

8454/24

P-8450/24



पश्चिमबङ्ग प्रश्चिम बंगाल WEST BENGAL

L 746745

12-06-24
26/07/24

31 1966457/24

Certified that the document is
admitted to registration. The Signature
sheet / sheets & the endorsement
sheet / sheets attached to this document
are the part of this document.


District Sub-Registrar-II
North 24-Parganas, Barasat

26 JUL 2024

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 24th day of July, 2024

(Two Thousand Twenty Four) A.D.

23/07/24

নম্বর: 5043

ক্রমিক নং: 0000

ঠিকানা:

মূল্য: 5000

উদ্দেশ্য:

স্বাক্ষর: এ.ডি.এম. দ্বারা স্বাক্ষর

ফ্রিলা: উঃ ২৪ পর্গনা

খরিদ তা:

মোট টাকার পরিমাণ:-

ট্রেজারী বারামাত

ভান্ডার:- শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

Bara Chand Bork
SN Catoy Nobafally, Bara

40 JUL 2024

৳ 750 00



District Sub-Registrar-III
North 24-Parganas, Barasat

26 JUL 2024

স্বাক্ষর কর্তৃক স্বাক্ষর
সি; সুদীপ ঘোষ
নাম স্বাক্ষর
স্বাক্ষর

BETWEEN

SRI ARUP DAS, PAN- AZXPD7069C, Epic No. WB/13/090/192215, son of Late Dina Ranjan Das, residing at 105, Viveknagar, P.O. Noapara, P.S. Barasat, Dist.- North 24 Parganas, Kolkata-700125, by nationality Indian, by faith-Hindu, by occupation- Business, hereinafter called and referred to as the OWNER/VENDOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assignees) of the **ONE PART**.

AND

1. **SRI GORACHAND BASAK**, PAN-AEAPB6828F son of Late Anil Kumar Basak, residing at Surendra Nath Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700126, 2. **SRI SANKAR CHANDRA MONDAL**, PAN-AFSPM9713P, son of Late Kalipada Mondal residing at Noapara Kalibari Road, P.O & P.S.- Barasat, District North 24 Parganas, Kolkata-700124, both by nationality-- Indian, by faith--Hindu, by occupation--Business, hereinafter called and referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assignees) of the **OTHER PART**. Epic Nos. CKW3811197 & CKW233813 respectively

WHEREAS all that piece and parcel of the entire Lands of C.S. Plot No. 1107 of C.S Khatian No. 356 under C.S Khatian No. 351, situated at Mouza Noapara, J.L. No.83, Re: Su: No. 137 under P.S. Barasat was

Arup Das

owned and possessed by Pramila Bala Dasi and others being its absolute owners.

AND WHEREAS by virtue of a Deed of sale registered in the office of S.R Barasat recorded in Book No.I, Volume No. 51 Pages from 37 to 42 being No. 1975 for the year 1955 for the consideration therein mentioned said Pramila Bala Dasi and others jointly sold, granted, transferred and conveyed the Lands as above in favour of one Keshab Lal Das S/o- Lt. Gopal Chandra Das of Noapara, Barasat and the possession of the transferred Lands was handed over/delivered in his favour on execution and registration of the Deed of sale as above.

AND WHEREAS by virtue of a Deed of sale dated 08/09/1958 registered in the office of S.R Barasat recorded in Book No. I, Volume No. 87 Pages from 104 to 106 being No. 8875 for the year 1958 for the consideration therein mentioned said Keshab Lal Das sold, granted, transferred and conveyed the Lands measuring an area 5 Cottahs (M/L) out of entire Lands of C.S Plot No. 1107 as above in favour of one Bhuban Chandra Basu S/o- Lt. Harendra Kishore Basu of Noapara, Barasat and the possession of the transferred Lands was handed over/delivered in his favour on execution and registration of the Deed of sale as above.

