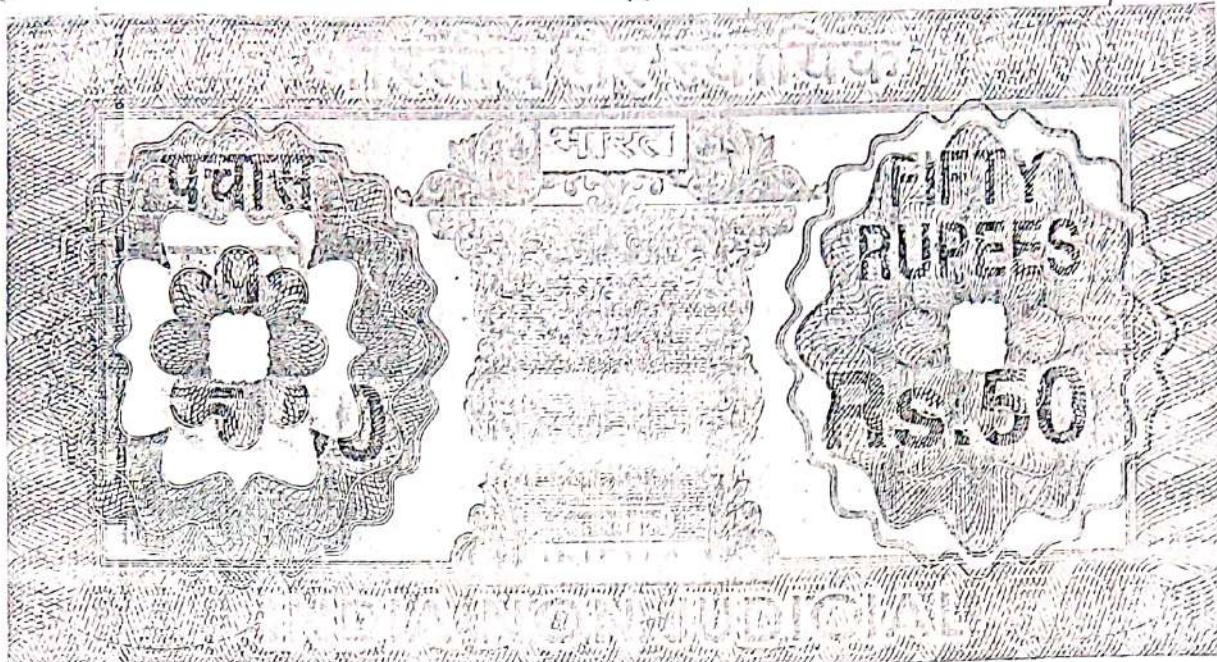


06/77/24

(1)

I-6120/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 666013

29/4
8-10/5077

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 29th day of

April Two Thousand Twenty Four, BETWEEN

Certified that the document is admitted for Registration. The signature sheets and the encumbrance sheets attached with this document are the part of this document.

[Signature]
District Sub-Registrar-II
Alipore, South 24-Parganas
29 APP 2024

(1) **SMT.SUBI BANIK** wife of Shri Gopi Nath Banik having PAN - AJRPB6932G, Aadhaar No- 9595 8837 1949, by faith Hindu, by Nationality- Indian, by occupation – Business, residing at 16/1, A V L Road, Kolkata- 700060,P.O & P.S.- Panasree, (2) **SRI SOURAV BANIK** son of Sri Gopi Nath Banik, having PAN - BKGPB1045K, Aadhaar No- 5889 9951 1152, by faith Hindu, by Nationality- Indian, , by occupation -Business, residing at /1, A V L Road, Kolkata- 700060,P.O & P.S.- Panasree, (3) **SRI SOUMEN BANIK** son of Shri Gopi Nath Banik, having PAN- CKSPB2247J, Aadhaar No- 8193 9755 8980, by faith Hindu, by Nationality- Indian, by occupation- Business , residing at 16/1, A V L Road, Kolkata- 700060,P.O & P.S.- Panasree, (4) **SRI PRITAM DHAR** son of Sri Pratap Dhar, having PAN - EZAPD4955G, Aadhaar No- 2673 2444 3453, by faith – Hindu, by Nationality- Indian, by occupation- Business , residing at 16/1, A V L Road, Kolkata- 700060,P.O & P.S.- Panasree,hereinafter jointly referred to as the **VENDORS/OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs executors, successors, and/or legal representatives and/or assigns) of the ONE PART.

AND

(1) **SRI RATAN LOHA** son of Sri Haripada Loha having PAN – ACBPL0901G, Aadhaar No- 369727352255 , by faith hindu, by Nationality – Indian by occupation Business, resident of 37/1A, S.N.Roy Road, Kolkata- 700038, P.O- Sahapur P.S- Behala, (2) **SRI DIPAK KAR** son of Kshirod Chandra Kar having PAN – AEYPK6279H, Aadhaar No- 83076840 by faith Hindu , by Nationality – Indian and by occupation – Business , resident of Haripada Chatterjee Road, P.O -Krishnagar, P.S – Kotwali, Pin- 741101, District – Nadia, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs executors, successors and /or legal representatives and /or assigns) of the OTHER PART.

