



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

997736

G 997736

Handwritten note: 2167856/21

District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1908
Alipore, South 24 Pargana

29 OCT 2021

: DEED OF CONVEYANCE :

THIS DEED OF CONVEYANCE is made this 29th day of OCTOBER, TWO THOUSAND TWENTY ONE, Anno Domini,

: BETWEEN :

SRI SUBHAS PRAMANIK, Son of Late Sudhamaya Pramanik, PAN-AAEPP7647L, Aadhaar No.788132395461, By Faith Hindu, By Occupation-Service, residing at Plot No.14, Survey 210, Naturoville Colony, Near KV Bolarum, Yapral, Jawaharnagar, K.V. Rangareddy, Andhra Pradesh - 500087, and also of 11/27, Khanpur Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "VENDOR/OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his respective heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/ representatives, beneficiaries, agent, nominees assigns and person or persons deriving title under each of him} of the FIRST PART.

: A N D :

(1) SRI NARAYAN SAHA, Son of Late Chitta Ranjan Saha, PAN-AKMPS3317G, Aadhaar No.245032839163, By Faith Hindu, By Occupation- Business, (2) SMT. UMA SAHA, Wife of Sri Narayan Saha, PAN-BVMPS9256A, Aadhaar No.420234252501, By Faith Hindu, By Occupation- Business, both are residing at 4/12, Azadgarh, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, hereinafter called and referred to as the "PURCHASERS" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their respective heir/heirs, successor/successors, executor/ executors, administrator/administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.

WHEREAS on 14th December, 1961, M/s. Sutton & Sons Limited by virtue of a registered Deed of Conveyance, sold, conveyed and transferred, a plot of land in favour of M/s. Goenka Tea and Trading Company Limited.

AND WHEREAS the said Deed of Conveyance was registered in the office of the Registrar of Assurance, Calcutta and was duly recorded in Book No.I, Volume No.156, pages Nos.164 to 173, being No.5028, for the year 1961.

AND WHEREAS after purchase M/s. Goenka Tea and Trading Company Limited started enjoying the property as uninterrupted owner and is in possession of the piece and parcel of land and every part thereof as absolute owner, free from all encumbrances.

AND WHEREAS thereafter, M/s. Goenka Tea and Trading Company Limited on 12th April, 1966 entered into an Agreement with the State Bank of India Supervising Staff Cooperative Housing Society Limited for transferring the aforesaid plot of land.

AND WHEREAS however, the Government processed the acquisition proceeding under Notification No.7136 L.A./4 H-7/65, dated 21st May, 1965 and Case No.IA, III-4/64-65 affecting the said plot of land. Thereafter, the Governor of West Bengal, issued a letter vide Letter No.373/2-HW, dated 3rd February, 1966 intimating State Bank of India Supervising Staff Cooperative Housing Society Limited, the Government of West Bengal, has decided to release the said plot of land from their acquisition.

WHEREAS on 14th December, 1961, M/s. Sutton & Sons Limited by virtue of a registered Deed of Conveyance, sold, conveyed and transferred a plot of land in favour of M/s. Goenka Tea and Trading Company Limited.

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AND WHEREAS in such circumstances, The State Bank of India Supervising Staff Cooperative Housing Society Limited paid the balance amount of money to M/s. Goenka Tea and Trading Company Limited.

AND WHEREAS thereafter M/s. Goenka Tea and Trading Company Limited on 18th July, 1966 executed a Registered Deed of Conveyance in favour of The State Bank of India Supervising Staff Cooperative Housing Society Limited, which was registered in the Office of the Registrar of Assurance, Calcutta and was duly recorded in Book No.I, Volume No.102, pages 173 to 192, being No.3785, for the year 1966.