AND WHEREAS by virtue of a Deed of sale dated 15/08/1963 registered in the office of S.R Barasat recorded in Book No. I, Volume No. 103 Pages from 268 to 271 being No. 11064 for the year 1963 for the consideration therein mentioned said Bhuban Chandra Basu sold, granted, transferred and conveyed the Lands measuring an area 5 Cottahs (M/L) out of entire Lands of C.S Plot No. 1107 as above in favour of one Sulekha Basu W/o-

Susanta Kumar Basu of Barasat and the possession of the transferred Lands was handed over/delivered in her favour on execution and registration of the Deed of sale as above.

AND WHEREAS a dwelling house was constructed thereon with the costs and expenses of said Sulekha Basu.

AND WHEREAS by virtue of a Deed of sale dated 18/11/1977 registered in the office of S.R Barasat recorded in Book No. I, Volume No. 84, Pages from 225 to 228 being No. 5497 for the year 1977 for the consideration therein mentioned said Sulekha Basu sold, granted, transferred and conveyed the Lands measuring an area 2 Cottahs 8 Chittacks (M/L) out of entire Lands of C.S Plot No. 1107 along with the structure standing on the Land as above in favour of one Sabita Sen W/o- Sunil Kanti Sen of Shal Bagan, Barasat and the possession of the transferred property was handed over/delivered in her favour on execution and registration of the Deed of sale as above.

AND WHEREAS the premises was mutated in the name of said Sabita Sen under Holding No. 490, Viveknagar, under Ward No. 22 (old) 03 (new) of Barasat Municipality.

AND WHEREAS a WILL in respect of the property as above was executed by said Sabita Sen on 03/07/2018 in favour of its Legatee Arup Das S/o- Lt. Dina Ranjan Das of 105, Viveknagar, P.O. Noapara, P.S. Barasat, Dist.- North 24 Parganas, Kolkata-700125 and the same was registered in the office of D.S.R-III, North 24 Parganas recorded in Book No. III, Volume No. 1525-2018, Pages from 934 to 954 being No. 152500051 for the year 2018.

AND WHEREAS the Lands measuring an area 2 Cottahs 8 Chittacks as above was duly recorded in the name of said Sabita Sen as the Lands of R.S & L.R Plot No. 1103 in place of C.S Plot No. 1107 under L.R Khatian No. 4751 under Mouza- Noapara, J.L No. 83, under P.S Barasat, North 24 Parganas.

AND WHEREAS said Sabita Sen expired on 31/08/2020 at her residential house at Viveknagar, Shal Bagan, Noapara.

AND WHEREAS said Arup Das the present Owner/Vendor filed a case being Probate Case No. 122/2022 in the Court of Ld. District Delegate Judge at Barasat for granting of Probate Certificate in respect of the WILL dated 03/07/2018 as above executed by said Sabita Sen in his favour.

AND WHEREAS on 27/06/2024 on hearing of the matter the Ld. Court was pleased to pass an order for granting of Probate Certificate in respect of the WILL dated 03/07/2018 executed by said Sabita Sen and accordingly on 04/07/2024 the Ld. Court was pleased to issue the Probate Certificate in respect of the WILL as above.

AND WHEREAS the property more fully described in the schedule hereunder is sized, owned and possessed by the present Owner/Vendor being its absolute owner.

AND WHEREAS due to legal necessity, the present Owner/Vendor decided to sell out and to declare for selling out the same.

ANWHEREAS knowing the proposal of declaration from reliable source the present purchasers intends to purchase the property more fully described in the schedule of this indenture at or for the consideration of **Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand)** only and the

Owner/Vendor agreed to sell out the same for the same consideration in favour of the purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand)** only of the lawful money of the Union of India, well and truly paid at or before the execution of these presents by the purchasers to the Owner/Vendor (the receipt whereof the Owner/Vendor do and doth hereby admit and acknowledge and of and from the same and every part thereof do and doth hereby acquit release and forever discharge the purchasers the said **land and building** hereby sold and conveyed) and the Owner/Vendor do and doth hereby to the extent of his proposed property absolutely and indefeasibly grant convey, sell, transfer, assure and assign unto and to the use of the purchasers **ALL THAT** the piece and parcel of **land and building** more fully described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and thereon shown within red border **TOGETHER WITH** all rights of and in the common passage and easement rights **HOWSOEVER OTHERWISE** the said piece and parcel of **land and building** or any part thereof now are or is heretofore were or was situated butted bounded called known described or distinguished **TOGETHER WITH** all that piece and parcel of **land and building** more fully described in the schedule whatsoever belonging or in any way appertaining to the said piece and parcel