WHEREAS the land measuring 1 Bigha 8 Cottahs 14 Chittaks be the same a little more or less together with pucca structure along with pond and its bank situated and lying at Mouza Behala (formerly Naskarpur), under Alipore Collectorate, Touzi No. 346, J.L No. 2, R.S No.- 80, R.S Dag No- 3350, under Revisional Khatian No- 5846, 5843, 7293, 7296, were jointly seized and possessed by Sri Pritimoy Mukherjee, Sri Santimoy Mukherjee, Sri Birendra Nath Mukherjee, Smt Nila Mukerjee, Sri Harendra Nath Mukherjee, SmtNandarani Banerjee, SmtTriptimoy Banerjee.

AND WHEREAS by and under the Deed of Partition dated 21st January 1982 made between the said Sri Pritimoy Mukherjee, Sri Santimoy Mukherjee, Sri Birendra Nath Mukherjee, Smt Nila Mukerjee, Sri Harendra Nath Mukherjee, SmtNandarani Banerjee, SmtTriptimoy Banerjee in respect of their Joint properties, the said Sri Pritimoy Mukherjee alone was allotted the bastu land measuring 6 Cottahs 5 Chittaks being Plot No- "A" and comprised in R.S Dag No. 3350, Mouza- Behala, P.S – Panasree. The Deed of Partition was registered and recorded in the Book No- 1, Volume No- 22, Pages- 274 to 288 Being No- 569 for the year 1982 in the office of ADSR Alipore, South 24 Parganas.

AND WHEREAS by the Deed of Partition dated 21st January 1982 Sri Pritimoy Mukherjee became the absolute owner of ALL THAT piece and parcel of land measuring 6 Cottahs 5 Chittaks being Plot No- "A" and comprised in R.S Dag No. 3350, under R.S.Khatian No-5846,5843,7293,7296,of Mouza- Behala,J.L No-2, R.S. No-83,Touzi No-346, now within the limits of Kolkata Municipal Corporation,Ward No-132, P.S. Parnasree.

AND WHEREAS the said Sri Pritimoy Mukherjee duly mutated his name in respect of the said property in the records of Kolkata Municipal Corporation

and it has been assessed as premises No-33, Banerjee Para Road , Kolkata-700060.

AND WHEREAS thereafter the said Sri Pritimoy Mukherjee has constructed a two storied building having total covered area 2032 sqft on the said land being Premises No- 33 Banerjee Para Road, Kolkata- 700060 as per the Sanction Plan vide no- 22696 dated 21.02.1983 duly sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS by an Indenture of Conveyance dated 11.04.1994 made between Sri Pritimoy Mukherjee therein described as the Vendor and (1) Sri Soumitra Banerjee (2) Sri Manju Banerjee therein described as the Purchasers and for the Consideration mentioned therein ,and the said Vendor sold transferred and conveyed unto the said Purchasers ,the land measuring 1 Chittak 35 sqft more or less together with structure standing thereon being demarcated portion of premises No-33, Banerjee Para Road , Kolkata-700060, and comprised in R.S Dag No. 3350, P.S – Panasree, under R.S.Khatian No-5846,5843,7293,7296,of Mouza- Behala,J.L No-2, R.S. No-83,Touzi No-346,now within the limits of Kolkata Municipal Corporation, Ward No-132, P.S Parnasree, and the said Deed was registered and recorded in Book No – 1 , Volume No –35, pages -285 to 292, Being No –1760 for the year 1994 in the office of A.D.S.R. at Behala.

AND WHEREAS another by an Indenture of Conveyance dated 15.12.2006 made between Sri Pritimoy Mukherjee therein described as the Vendor and Smt Jyostna Jana therein described as the Purchaser and for the Consideration mentioned therein ,and the said Vendor sold transferred and conveyed unto the said Purchaser ,the land measuring 3 Chittaks 5 sqft more or less together with structure standing thereon being demarcated portion of premises No-33, Banerjee Para Road , Kolkata-700060, and comprised in R.S Dag No. 3350, P.S – Panasree, under R.S.Khatian No-5846,5843,7293,7296,of Mouza- Behala,J.L No-2, R.S. No-83,Touzi No-

346,now within the limits of Kolkata Municipal Corporation, Ward No-132, P.S Parnasree, and the said Deed was registered and recorded in Book No - 1 , C.D. Volume No -18, pages -5369 to 5390, Being No -07073 for the year 2008 in the office of A.D.S.R. at Behala.

AND WHEREAS after execution of the said two Deed of Conveyance dated 11.04.1994 and 15.12.2006 the said Sri Pritimoy Mukherjee retained the rest land measuring 6 Cottahs more or less together with two storied building standing thereon being premises No-33, Banerjee Para Road , Kolkata-700060, and comprised in R.S Dag No. 3350, P.S – Panasree, under R.S.Khatian No-5846,5843,7293,7296,of Mouza- Behala,J.L No-2, R.S. No-83,Touzi No-346,now within the limits of Kolkata Municipal Corporation, Ward No-132, P.S Parnasree.