AND WHEREAS thus by virtue of the aforesaid Deed of Conveyance The State Bank of India Supervising Staff Cooperative Housing Society Limited became the owner in respect of a land measuring 2.44 Acres equivalent to 7 Bigha 7 Cottahs 10 Chittaks of land lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, being KMC Premises No.11, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS it is pertinent to mentioned that The State Bank of India Supervising Staff Cooperative Housing Society Limited was constituted and formed and registered interalia for borrowing moneys from the State Bank of India, and for purchasing lands within the

Metropolitan Area of Kolkata and also for constructing of building thereon for residential units of their members and also for defraying other expenses incidental relating to out of the said borrowed money.

AND WHEREAS total 39 staffs of the State Bank of India being the founder member of The State Bank of India Supervising Staff Cooperative Housing Society Limited became entitled of the entire land measuring about more or less 7 Bigha 7 Cottahs 10 Chittaks of land lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, being KMC Premises No.11, Khanpour Road, Post Office- Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS thereafter The State Bank of India Supervising Staff Cooperative Housing Society Limited, constructed park, common passages, sewerage and other common area and facilities common enjoyment of all the 39 founder members of the society. This construction process is named as Project No.1.

AND WHEREAS thereafter, all the 39 members have become the 'defecto owners' in respect of 39 demarcated plot of land along with common right of enjoyment of the common areas and facilities.

AND WHEREAS one Sri Sudhamaya Pramanik, who was a member of The State Bank of India Supervising Staff Cooperative Housing Society Limited, being the employee of The State Bank of India, was allotted a plot of land measuring about more or less 2.2 Cottahs

Metropolitan Area of Kolkata and also for constructing of building thereon for residential units of their members and also for defraying other expenses incidental relating to out of the said borrowed money.

AND WHEREAS total 39 staffs of the State Bank of India being the founder member of The State Bank of India Supervising Staff Cooperative Housing Society Limited became entitled of the entire land measuring about more or less 7 Bigha 7 Cottahs 10 Chittaks of land lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, being KMC Premises No.11, Khanpour Road, Post Office- Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS thereafter The State Bank of India Supervising Staff Cooperative Housing Society Limited, constructed park, common passages, sewerage and other common area and facilities common enjoyment of all the 39 founder members of the society. This construction process is named as Project No.1.

AND WHEREAS thereafter, all the 39 members have become the 'defecto owners' in respect of 39 demarcated plot of land along with common right of enjoyment of the common areas and facilities.

AND WHEREAS one Sri Sudhamaya Pramanik, who was a member of The State Bank of India Supervising Staff Cooperative Housing Society Limited, being the employee of The State Bank of India, was allotted a plot of land measuring about more or less 2.2 Cottahs

equivalent to 2 Cottahs 3 Chittaks 9 Square Feet out of the 39 demarcated plot of land, being KMC Premises No.11/29, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS thereafter, Sri Sudhamaya Pramanik constructed a brick built 2 storied building on the aforesaid plot of land having a total super built up area of 1910 Square Feet (955 Square Feet Super Built up area on each floor).

AND WHEREAS in pursuance of the loan taken by Sri Sudhamaya Pramanik from the State Bank of India, he was treated as "Defacto owner" in respect of the abovementioned plot of land. However, after repaying the entire loan amount The State Bank of India Supervising Staff Cooperative Housing Society Limited, executed a registered Deed of Reconveyance in favour of Sri Sudhamaya Pramanik on 23rd October, 1986, which was registered in the office of the ADSR Alipore and was duly recorded in Book No.I, Volume No.372, pages 259 to 263, being No.18521, for the year 1986.

AND WHEREAS thereafter, being the absolute owner of Sri Sudhamaya Pramanik mutated his name in the Assessment Roll of Kolkata Municipal Corporation and started paying the rates and taxes regularly.

AND WHEREAS while enjoying the property Sri Sudhamaya Pramanik, died intestate on 3rd June, 2007, leaving behind his two sons Sri Subhas Pramanik and Sri Tapash Pramanik and one married daughter Smt. Santa Sahu, as his wife predeceased him.

AND WHEREAS thus Sri Subhas Pramanik and Sri Tapash Pramanik and Smt. Santa Sahu jointly inherited the entire property left by their father Sudhamaya Pramanik, since deceased.