of land or any part thereof or the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or occupied deemed taken or known as part and parcel and delivered the existing possession of the said property thereto AND the rents issues and profits thereof and all legal incidents thereof and all the estate right, title, claim interest property inheritance possession use claim and demand whatsoever of the Owner/Vendor into or upon the said piece and parcel of **land and building** and every part thereof TOGETHER WITH all deeds, evidence of title exclusively relating to or concerning the said piece and parcel of **land and building** or any part thereof which are or hereinafter shall or may be in the custody possession power or control of the Owner/Vendor or any other person or persons from whom the Owner/Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the said piece and parcel of **land and building** hereby granted sold transferred and conveyed or expressed intended so to be and every part thereof together with all and every part of **his** rights unto and to the use of the purchasers absolutely and forever free from all encumbrances AND the vendor do and doth hereby for **himself and his** heirs, executors, administrators and representatives covenant with the purchasers that notwithstanding any act deed or thing by the Owner/Vendor done or executed or showingly suffered to the contrary the owner/vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of **land**

and building hereby granted or expressed so to be and every part thereof 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 such act deed or thing whatsoever as aforesaid the owner/vendor have good right full power absolute authority and indefeasible title to grant convey and sell the said piece and parcel of land with structure hereby granted conveyed and sold or expressed so to be unto and to the use of the purchasers in the manner aforesaid AND the purchasers shall and may at all times

2. The owner/vendor do hereby covenant with the purchasers as follows:-
 - i. The owner/vendor has good, rights and full power to sell out the aforesaid property in favour of the purchasers in manner aforesaid.
 - ii. The said piece and parcel of **land and building** is free from all charges, lispence attachments mortgages or any other encumbrances whatsoever.
 - iii. The purchasers shall may at all times hereinafter enter upon enjoy and possess the said piece and parcel of **land and building** and every part thereof and receive the rents issues and profits thereof without any lawful eviction or interruption from the Owner/Vendor or any person claiming through under or in trust for the Owner/Vendor.
 - iv. The purchasers are entitled to mutate **their** names in the record of rights in recent settlement paying rents to the collectorate by virtue of this deed of conveyance.

- v. The owner/vendor will at all times hereinafter upon every reasonable request and cost of the purchasers **do** or cause to be done all such acts and things as may be required for further and/or better assuring to the purchasers in respect of the said property.
- vi. If in future any defect or mistake is found in respect of the property more fully described in the schedule of this indenture in that case necessary rectification deed or deed of declaration will be executed and registered at the cost of the purchasers with the request of the representative of the purchasers by the owner/vendor and/or **his** representatives.
- vii. The purchasers purchased the property more fully mentioned in the schedule on good faith without searching any Court, Registration office or anywhere. If the purchasers **are** dispossessed from the property due to any defect of the right, title and interest of the Owner/Vendor in respect of the property described in the schedule, then the Owner/Vendor or **his** heirs, will be liable to return the entire sell price together with interest and compensation or punishment as would be determined by a competent Court from the date of dispossession of the purchasers.

3. PROVIDE ALWAYS that the expression OWNER/VENDOR hereinbefore used which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** heirs, successors, executors, administrators. Legal representatives and assignees and the expression PURCHASERS also hereinbefore used

which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, successors, executors, administrators, Legal representatives and assignees.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Land measuring an area **0.0413 (zero point zero four one three) acres** out of 0.20 acres of C.S. Plot No. 1107 corresponding to R.S. & L.R Plot No. **1103**, of C.S Khatian No. 356 under C.S Khatian No. 351, under R.S Khatian No. 356, under L.R. Khatian No. **4751**, situated at **Mouza- Noapara, J.L. No. 83, Re: Su: No. 137**, under P.S. Barasat, under Holding No. **490**, **Viveknagar Road**, under Ward No. 22(old) **03(new)**, within the limits of Barasat Municipality in the District of North 24 Parganas, within the jurisdiction of A.D.S.R. Kadambagachi and an old & dilapidated Cemented flooring two storied building admeasuring **1200 sq. ft. i.e. 600 sq. ft. on the Ground Floor and 600 sq. ft. on the 1st Floor** standing thereon. The transferred land & building is shown in the sketch map bordered with RED ink annexed herewith. The proportionate annual rent of the land as mentioned above is payable to the Landlord the Govt. of West Bengal in accordance with the provision of Land Reforms Act. The transferred land & building is butted and bounded by:

On the North : H/o Mangal Kumar Basu.