AND WHEREAS the said Sri Pritimoy Mukherjee while thus seized and possessed of the said property, by the Deed of Gift dated 9.05.2008 Sri Pritimoy Mukherjee transferred the Land measuring 6 Cottahs more or less together with two storied building standing thereon being premises No-33, Banerjee Para Road , Kolkata-700060, and comprised in R.S Dag No. 3350, P.S – Panasree, under R.S.Khatian No-5846,5843,7293,7296,of Mouza-Behala,J.L No-2, R.S. No-83,Touzi No-346,now within the limits of Kolkata Municipal Corporation, Ward No-132, P.S Parnasree in favour of his son Sri Arup Mukherjee and the said Deed of Gift was registered and recorded in Book No – 1, C.D. Volume No - 3 , Pages - 1029 to 1043, Being No - 00849 for the year 2009 in the office of D. S . R-II,at Alipore.

AND WHEREAS after such transfer Sri Arup Mukherjee became the absolute owner of the land measuring 6 Cottahs more or less together with two storied building having covered area 2032 sqft ie ground floor 1016 sqft and first floor 1016 sqft standing thereon being premises No-33, Banerjee Para Road , Kolkata-700060, and comprised in R.S Dag No. 3350, under R.S.Khatian No-5846,5843,7293,7296,of Mouza- Behala,J.L No-2, R.S. No-

83,Touzi No-346,now within the limits of Kolkata Municipal Corporation, Ward No-132, P.S Parnasree .

AND WHEREAS Sri Arup Mukherjee while thus seized and possessed of the said property,by an Indenture of Conveyance dated 9.08.20021made between Sri Arup Mukherjee therein described as the Vendor and (1) Smt Subi Banik (2) Sri Sourav Banik (3) Sri Soumen Banik (4) Sri Pritam Dhar therein described as the Purchasers and for the Consideration mentioned therein ,and the said Vendor sold transferred and conveyed unto the said Purchasers , the land measuring 6 Cottahs more or less together with two storied building having covered area 2032 sqft ie ground floor 1016 sqft and first floor 1016 sqft standing thereon being premises No-33, Banerjee Para Road , Kolkata-700060, and comprised in R.S Dag No. 3350, under R.S.Khatian No-5846,5843,7293,7296,of Mouza- Behala,J.L No-2, R.S. No-83,Touzi No-346,now within the limits of Kolkata Municipal Corporation, Ward No-132, P.S Parnasree and the said Deed was registered and recorded in Book No – 1 , Volume No --1607-2021, pages -322166 to 322219, Being No –160708819 for the year 2021 in the office of A.D.S.R. at Behala.

AND WHEREAS the said (1) Smt Subi Banik (2) Sri Sourav Banik (3) Sri Soumen Banik (4) Sri Pritam Dhar while thus seized and possessed of the said land measuring 6 Cottahs more.. or .less together with two storied building measuring 2032 sqft standing thereon and duly mutated their names as the owners in respect of the said property in the record of Kolkata Municipal Corporation, and it has been assessed as premises No-33A, Banerjee Para Road , Kolkata-700060,, P.S Parnasree and paid regularly the Taxes of the said property

AND WHEREAS the purchasers approached the vendors to purchase the land measuring 6 Cottahs more or less together with two storied building standing thereon being premises No- 33A, Banerjee Para Road , Kolkata-

700060,, P.S Parnasree free from all encumbrances, charges, mortgages attachments, liens, lispendens and encumbrances whatsoever.

AND WHEREAS (1) Smt Subi Banik (2) Sri Sourav Banik (3) Sri Soumen Banik (4) Sri Pritam Dhar the Vendors herein have agreed to sell the land measuring 6 Cottahs more or less together with two storied building standing thereon being premises No- 33A, Banerjee Para Road , Kolkata-700060,, P.S Parnasree to the purchasers free from all encumbrances, charges, mortgages attachments, liens, lispendens and encumbrances whatsoever.

AND WHEREAS (1) Smt Subi Banik (2) Sri Sourav Banik (3) Sri Soumen Banik (4) Sri Pritam Dhar the Vendors herein have agreed to sell and the purchasers have agreed to purchase the said land measuring 6 Cottahs more or less together with two storied building measuring 2032 sqft standing thereon being premises No- 33A, Banerjee Para Road , Kolkata-700060,, P.S Parnasree within the limits of Kolkata Municipal Corporation Ward No-132, together with inheritance thereof more fully described in the SCHEDULE below free from all encumbrances, charges, mortgages attachments, liens, lispendens together with all rights, privileges easements appendage and appurtenance into upon and over the said land of the schedule property at or for the price of Rs 1,34,00,000/= (Rupces One Crore Thirty Four Lakhs) only.

The Vendors further declare :

- a) That there is no suit and/or proceeding and/or litigation pending in respect of the said property or any part thereof.
- b) That no person other than the vendors have any right title and interest of any nature whatsoever in the said property or any part thereof.
- c) That the right title of the vendors in the said property are free from all encumbrances whatsoever and they have a good and marketable title thereto

- d) There is no Thika Tenant in the said property and the vendors have received no notice of any such claim or proceedings .
- e) That the said property or any part thereof is at present not affected by any requisition or requisitions or any alignment of any authority or authorities under any law and/or otherwise any notice of intimation about any such proceeding has been received or come to the notice of the vendors.
- f) Neither the said property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax Revenue or any other public demand.
- g) That the vendors have not in any way dealt with the said property whereby the right, title and interest of the vendors herein are or may be affected in any manner whatsoever.
- h) There is no debtor, trust, wakfs , tombs, mosques, Burial ground and/or any charge or encumbrances, relating to the said property or any part thereof.