AND WHEREAS while thus Sri Tapash Pramanik and Smt. Santa Sahu, out of love and affection transferred their undivided, undemarcated 2/3rd share in favour of their brother Sri Subhas Pramanik, by virtue of a registered Deed of Gift, which was registered in the office of the ADSR Alipore and was duly recorded in book No.I, CD Volume No.7, pages Nos. 3811 to 3826, being No.01596, for the year 2010.

AND WHEREAS thus Sri Subhas Pramanik, has become the sole and absolute owner in respect of 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet of land, being KMC Premises No.11/29, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS being the sole and absolute owner Sri Subhas Pramanik mutated his name in the Assessment Roll of Kolkata Municipal Corporation against the Assessee No.210980302180 and started paying the rates and taxes regularly.

AND WHEREAS on the other hand Sri Subhas Pramanik, who was a member of The State Bank of India Supervising Staff Cooperative Housing Society Limited, being the employee of The State Bank of India, was also allotted a plot of land measuring about more or less 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet of land out of the 39 demarcated plot of land, being KMC Premises No.11/27, Khanpouir Road, Post Office-Naktala, Police Station-Previously Jadavpur now Nelaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS in pursuance of the loan taken by Sri Subhas Pramanik from the State Bank of India, he was treated as "Defacto owner" in respect of the abovementioned plot of land. However, after repaying the entire loan amount The State Bank of India Supervising Staff Cooperative Housing Society Limited, executed a registered Deed of Reconveyance in favour of Sri Subhas Pramanik on 23rd October, 1986, which was registered in the office of the ADSR Alipore and was duly recorded in Book No.I, Volume No.372, pages 228 to 243, being No.18519, for the year 1986.

AND WHEREAS thereafter, being the sole and absolute owner Sri Subhas Pramanik mutated his name in the Assessment Roll of Kolkata Municipal Corporation against the Assessee No.210980302167 and started paying the rates and taxes regularly.

AND WHEREAS thus Sri Subhas Pramanik has become the sole and absolute owners in respect of two adjacent plot of lands (one by inheritance and gift + another by purchase) each measuring about measuring 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet of

land in total 4.4 Cottahs equivalent to 4 Cottahs 6 chitatk 18 Square Feet lying and situated at KMC Premises No.11/29 and 11/27, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

A N D W H E R E A S the Vendor is now seized and possessed of his Property and well and sufficiently entitled the Schedule below ALL THAT piece or parcel of land measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitatk 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitatk 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, and situated at KMC Premises No.11/29, Khanpour Road, Assessee No.210980302180, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas and 2 Cottahs 3 Chittaks 9 Square Feet of land and constructed area on the single storied building lying and situated at KMC Premises No.11/27, Khanpour Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas) lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, within the limits of Kolkata Municipal Corporation, Ward No.098, being KMC Premises No.11/29, and 11/27, Khanpour Road, Post Office-Naktala, Police Station- Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas, and/or in part or portion thereof more fully described in the Schedule below and he declared to sell and the PURCHASERS offered to purchase the said

Property at or for the price of Rs.78,00,000=00 (Rupees Seventy Eight Lakh) only which the Vendor accepted as highest Market Value and subsequently said Sri Subhas Pramanik has amalgamated the two premises into a one premises i.e. finally numbered as KMC Premises No.11/27, Khanpour Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas i.e. and paying a regular taxes thereon and he inducted a tenant on the ground floor in the said property.

AND WHEREAS the vendor herein is the lawful owner in respect of the Schedule property below.