On the South : L/o Ashirbad Construction & 10 Feet wide Vivek Nagar Shal Bagan Road.

On the East : 10 Feet wide Shal Bagan bye lane.

On the West : 4 feet wide Passage.

The sketch map and photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this deed of Conveyance.

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

SIGNED, SEALED AND DELIVERED

in presence of :-

WITNESSES

1. *Signature of Owner/Vendor*
A. Das, Barasat

Arup Das

Signature of Owner/Vendor

2. *Botha Surothi Ray*
S/o *Mansingha Nath Ray*
Nike St. Pelly, Barasat
Drafted by : *Barasat, Kal = 125*
Amal Kishore Majumdar

Bra Chand Bora

Sankar Chand Choudhary

Signature of the Purchasers

Laser Composed by:

Partha Sarkar

Partha Sarkar

Barasat Court

Advocate

Judges Court, Barasat,

Enrolment No.

F/203/199/85

MEMO OF CONSIDERATION

Received the total consideration money **Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand)** only from the Purchasers in the following manner :

<u>Date</u>	<u>Name of Bank & Branch</u>	<u>ChequeNo.</u>	<u>Amount(Rs.)</u>
27/04/2022	Indian Bank(Barasat)	695698	5,00,000/-
11/11/2023	Indian Bank(Barasat)	660796	3,01,000/-
24/07/2024	Indian Bank(Barasat)	397611	21,49,000/-

Total Rs. 29,50,000/- (Rupees Twenty Nine Lakhs Fifty Thousand) only.

witnesses :

1. সমীক্ষা চান কল্যাণ
ব'লাত, বাবালাত

Arup Das

SIGNATURE OF THE OWNER/VENDOR

2. Partha Sarathi Ray
80 Maindoo, North Bay
Nibe Hilly, Nagpur
Bansat, 201-125

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : ARUP DAS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Arup Das