NOW THIS INDENTURE WITNESSETH as follows :That in the premises aforesaid and in pursuance of the said agreement and in consideration of the said sum of Rs 1,34,00,000/= (Rupees One Cr Thirty Four Lakhs) only well and truly paid by the purchasers to the Vendors before the execution of these presents (the receipts whereof the Vendors do hereby as well as by the memo hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby release and discharge the purchasers and the said property) the Vendors doth hereby sell, grant, convey, assign and assure unto the Purchasers ALL THAT piece and parcel of land measuring 6 Cottahs more or less together with two storied building measuring 2032 sqft standing thereon being premises No-33A, Banerjee Para Road , Kolkata-700060,, P.S Parnasree within the limits of Kolkata Municipal Corporation Ward No-132, standing thereon as more fully and particularly described in the SCHEDULE hereunder written and referred "the said

property" together with all the legal incidents thereof together with all sewers, areas, drains, ditches, paths, passages, water courses and or manner of ancient and other rights liberties privileges easements and appurtenances and profits whatsoever and standing and being in my upon or belonging there to or any part thereof with which the same now are or is or at any time or times, hereof were or was held used occupied enjoyed accepted reputed deemed taken or known as part or parcel thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents , issue and profit and thereof and every part thereof and all the estate right ,title, interest, claim, use, possession, benefit claim and demand whatsoever both at law and equity or otherwise of the Vendors into upon or in respect of the said property and every part thereof together with all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively power or control of the Vendors or their heirs executors administrators or legal representatives or in the custody of power or of any other person or persons from home the Vendors can or may procure the same without any suit or action TO HAVE TO HOLD the same and the inheritance thereof in fee simple in possession unto and to the use of the purchasers or their heirs ,executors administrators or legal representatives and assigns absolutely and forever.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

- a. That notwithstanding any act, deed, matter and thing done by the Vendors or knowingly suffered to the contrary the Vendors have rightful power and/or absolute authority to sell grant, transfer and convey the said property hereby sold granted conveyed transferred an assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid will all right title, or interest, and possession, over the said property
- b. That the Purchasers shall and may at all times hereinafter peacefully and quietly possess and enjoy the said property and receive the rents

issues and profits thereof without any denial dispute and claim or demand whatsoever by the Vendors or any person or persons lawfully or equitably claiming from under or in trust of the Vendors. The purchasers purchase the property on and the Vendors shall be no way liable for payment of existence of Municipal liabilities and/or taxes related to the said property from this day the purchasers will be the absolute owners of the said property will full right to transfer, sale, gift or lease of the said property.

c. The said property freely ,clearly and absolutely exonerated and forever released and discharged otherwise by the Vendors and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate title, charge and encumbrances, mortgages, claims, demands, lis-pendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendors or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.

d. That the Vendors and/or all person lawfully or equitably claiming any estate right title and interest whatsoever in the said property or any part thereof or from under or in trust for the Vendors from or under any of the predecessor-in-title shall or will from time to time and all times hereafter at the request and costs of the purchasers doth and execute or caused to be done or executed all such deeds acts and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may reasonable be required.

e. That the Vendors shall and will at all times hereafter at the request of the Purchasers produce all or any of the documents of title relating to the said property as the purchasers may direct all the title deed documents and writing for evidencing of title in respect of the said property, and also furnish to the purchasers copies of or extracts from the said title deeds and documents

and writings and shall and will in the meanwhile keep the same safe unobliterated and un-cancelled.

f. That no part of the said property being conveyed under these presents is vested with Government or Semi- Government Authority and the Vendors have good right, full power and absolute authority to sell the same in the manner aforesaid.

g. That simultaneously with the execution and registration of the deed of conveyance the Vendors shall deliver khas vacant and peaceful possession of the said property to the purchasers .

h. The Vendors shall co-operate with the purchasers and shall sign all papers and documents required by the purchasers for their smooth enjoyment and for mutation of the said property in their favour in the record of Kolkata Municipal Corporation.

i) That If in future any error or omissions detected in this presents the same will be rectified by the vendors by a proper deed of rectification and or declaration at the cost and expenses of the purchasers .

SCHEDEULE

ALL THAT piece and parcel of land measuring 6 Cottahs be same or a little more or less, together with two storied building measuring 2032 sqft (ground floor 1016 sqft and first floor 1016 sqft) Cemented floor standing thereon being Premises No. 33A Banerjee Para Road, Kolkata- 700060, mailing address – 35/1 Banerjee Para Road, and comprised in R.S Dag No.3350 under R.S Khaitan No. 5846, 5843, 7293 and 7296 of Mouza – Behala, J.L. No.2, Pargana- Balia, R.S- 83, Touzi No. 346, within the limits of Kolkata Municipal Corporation, Ward No 132 , Assessee No. 411320300336, P.S – Panasree, Post Office- Panasree, S.R.O at Behala, District- South 24 Parganas as shown in the plan annexed and delineated within **RED BORDER** thereon and the said property is butted and bounded by:

ON THE NORTH : Property of Shanti Mukherjee and others.
 ON THE SOUTH : Drain and 9' feet wide Common Passage.
 ON THE EAST : 16' feet wide K.M.C Road.
 ON THE WEST : Property of Pradip Kumar Banerjee and ors.