AND WHEREAS the Vendor declared to sell and the PURCHASERS being satisfied to investigate all relevant documents in respect of the schedule below property and after being satisfied agreed to purchase the said property containing an area of 4.4 Cottahs equivalent to 4 Cottahs 6 chitaks 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitaks 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, or in a part or portion thereof and particularly mentioned and described in the SCHEDULE hereunder written absolutely free from all encumbrances, whatsoever charges, attachments, liens, lispendences, whatsoever easement right of Common Passage lying or situate adjacent to the said Property at or for the price of Rs.78,00,000=00 (Rupees Seventy Eight Lakh) only which the Vendor herein accepted being the highest Market Value.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement dated 9th August, 2019 and in confirmation of the said offer and acceptance by and between the Parties and in consideration of the said sum of Rs.78,00,000=00 (Rupees Seventy Eight Lakh) only paid by the PURCHASERS herein in favour of the Vendor herein as per Memo below {the receipt whereof the Vendor do hereby grant and acknowledge} the Vendor do hereby sell, transfer and convey, absolutely unto the PURCHASERS ALL THAT piece or parcel of Land measuring or containing by 4.4 Cottahs equivalent to 4 Cottahs 6 chitatk 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitatk 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor particularly mentioned and described in the Schedule hereunder written {hereinbefore and hereinafter referred to as "THE SAID PROPERTY"} or HOWSOEVER OTHERWISE the said Property or any part thereof now is or at any time heretofore was situated, butted and bounded, called, known, described, distinguished or reputed so to be AND ALSO TOGETHER WITH all the ways, paths, passages, all drainage facilities, Roads, advantages or ancient, lights, liberties, rights, easements, appendages and appurtenances whatsoever the said Property belonging or in any way appurtenant thereto or known as part or parcel or member thereof all the estate, right, title, interest, claim or demand whatsoever of the Vendor into upon and out of the said Property and every part thereof TOGETHER WITH original deeds, documents and muniments-of-title in any way exclusively relating to the said Property or any part thereof, which are now handed over to the PURCHASERS TO HAVE AND TO HOLD the

said Property more fully described in the Schedule below with all rights, members and appurtenances to the PURCHASERS absolutely free from all encumbrances, charges, liens, attachments and lispences whatsoever absolutely and forever and the Vendor do hereby covenant with the PURCHASERS that the absolute interest which the Vendor professes and do hereby transfer subsists AND THAT notwithstanding any act, deed, matter or thing by the Vendor or his predecessors-in-title made done executed or suffered to the contrary the Vendor has now good, right full power and absolute authority to sell, transfer, convey the said Property more fully described in the Schedule below and every part thereof unto and to the PURCHASERS in the manner aforesaid A N D that the Vendor have not done any act or thing whereby the said property hereby sold, conveyed and transferred or expressed or intended so to be have been encumbered or whereby the Vendor is hindered from selling, transferring and conveying the same unto the PURCHASERS in the manner aforesaid and that the PURCHASERS shall or may at all times hereafter peaceably and quietly enter into and upon and hold possess and enjoy the said Property described in the Schedule below without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for their predecessors-in-title A N D that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and sufficiently saved, defended and kept in harmless and indemnified of from and against all and all manner of former and other estate, right, title, interest, claims, charges, liens, lispences or encumbrances, whatsoever or suffered by the Vendor or any person lawfully or rightfully claiming as aforesaid AND FURTHER THAT the

Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Property and more fully described in the Schedule below or any part thereof from time to time and at all times hereinafter at the request and cost of the PURCHASERS or any person or persons claiming from under or in trust for the PURCHASERS made do acknowledge execute and perfect and all proper despatch and cause to be made done acknowledge, executed and perfected with all proper despatch all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said Property and more fully described in the Schedule below and every part thereof unto and to the PURCHASERS in the manner aforesaid as shall or may be reasonably required. AND the PURCHASERS will have free and unfettered right in common with other persons having the like rights to pass and re-pass the Common Passage meets to the said Property for going and coming with Conveyances and to lay at their own costs, drains, filtered, water, pipes, electric, gas and telephone cables and lines under the passages. The PURCHASERS henceforth will have every right to use and transfer and/or assign, construct any multi storied building by obtaining the sanction plan from the KMC and dispose of flats or in any manner, whole or part of the Property more fully described in the Schedule below in whatsoever manner.

