F



नाम / NAME

RAJIV SINGH

पिता का नाम / FATHER'S NAME

BIRENDRA PRASAD SINGH

जन्म तिथि / DATE OF BIRTH

08-02-1983

हस्ताक्षर / SIGNATURE

Rajiv Singh

[Handwritten Signature]

आयकर अधिकारी (सी.टी.) पटना

COMMISSIONER OF TAX (C.T.) PATNA





भारत सरकार
Government of India



CHINMOY PAUL
DOB : 05/01/1984
Male



5570 4872 4165

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

Address:

S/O: Chittaranjan Pal, 541, DUMDUM PARK, SOUTH
DUMDUM (M), Bangur Avenue, North 24 Parganas, Bangur
Avenue, West Bengal, 700055

5570 4872 4165

1947
1800 300 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

Major Information of the Deed




Deed No :	I-1523-08419/2021	Date of Registration	11/08/2021
Query No / Year	1523-2001376178/2021	Office where deed is registered	
Query Date	04/08/2021 2:03:29 PM	1523-2001376178/2021	
Applicant Name, Address & Other Details	RAJIV SINGH 56, T N MUKHERJEE ROAD, Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712245, Mobile No. : 9339829650, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,40,00,000/-	Rs. 1,40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,00,040/- (Article:23)	Rs. 1,40,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P. S:- Rajarhat, Mouza: Hidco A A - III - B, JI No: 0, Pin Code : 700156




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-636		Bastu	Bastu	3227.56 Sq Ft	1,40,00,000/-	1,40,00,000/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road, Last Reference Deed No :1523-I -11426-2016
Grand Total :					7.3965Dec	140,00,000 /-	140,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATYENDRA NATH BISWAS Son of Late MAHENDRA NATH BISWAS Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office			
		11/08/2021	LD 11/08/2021	11/08/2021

141, SEC-III, SALT LAKE CITY, City:- , P.O:- IB MARKET, P.S:-South Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 35xxxxxxxx9858, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJIV SINGH (Presentant) Son of Late BIRENDRA PRASAD SINGH Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office	 11/08/2021	 LT 11/08/2021	 11/08/2021
Son of Late BIRENDRA PRASAD SINGH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2F, Aadhaar No: 23xxxxxxxx8273, Status :Individual, Executed by: Self, Date of Execution: 11/08/2021 , Admitted by: Self, Date of Admission: 11/08/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHINMOY PAUL Son of Mr CHITTARANJAN PAUL 541, DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700055	 11/08/2021	 11/08/2021	 11/08/2021
Identifier Of Mr SATYENDRA NATH BISWAS, Mr RAJIV SINGH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SATYENDRA NATH BISWAS	Mr RAJIV SINGH-7.3965 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco A A - III - B, JI No: 0, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No.- 636		

11-08-2021

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 1,40,00,000/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 11-08-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 15:10 hrs on 11-08-2021, at the Office of the A.D.S.R. RAJARHAT by Mr RAJIV SINGH Claimant.

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

Execution is admitted on 11/08/2021 by 1. Mr SATYENDRA NATH BISWAS, Son of Late MAHENDRA NATH BISWAS, , GD- 141, SEC-III, SALT LAKE CITY, P.O: IB MARKET, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Retired Person, 2. Mr RAJIV SINGH, Son of Late BIRENDRA PRASAD SINGH, , 56, T N MUKHERJEE ROAD, P.O: MAKHLA, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by Profession Business

Identified by Mr CHINMOY PAUL, , Son of Mr CHITTARANJAN PAUL, 541, DUM DUM PARK, P.O: BANGUR AVENUE, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,40,014/- (A(1) = Rs 1,40,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 5:20PM with Govt. Ref. No: 192021220045029151 on 05-08-2021, Amount Rs: 1,40,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1519691173 on 05-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,00,020/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 7,00,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1778, Amount: Rs.20/-, Date of Purchase: 09/08/2021, Vendor name: MITA DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 5:20PM with Govt. Ref. No: 192021220045029151 on 05-08-2021, Amount Rs: 7,00,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1519691173 on 05-08-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 352072 to 352098

Being No 152308419 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.08.17 12:17:58 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2021/08/17 12:17:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)