IN WITNESS WHEREOF the parties hereto have set and subscribed each of their respective hands and seal and signatures on the day, month and year first above written.

WITNESSESS: -

1) Sanjib Bhattacharya
 27/2, Santosh Ray Road,
 Pat - 700008.

Sanjib Banik

2) E. K. Rahmanul
 Alipore Judge (mt)
Kol - 27

Sensur Banik

Seamen Banik

Pritam Dhar

SIGNATURES OF THE VENDORS

Ratan Deka

Pradip Kumar Banerjee

SIGNATURES OF THE PURCHASERS

MEMO OF CONSIDERATION

Received the above mentioned sum of Rs 1,34,00,000/- (Rupees One Crore Thirty Four Lakhs) only from the above mentioned Purchasers as full consideration as per memo below:-

By D.D Number 174176 dated 15.03.2024 Drawn on Kotak Mahindra Bank in favour of Sourav Banik	RS 45,50,000/-
By D.D Number 174175 dated 15.03.2024 Drawn on Kotak Mahindra Bank in favour of Sourav Banik	RS 45,50,000/-
By D.D Number 174194 dated 25.04.2024 Drawn on Kotak Mahindra Bank in favour of Sourav Banik	RS 10,75,000/-
By D.D Number 174192 dated 25.04.2024 Drawn on Kotak Mahindra Bank in favour of Soumen Banik	RS 10,75,000/-
By D.D Number 174195 dated 25.04.2024 Drawn on Kotak Mahindra Bank in favour of Subi Banik	RS 10,75,000/-
By D.D Number 174193 dated 25.04.2024 Drawn on Kotak Mahindra Bank in favour of Pritam Dhar	RS 10,75,000/-

Total Rs 1,34,00,000/-

(Rupees One Crore Thirty Four Lakhs) only

WITNESSES :

1) Sanjib Bhattacharya.

Subi Banik

2) Srik. Rahman

Sourav Banik

Drafted by me :-

Subhendu Bikas Ghosh
Advocate
WB/689/83
Alipore Judge Court
Kolkata - 700027

Soumen Banik

Pritam Dhar

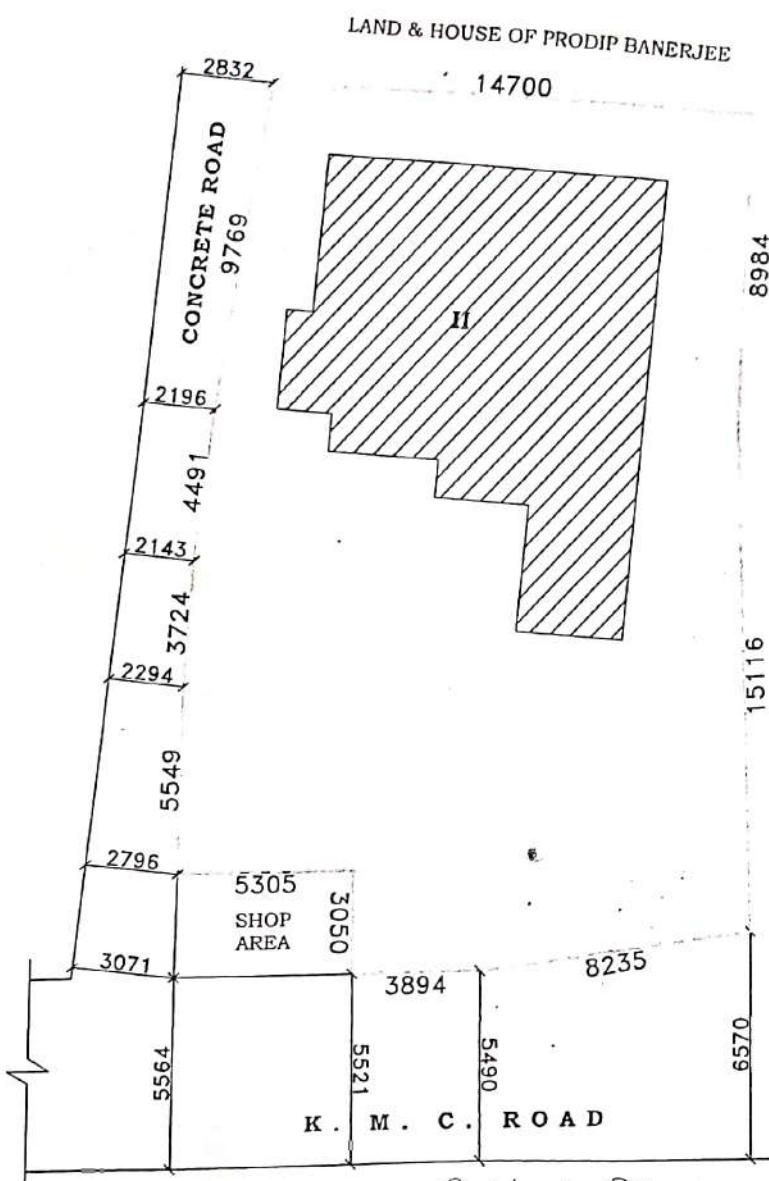
PLAN FOR MR. RATAN LOHA & MR. DIPAK KAR ALONG WITH TWO STORIED
RESIDENTIAL BUILDING AT PREMISES NO. - 33A, BANERJEE PARA ROAD,
MURUGA - XIV, WITHIN THE WARD NO - 132 OF KOLKATA MUNICIPAL
CORPORATION (S. S. UNIT), P.S - PARNASREE, DIST - SOUTH 24 PARGANAS,
KOLKATA - 700060.