That the Property is not a Benami Property or any way encumbered or charge or mortgage and the Vendor has not made any Agreement Registered or Unregistered with anybody executed any Will in favour of anybody in respect of the Schedule Property and if it is done so

the vendor herein had cancelled the said documents before this registration and the Vendor has good and marketable title over the said Property and the said Property is free from all encumbrances and henceforth the PURCHASERS and their heirs and assigns shall have every right to enjoy the Schedule below Property absolutely by using the same in whatsoever manner or by constructing, houses, buildings, multistoried Building, renovating, and with the full right to transfer in whatsoever manner i.e. sale, gift, lease and/or mortgage and/or otherwise and if any discrepancies arise then in that case the vendor will be liable and responsible to pay the same.

AND THIS DEED FURTHER WITNESSETH that in consideration of the PURCHASERS having purchase the Property on the assurance and guarantee of the Vendor as to protection and indemnified against any possible claim by any person or persons or any authority the Vendor do hereby and hereunder agrees to indemnify and at all times keep indemnified the PURCHASERS against all such possible claims or demands in respect of the Schedule below Property.

Be it further noted that the purchasers shall any manner hold the vendor liable for any claim made by the any parties claiming through the occupants and shall kept the vendor indemnified from all liabilities in connection therewith save only those created under the written consent of the vendor or their predecessors-in-title. Be it also noted that the Vendor has handed over the original Title Deed and other relevant document and physically possession in connection with the property to the purchasers herein along with the key on the Date of execution of this Deed of Conveyance.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of Bastu land measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitatk 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitatk 19 Square Feet along with a brick build residential two storied structure ^{with cemented floor and without lift facility} thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, within the limits of Kolkata Municipal Corporation, Ward No.098, being KMC Premises No.11/27, Khanpur Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas and butted and bounded by :-

ON THE NORTH : Premises No.11/25, Khanpur Road. ✓
ON THE SOUTH : Premises No.11/31, Khanpur Road. ✓
ON THE EAST : 30' feet wide KMC Road. ✓
ON THE WEST : Premises No.11/10 and 11/12, Khanpur Road. ✓

And for more clearness depicted and delineated in the "P L A N" or "M A P" annexed herewith Coloured with "R E D" Border and the said Plan to be treated as part of this DEED.

IN WITNESSES WHEREOF, the VENDOR have set and subscribed their hands and seal by the day, month and year first above written.

SIGNED SEALED AND
DELIVERED AT KOLKATA
IN THE PRESENCE OF:

1... *Sulipte Chakraborty*
Alina Das
Sect. 14-27

Shamank

2... TAPASH PRAMANIK

FLAT No 1504, PH-1,
JAYPEE GREENS,
WISHTOWN
SECTOR-128
NOIDA-201304

SIGNATURE OF THE OWNER/VENDOR.

Tapash Pramanik

Alina Saha

SIGNATURE OF THE PURCHASERS.

DRAFTED AND PREPARED BY ME.

Sulipte Chakraborty
{ ADVOCATE }

ALIPORE JUDGES' COURT. KOL - 27.

TYPED BY ME.

Sourav Prasad
{ TYPIST }

: MEMO OF CONSIDERATION :


RECEIVED from the within-named PURCHASERS the said sum of Rs.78,00,000=00 (Rupees Seventy Eight Lakh) only being the full consideration money as per Memorandum below.

: M E M O :

- | | |
|---|-----------------|
| 1. By RTGS on 20/07/2019,
Being Ref No.UCBAH19201621266,
Drawn on UCO Bank. | Rs.10,00,000=00 |
| 2. By RTGS, dated 26/10/2021
Being UTR No.BARBH21299852621 | Rs.39,00,000=00 |
| 3. By RTGS, dated 26/10/2021
Being UTR No.BARBH21299852222 | Rs.29,00,000=00 |

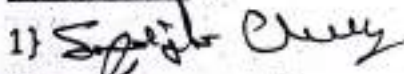
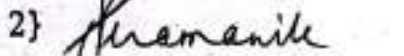
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TOTAL : Rs.78,00,000=00
=====

Total Rupees Seventy Eight Lakh only




SIGNATURE OF THE OWNER/VENDOR.