ডান হাত

Arup Das

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : GORA CHAND BASAK

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Gora Chand Basak

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Gora Chand Basak

Signature of the Presentant

(3) Name : SANKAR CHANDRA MONDAL

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sankar Chandra Mondal

ডান হাত

Sankar Chandra Mondal

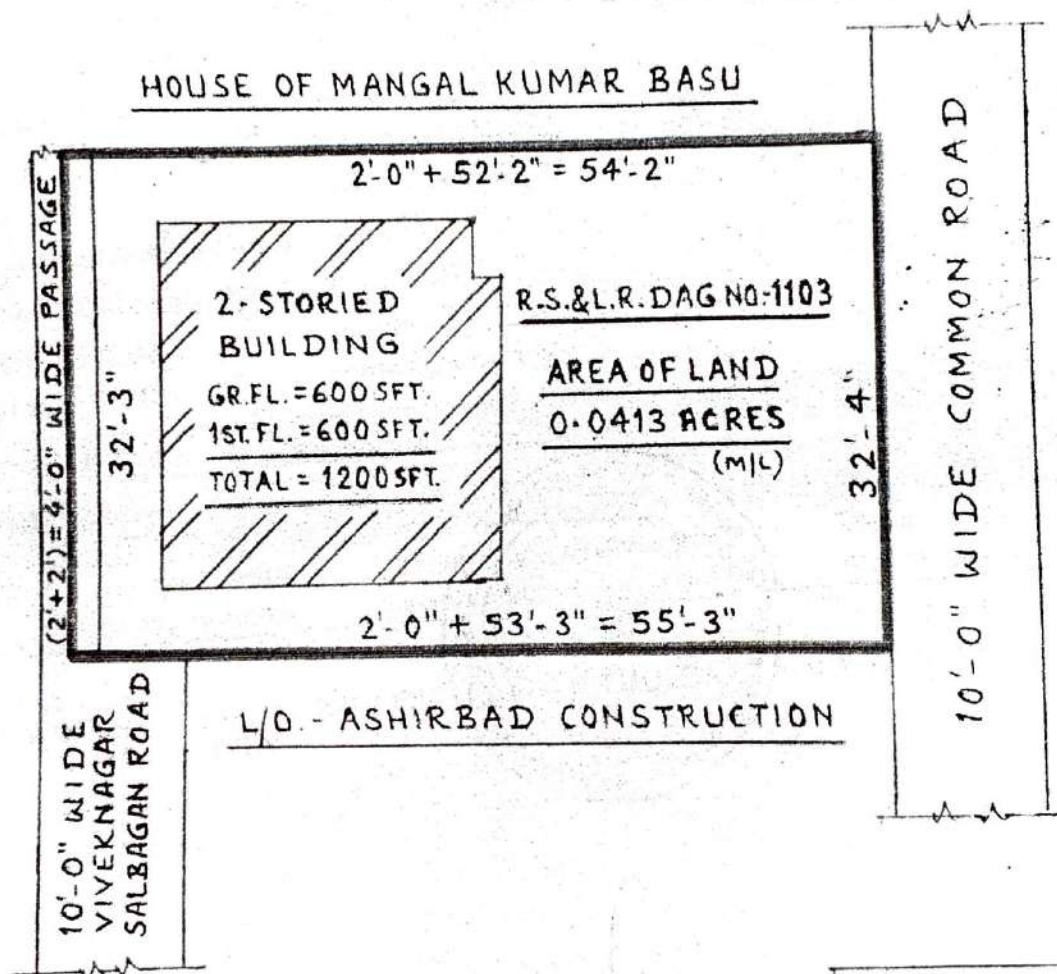
Signature of the Presentant

A SITE PLAN OF LAND WITH TWO STORIED BUILDING,
AT MOUZA-NOAPARA, J.L. NO. 83, R.E. SU. NO. 137, C.S. DAG
NO. - 1107, R.S. & L.R. DAG NO. - 1103, C.S. KHATIAN NO. - 356
UNDER 351, R.S. KHATIAN NO. - 356, L.R. KHATIAN NO. - 4751,
UNDER P.S. & MUNICIPALITY - BARASAT, WARD NO. - 3,
HOLDING NO. - 490, VIVEKNAGAR SALBAGAN ROAD,
DISTRICT-NORTH 24-PARGANAS, KOLKATA-700125..

SCALE: 1" = 12'-0".

AREA OF LAND = 0.0413 ACRES. (M/L)

COV. AREA OF BLDG. (GR. FL. + 1ST. FL.) = 600 SFT. + 600 SFT. = 1200 SFT.



DRAWN BY:-

Partha Mallik
23/07/24

PARTHA MALLICK
Arch. Engrg.
R/S NO. 1037 32/2001
MALLICK & ASSOCIATES
26 K.N.C. ROAD, DURGEE

Gora Chand Rastak

Sankar Chandra Choudhury

SIGN. OF PURCHASERS

Anup Das

SIGN. OF VENDOR

Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250136490568

GRN Details

GRN:	192024250136490568	Payment Mode:	SBI Epay
GRN Date:	25/07/2024 11:46:25	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7078454828315	BRN Date:	25/07/2024 11:46:45
Gateway Ref ID:	CHQ6062271	Method:	State Bank of India NB
GRIPS Payment ID:	250720242013649055	Payment Init. Date:	25/07/2024 11:46:25
Payment Status:	Successful	Payment Ref. No:	2001966457/5/2024
			[Query No**/Query Year]

Depositor Details

Depositor's Name:	Shri GORA CHAND BASAK
Address:	NABAPALLY
Mobile:	9073250354
Period From (dd/mm/yyyy):	25/07/2024
Period To (dd/mm/yyyy):	25/07/2024
Payment Ref ID:	2001966457/5/2024
Dept Ref ID/DRN:	2001966457/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001966457/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	191693
2	2001966457/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	32793
Total				224486

IN WORDS: TWO LAKH TWENTY FOUR THOUSAND FOUR HUNDRED EIGHTY SIX ONLY.