ASSESSEE NO. : 411320300336

AREA OF LAND : 06 K - 00 CH - 00 SFT. (CORRESPONDING TO 401.338 SQM.)

GROUND FLOOR AREA : 1016 SFT (94.389 SQM.) (MORE OR LESS)

FIRST FLOOR AREA : 1016 SFT (94.389 SQM.) (MORE OR LESS)



SCALE - 1:200

Anjan Dutta
ANJAN DUTTA
B. ARCH / CAL. T. I. I. A.
REGISTERED WITH COUNCIL
OF ARCHITECTURE
REGD. NO. CAR/115409
APP. VALUER F-1597
KMC SL. NO. 267 (A)

SIGNATURE OF ARCHITECT

Ratan Loha

Dipak Kar

SIGNATURE OF VENDOR

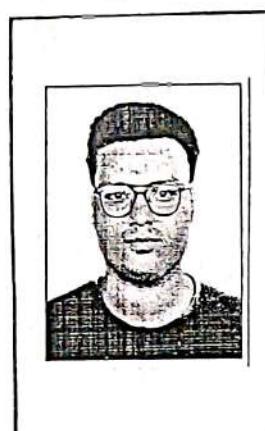
SIGNATURE OF PURCHASER



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

Name.....Subi Banik.....

Signature.....Subi Banik.....



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

Name.....Suvra Banik.....

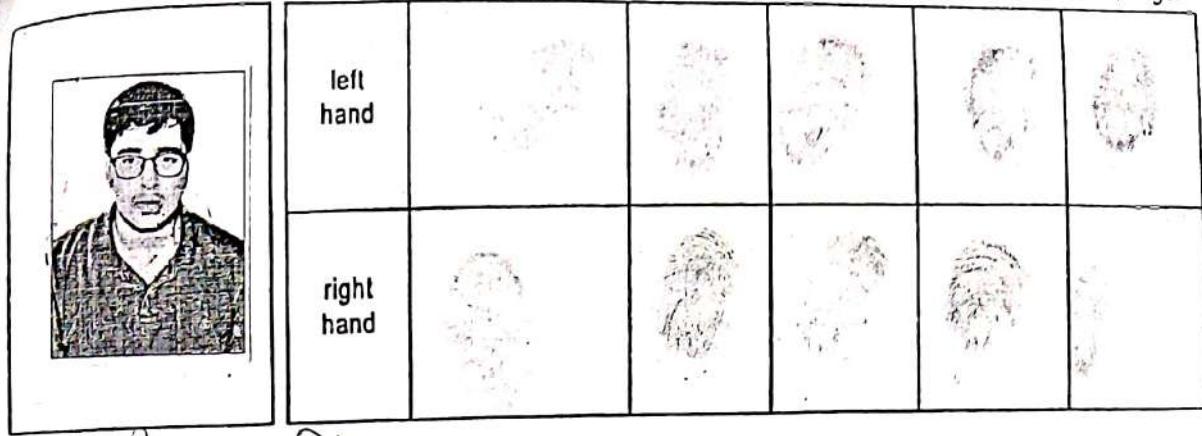
Signature.....Suvra Banik.....



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

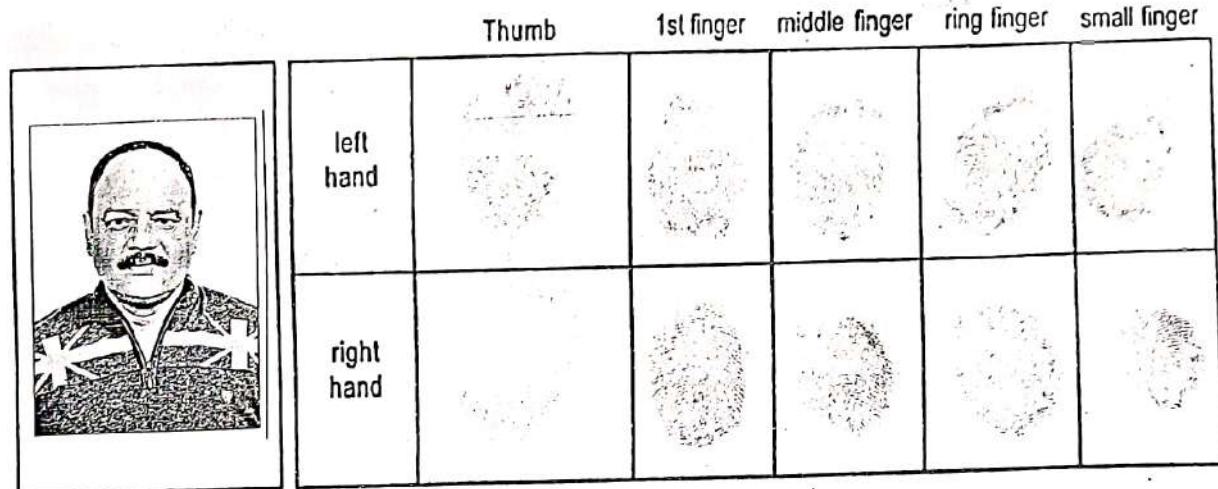
Name.....Suman Banik.....