WITNESSES :

- 1) 
- 2) 


		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					





Name SUBHAS PRAMANIK

Signature 

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name NARAYAN SAHA

Signature 

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name UMA SAHA

Signature 



সংসদীয় প্রকল্প

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

Query No./Year	2002167656/2021	Office where deed will be registered
Query Date	23/10/2021 9:14:36 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana: Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 78,00,000/-	Rs. 78,00,000/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 3,12,020/- (Article:23)	Rs. 78,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Daed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, Premises No: 11/27, Ward No: 088, Pin Code: 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 6 Chatak 18 Sq Ft	63,00,000/-	63,00,000/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road,
Grand Total :					7.26Dec	63,00,000 /-	63,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1910 Sq Ft	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1910 sq ft	15,00,000 /-	15,00,000 /-	



Query No: 2002167656 of 2021, Printed On : Oct 28 2021 2:18PM, Generated from wbregistration.gov.in

Seller Details :

Sl. No	Name & address	Status	Execution Admission Details :
1	Mr SUBHAS PRAMANIK Son of Mr Sudhamaya Pramanik, 11/27, Khanpur Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AAxxxxxx7L, Aadhaar No.: 78xxxxxxxx5461, 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 NARAYAN SAHA Son of Late Chitta Ranjan Saha, 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx7G, Aadhaar No.: 24xxxxxxxx9163, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs UMA SAHA Wife of Mr Narayan Saha, 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BVxxxxxx6A, Aadhaar No.: 42xxxxxxxx2501, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SUBHAS PRAMANIK, Mr NARAYAN SAHA, Mrs UMA SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAS PRAMANIK	Mr NARAYAN SAHA-3.63 Dec, Mrs UMA SAHA-3.63 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAS PRAMANIK	Mr NARAYAN SAHA-955 Sq Ft, Mrs UMA SAHA-955 Sq Ft





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

GRN Details

GRN:	192021220101380928	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	26/10/2021 18:39:18	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	3784899164717	BRN Date:	26/10/2021 18:10:39
Gateway Ref ID:	IGAMHKDTD8	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002167656/5/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name: NARAYAN SAHA
Address: 4/12 AZADGARH, REGENT PARK, JADAVPUR, KOLKATA 700040
Mobile: 9331042742
EMail: s.bapi13@rediffmail.com
Depositor Status: Buyer/Claimants
Query No: 2002167656
Applicant's Name: Mr SUDIPTA CHAKRABORTY
Identification No: 2002167656/5/2021
Remarks: Sale, Sale Document

Payment Details

Sj. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002167656/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	307020
2	2002167656/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	78014
			Total	385034

IN WORDS: THREE LAKH EIGHTY FIVE THOUSAND THIRTY FOUR ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAEPP7647L



नाम /NAME
SUBHAS PRAMANIK

पिता का नाम /FATHER'S NAME
SUDHAMAYA PRAMANIK

जन्म तिथि /DATE OF BIRTH
28-09-1949

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

*Submitted to
Kripone Anant
Pradyumn Pramanik*

इस कार्ड के खो / गिराव जाने पर कृपया जारी करने वाले
प्रतिष्ठान को सूचित / बापस कर दें
आयकर निदेशक (पद्धति)
ए.आर.ए. सेक्टर, भुवनेश्वर
ई-२, झन्डेपालान एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/stolen, kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhantepalan Extn.
New Delhi - 110 055

2017/60298/02319

Subhas Pramanik (సుభాష్ ప్రమానిక్)
S/O: Shri Sudhamāye Pramanik, PLOT NO 14,
SURVEY 210, NATUROVILLE COLONY, NEAR K V
BOLARUM, YAPRAL, Jawaharnagar, K.V.Rangareddy,
Andhra Pradesh - 500087

సమాచారం

- ఆదార్ సర్కారుకు ద్వారా, పాఠశాలకు వచ్చు.
- సర్కారుకు ద్వారా ఆన్లైన్ అప్డేట్ చేయవచ్చు.
- ఈ పత్రానికి ఎక్కడాలో వ్రాయబడిన లేదు.