জেলাঃ [15]উত্তর ২৪ পরগণা

ব্লকঃ [02]বারাসত-১

মৌজাঃ [083]নপাড়া

(Live Data As On 23/07/2024,19:25:07)

জে.এল নং ৪৩ থানা বারাসাত

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
1103	ডাঙ্গা	0.2	

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
308	কেশব লাল দাস	গোপাল	0.1377	0.0187	Nil
2578	মানবেন্দ্র নাথ পন্ডিত	পঞ্চানন পন্ডিত	0.1425	0.0300	Nil
4247	সুমিতা চট্টোপাধ্যায়	পরিতোষ চট্টোপাধ্যায়	0.1800	0.0400	Nil
4751	সবিতা সেন	সুনীল কান্তি সেন	0.2065	0.0413	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain

Arup Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP DAS

DINA RANJAN DAS

01/02/1973

Permanent Account Number

ZXPD7069C

Arup Das
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाए :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEAPB6828F



नाम NAME

GORA CHAND BASAK

पिता का नाम FATHER'S NAME

ANIL KUMAR BASAK

जन्म तिथि DATE OF BIRTH

09-02-1962

हस्ताक्षर SIGNATURE

G. Basak

K. Basak

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME TAX, W.B.-XI

यह कार्ड के रद्द / गिराव / नष्ट होने पर तुरंत वापस करके
वापस प्रमाणिकारी को सौंपित / प्रेषित कर दें।
संयुक्त आयकर आयुक्त (प्रशासक) एवं प्रकाशक
पृष्ठ 7

सी.एम. रविवार,
फोन नं. - 700 069

In case this card is lost, kindly inform to turn to
the issuing authority
Joint Commissioner of Income Tax (S.O. & Technical),
P-2,
Chowringhee Square.

1000 000 000

PERMANENT ACCOUNT NUMBER
AFSPM9713P



SANKAR CHANDRA MONDAL

NAME OF THE FATHER/MOTHER
KALIPADA MONDAL

DATE OF BIRTH
15-05-1960

[Signature]

DATE OF SIGNATURE

[Signature]

DATE OF SIGNATURE

एक करोड़ से भी अधिक लाभ पर कर्षण कर काटने
पर प्रतिक्रिया को सूचित कर दे
यदि आपका आयकर प्रति 100 रु. 1000 रु.
है
आपकी उदाहरण
आयकर: 750 069

Leave this card to our local profits information
the issuing authority
Joint Commissioner of Income Tax Systems & Technology
in
Khowchandpur Square
M.C. 113 00 000

विद्युत प्रचलन
ELECTION COMMISSION OF INDIA

RQL2692713



नाम: जगदीश चंद्रा कर्माकर
 Name: Jagdish Chandra Karmakar
 पालिका नाम: सुरेंद्रनाथ कर्माकर
 Panchayat Name: Surendranath Karmakar
 पितृ / पालिका: पुरुष / Male
 Date of Birth / Age: 55

e-Electors Photo Identity Card - निर्वाचन अधिकारी कार्यालय

Subbar



ठेका: 0, गीतमाली पल्ली, बाराबत, बाराबत(महानगर), 24
 24 भागा, बाराबत - 700125
 Address: 0, GEETAMALI PALLY,
 BARABAT, BARABAT SADAR, NORTH 24
 PARGANAS, WEST BENGAL - 700125

निर्वाचन प्रभाग अधिकारी, 119 - बाराबत
 Electoral Registration Officer, 119 - Barabati
 Download Date :- 11-08-2023

RQL2692713

1880 <https://www.eci.gov.in> EPIC No WB13080177226

Major Information of the Deed

Deed No :	I-1525-08450/2024	Date of Registration	26/07/2024
Query No / Year	1525-2001966457/2024	Office where deed is registered	
Query Date	23/07/2024 2:36:39 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SARKAR JHIKRA,DIGHALGRAM,Thana : Haringhata, District : Nadia, WEST BENGAL, Mobile No. : 9073250354, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 29,50,000/-		Rs. 32,77,881/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,96,693/- (Article:23)		Rs. 32,825/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Shal Bagan Road, Mouza: Napara, , Ward No: 3, Holding No:490 JI No: 83, Touzi No: 146 Pin Code : 700125