Signature.....Suman Banik.....



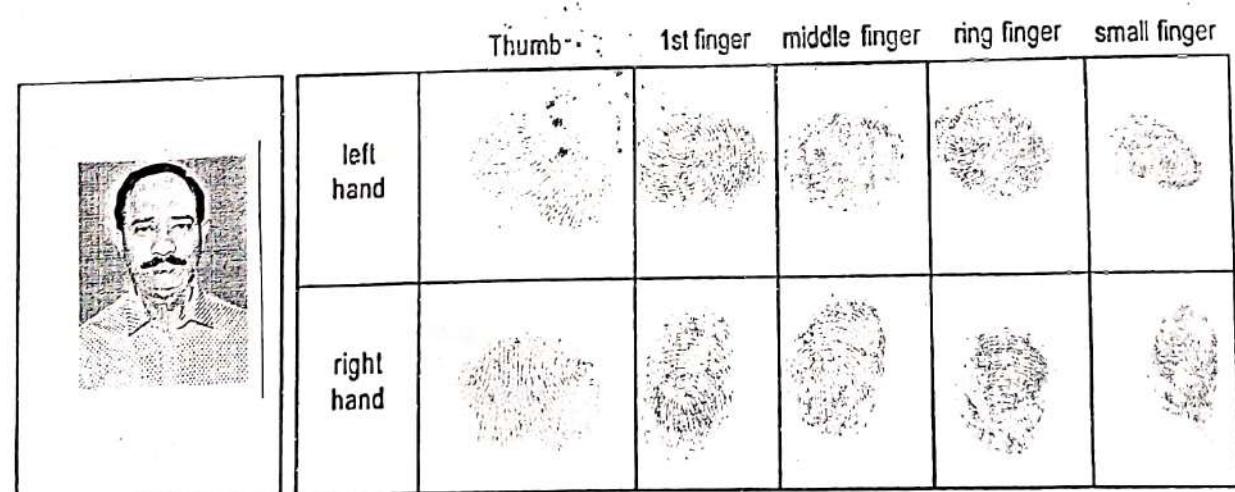
Name..... Pritam Dhar

Signature..... Pritam Dhar



Name..... Ratan Lohar

Signature..... Ratan Lohar



Name..... Rajendra Singh

Signature..... Rajendra Singh



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	250420242002808004	Payment Init. Date:	25/04/2024 19:46:12
Total Amount:	804034	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CSTEZH1	BRN Date:	25/04/2024 19:47:22
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Ratan Loha
Mobile: 9874144616

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250028080051	Directorate of Registration & Stamp Revenue	804034
Total			804034

IN WORDS: EIGHT LAKH FOUR THOUSAND THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



GRN Details

GRN:	192024250028080051	Payment Mode:	Online Payment
GRN Date:	25/04/2024 19:46:12	Bank/Gateway:	State Bank of India
BRN :	IK0CSTEH1	BRN Date:	25/04/2024 19:47:22
GRIPS Payment ID:	250420242002808004	Payment Init. Date:	25/04/2024 19:46:12
Payment Status:	Successful	Payment Ref. No:	2001015073/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ratan Loha
Address:	37/1A S N Roy Road, West Bengal, 700038
Mobile:	9874144616
EMail:	uttamvutu@gmail.com
Contact No:	7980740419
Depositor Status:	Others
Query No:	2001015073
Applicant's Name:	Mr S DAS
Identification No:	2001015073/2/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	25/04/2024
Period To (dd/mm/yyyy):	25/04/2024

Payment Details

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001015073/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	670020
2	2001015073/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	134014
			Total	804034

IN WORDS: EIGHT LAKH FOUR THOUSAND THIRTY FOUR ONLY.