మీ ఆదార్ నంబర్/ Your Aadhaar No.:

7881 3239 5461



ఆదార్-సామాన్యమానవుడి చాక్యూ

1947 1800 300 1947
 1947 1800 300 1947
 1947 1800 300 1947

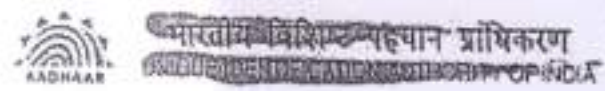
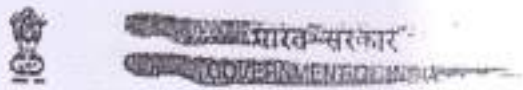
INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid
Digitally signed by: Subhas Pramanik
Date: 2017.11.20 10:57 IST

- ఆదార్ దేశమంతటా చెల్లుతుంది.
- ఆదార్ ఆదార్ కోర్సు, ఒకే సారి నమోదు చేసుకోవాలి.
- దయచేసి మీ లెటర్ నెట్వర్క్ నంబర్ మరియు ఈ-మెయిల్ అడ్రస్ నమోదు చేసుకోండి. దీనివల్ల మీరు భవిష్యత్తులో అనేక సేవలు పొందవచ్చు.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



సుభాష్ ప్రమానిక్
Subhas Pramanik
పుట్టిన రోజు/ DOB: 26/03/1949
పురుషుడు / MALE



చిరునామా:

S/O: శ్రీ సుధామాయ ప్రమానిక్,
ప్లాట్ నెం 14, సర్వే 210, నాచురోవిల్లె
కాలనీ, కె వి రంగారెడ్డి,
యాప్రల్, జవహర్ నగర్,
కె.వి.రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500087

Address:

S/O: Shri Sudhamāye Pramanik,
PLOT No 14, SURVEY 210,
NATUROVILLE COLONY, NEAR K
V BOLARUM, YAPRAL,
Jawaharnagar, K.V.Rangareddy,
Andhra Pradesh - 500087

7881 3239 5461

ఆదార్-సామాన్యమానవుడి చాక్యూ

Aadhaar-Aam Admi ka Adhikar



Subhas Pramanik

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

NARAYAN SAHA
CHITTARANJAN SAHA

13/10/1970
 Permanent Account Number
AKMP83317G

Narayan Saha
 Signature

04120012

This card is valid / यह कार्ड केवल प्रामाणिक / वैध
 उपयोग के लिये है, इसके बिना
 किसी भी प्रकार का कार्य नहीं
 करने देखा जाएगा।
 ध्यान दें - 411045

This card is valid / someone's card is valid,
 please inform / report to:
 Income Tax PAN Services Unit, NSDU,
 3rd Floor, Supreme Chambers,
 Near Diner Telephone Exchange,
 Bhubaneswar, Patna - 411045

Tel: 91-30-2721 6986, Fax: 91-30-2721 6981
 E-mail: sahah@nsdu.ia.

Narayan Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভট্টিকাহুতির আই ডি/Enrolment No.: 1040/19792/07966

To
171102012
নরায়ণ সাহা
NARAYAN SAHA
4/12 AZADGARH
REGENT PARK Regent Park S.O
Regent Park Kolkata
West Bengal 700040
9338490456



MN1582199990F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2450 3283 9163

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নরায়ণ সাহা
NARAYAN SAHA
পিতা : চিত্ত রঞ্জন সাহা
Father : CHITTA RANJAN SAHA
জন্ম তারিখ / Year of Birth : 1970
পুরুষ / Male



2450 3283 9163

আধার - সাধারণ মানুষের অধিকার

Narayan Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UMA SAHA

BIDYASAGAR SAHA

04/06/1982

Permanent Account Number

BVMPS9256A

Uma Saha

Signature



Uma Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি/Enrolment No.: 1040/19792/07964