No: 3, Holding No:490 JI No: 83, Touzi No: 146 Pin Code : 700125								
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-1103	RS-356	Bastu	Danga	4.13 Dec	21,10,000/-	23,77,881/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					4.13Dec	21,10,000 /-	23,77,881 /-	

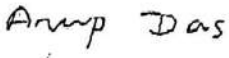
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	8,40,000/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	8,40,000 /-	9,00,000 /-	

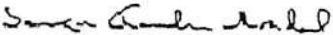
26/07/2024 ,Query No:-15252001966457 / 2024 Deed No :I-08450/2024.
Document is digitally signed.

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Seller Details :

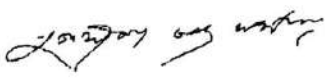
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ARUP DAS (Presentant) Son of Late DINA RANJAN DAS Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	 LTI 26/07/2024 Captured	 26/07/2024
105, VIVEKNAGAR, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AZxxxxxx9C, Aadhaar No: 48xxxxxxxx6525, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri GORA CHAND BASAK Son of Late ANIL KUMAR BASAK Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	 LTI 26/07/2024 Captured	 26/07/2024
Son of Late ANIL KUMAR BASAK SURENDRA NATH COLONY,NABAPALLY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Male, By Caste: Hindu, Occupation; Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AExxxxxx8F, Aadhaar No: 70xxxxxxxx2798, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office				
2	Shri SANKAR CHANDRA MONDAL Son of Late KALIPADA MONDAL Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	 LTI 26/07/2024 Captured	 26/07/2024

Son of Late KALIPADA MONDAL NOAPARA KALIBARI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat,
District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: AFxxxxxx3P, Aadhaar No:
33xxxxxxxx6127, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024
, Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125		 Captured	
26/07/2024	26/07/2024	26/07/2024	

Identifier Of Shri ARUP DAS, Shri GORA CHAND BASAK, Shri SANKAR CHANDRA MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUP DAS	Shri GORA CHAND BASAK-2.065 Dec,Shri SANKAR CHANDRA MONDAL-2.065 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUP DAS	Shri GORA CHAND BASAK-600.00000000 Sq Ft,Shri SANKAR CHANDRA MONDAL-600.00000000 Sq Ft

On 26-07-2024

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 12:12 hrs on 26-07-2024, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri ARUP DAS ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,77,881/-

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

Execution is admitted on 26/07/2024 by 1. Shri ARUP DAS, Son of Late DINA RANJAN DAS, 105, VIVEKNAGAR, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Business, 2. Shri GORA CHAND BASAK, Son of Late ANIL KUMAR BASAK, SURENDRA NATH COLONY,NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 3. Shri SANKAR CHANDRA MONDAL, Son of Late KALIPADA MONDAL, NOAPARA KALIBARI ROAD, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,825.00/- (A(1) = Rs 32,779.00/- ,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 32,793/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2024 11:46AM with Govt. Ref. No: 192024250136490568 on 25-07-2024, Amount Rs: 32,793/-, Bank: SBI EPay (SBIEPay), Ref. No. 7078454828315 on 25-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,693/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,91,693/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5043, Amount: Rs.5,000.00/-, Date of Purchase: 23/07/2024, Vendor name: Sudip Ghosh

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2024 11:46AM with Govt. Ref. No: 192024250136490568 on 25-07-2024, Amount Rs: 1,91,693/-, Bank: SBI EPay (SBIEPay), Ref. No. 7078454828315 on 25-07-2024, Head of Account 0030-02-103-003-02



Swati De
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2024, Page from 196286 to 196309
Deed No 152508450 for the year 2024.



Digitally signed by SWATI DE
Date: 2024.07.26 13:49:12 +05:30
Reason: Digital Signing of Deed.

(Swati De) 26/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS

West Bengal.