To
উমা সাহা
UMA SAHA
4/12 AZADGARH
REGENT PARK Regent Park S.O
Regent Park Kolkata
West Bengal 700040
9339490455

0903776



MN126197166DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4202 3425 2501

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



উমা সাহা
UMA SAHA
পিতা : বিদ্যাসাগর সাহা
Father : BIDYASAGAR SAHA
জন্ম সাল / Year of Birth : 1982
মহিলা / Female



4202 3425 2501

আধার - সাধারণ মানুষের অধিকার

Uma Saha

Major Information of the Deed

	I-1604-08506/2021	Date of Registration	29/10/2021
	1604-2002167656/2021	Office where deed is registered	
	23/10/2021 9:14:36 PM	1604-2002167656/2021	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana / Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 78,00,000/-	Rs. 78,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,12,020/- (Article:23)	Rs. 78,048/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY;only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 11/27, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 6 Chatak 18 Sq Ft	63,00,000/-	63,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				7.26Dec	63,00,000 /-	63,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setfort Value (In Its.)	Market value (In Rs.)	Other Details
S1	On Land L1	1910 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1910 sq ft	15,00,000 /-	15,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBHAS PRAMANIK * Son of Mr Sudhamaya Pramanik Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Office			
	29/10/2021	29/10/2021	LTI	29/10/2021
11/27, Khanpur Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx7L, Aadhaar No: 78xxxxxxx5461, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NARAYAN SAHA (Presentant) Son of Late Chitta Ranjan Saha Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Office			
	29/10/2021	29/10/2021	LTI	29/10/2021
Son of Late Chitta Ranjan Saha 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx7G, Aadhaar No: 24xxxxxxx9163, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs UMA SAHA Wife of Mr Narayan Saha Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Office			
	29/10/2021	29/10/2021	LTI	29/10/2021
Wife of Mr Narayan Saha 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx6A, Aadhaar No: 42xxxxxxx2501, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Allpore Judges Court, City:- , P.O:- Allpore, P.S:-Allpore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	29/10/2021	29/10/2021	29/10/2021
Identifier Of Mr SUBHAS PRAMANIK, Mr NARAYAN SAHA, Mrs UMA SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAS PRAMANIK	Mr NARAYAN SAHA-3.63 Dec, Mrs UMA SAHA-3.63 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAS PRAMANIK	Mr NARAYAN SAHA-955.00000000 Sq Ft, Mrs UMA SAHA-955.00000000 Sq Ft

Endorsement For Deed Number : I - 160408506 / 2021

On 29/10/2021

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 12:57 hrs on 29-10-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN SAHA, 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 78,00,000/-

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

Execution is admitted on 29/10/2021 by 1. Mr SUBHAS PRAMANIK, Son of Mr Sudhamaya Pramanik, 11/27, Khanpur Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr NARAYAN SAHA, Son of Late Chitta Ranjan Saha, 4/12, Azadgarh, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mrs UMA SAHA, Wife of Mr Narayan Saha, 4/12, Azadgarh, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr Sudipta Chakraborty, , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 78,046/- (A(1) = Rs 78,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 78,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2021 6:41PM with Govt. Ref. No: 192021220101380928 on 26-10-2021, Amount Rs: 78,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 3784899164717 on 26-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,12,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,07,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3459, Amount: Rs.5,000/-, Date of Purchase: 07/10/2021, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2021 6:41PM with Govt. Ref. No: 192021220101380928 on 26-10-2021, Amount Rs: 3,07,020/-,

Bank: SBI EPay (SBIEPay), Ref. No. 3784899164717 on 26-10-2021, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

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

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1604-2021, Page from 309378 to 309411
being No 160408506 for the year 2021.



Digitally signed by pradipta kishore guha
Date: 2021.11.01 12:08:32 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/11/01 12:08:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS,
West Bengal.



(This document is digitally signed.)