Major Information of the Deed

Deed No.:	I-1602-06120/2024	Date of Registration:	29/04/2024
Query No / Year	1602-2001015073/2024	Office where deed is registered:	
Query Date	22/04/2024 10:02:44 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,34,00,000/-	Rs. 1,34,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,70,070/- (Article:23)	Rs. 1,34,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

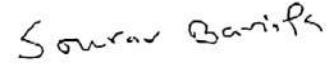
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road, Road Zone : (Karunamoyee -- Jadunath Ukil Road (Ward 115)), Premises No: 33A, Ward No: 132 Pin Code : 700060

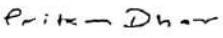
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1,14,00,000/-	1,14,00,000/-	Width of Approach Road: 16 Ft.,
	Grand Total :			9.9Dec	114,00,000 /-	114,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2032 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1016 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 1016 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	2032 sq ft	20,00,000 /-	20,00,000 /-	

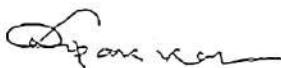
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Smt SUBI BANIK Wife of Mr GOPI NATH BANIK Executed by: Self, Date of Execution: 29/04/2024 Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office</p> <p>16/1, A V L ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AJxxxxxxxx2G, Aadhaar No: 95xxxxxxxx1949, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office</p>	 <p>29/04/2024</p>	 <p>Captured</p>	 <p>29/04/2024</p>
<p>2</p> <p>Mr SOURAV BANIK Son of Mr GOPI NATH BANIK Executed by: Self, Date of Execution: 29/04/2024 Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office</p> <p>16/1, A V L ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: BKxxxxxxxx5K, Aadhaar No: 58xxxxxxxx1152, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office</p>				
	<p>Mr SOUMEN BANIK Son of Mr GOPI NATH BANIK Executed by: Self, Date of Execution: 29/04/2024 Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office</p> <p>16/1, A V L ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: CKxxxxxxxx7J, Aadhaar No: 81xxxxxxxx8980, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office</p>	 <p>29/04/2024</p>	 <p>Captured</p>	 <p>29/04/2024</p>

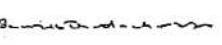
4	Name	Photo	Finger Print	Signature
Mr PRITAM DHAR Son of Mr PRATAP DHAR Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office		 29/04/2024	 Captured	 29/04/2024
16/1, A V L ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: EZxxxxxxxx5G, Aadhaar No: 26xxxxxxxx3453, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office				

Buyer Details :

SI No.	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td> Mr RATAN LOHA (Presentant) Son of Mr HARIPADA LOHA Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office </td> <td>  29/04/2024 </td> <td>  Captured </td> <td>  29/04/2024 </td> </tr> <tr> <td colspan="4"> Son of Mr HARIPADA LOHA 37/1A, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxxxx1G, Aadhaar No: 36xxxxxxxx2255, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office </td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr RATAN LOHA (Presentant) Son of Mr HARIPADA LOHA Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office	 29/04/2024	 Captured	 29/04/2024	Son of Mr HARIPADA LOHA 37/1A, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxxxx1G, Aadhaar No: 36xxxxxxxx2255, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office			
Name	Photo	Finger Print	Signature										
Mr RATAN LOHA (Presentant) Son of Mr HARIPADA LOHA Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office	 29/04/2024	 Captured	 29/04/2024										
Son of Mr HARIPADA LOHA 37/1A, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxxxx1G, Aadhaar No: 36xxxxxxxx2255, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office													

| 2 | | | | | | |---|---|---|--| | Name | Photo | Finger Print | Signature | | Mr DIPAK KAR
Son of Mr KSHIROD CHANDRA KAR
Executed by: Self, Date of Execution: 29/04/2024
, Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office | 
29/04/2024 | 
Captured | 
29/04/2024 | | Son of Mr KSHIROD CHANDRA KAR HARIPADA CHATTERJEE ROAD, City:- , P.O:- KRISHNANAGAR, P.S:- Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AExxxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office | | | | |

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJIB BHATTACHARJEE Son of Late N BHATTACHARJEE 22/2, SANTOSH ROY ROAD, City:- , P.O- BARISHA, P.S- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured	
	29/04/2024	29/04/2024	29/04/2024

Identifier Of Mr RATAN LOHA, Mr DIPAK KAR, Smt SUBI BANIK, Mr SOURAV BANIK, Mr SOUMEN BANIK, Mr PRITAM DHAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUBI BANIK	Mr RATAN LOHA-1.2375 Dec,Mr DIPAK KAR-1.2375 Dec
2	Mr SOURAV BANIK	Mr RATAN LOHA-1.2375 Dec,Mr DIPAK KAR-1.2375 Dec
3	Mr SOUMEN BANIK	Mr RATAN LOHA-1.2375 Dec,Mr DIPAK KAR-1.2375 Dec
4	Mr PRITAM DHAR	Mr RATAN LOHA-1.2375 Dec,Mr DIPAK KAR-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SUBI BANIK	Mr RATAN LOHA-254.00000000 Sq Ft,Mr DIPAK KAR-254.00000000 Sq Ft
2	Mr SOURAV BANIK	Mr RATAN LOHA-254.00000000 Sq Ft,Mr DIPAK KAR-254.00000000 Sq Ft
3	Mr SOUMEN BANIK	Mr RATAN LOHA-254.00000000 Sq Ft,Mr DIPAK KAR-254.00000000 Sq Ft
4	Mr PRITAM DHAR	Mr RATAN LOHA-254.00000000 Sq Ft,Mr DIPAK KAR-254.00000000 Sq Ft

Endorsement For Deed Number : I - 160206120 / 2024

On 29-04-2024

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 29-04-2024, at the Office of the D.S.R. -I SOUTH 24-PARGANAS by Mr RATAN LOHA , one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,34,00,000/-

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

Execution is admitted on 29/04/2024 by 1. Mr RATAN LOHA, Son of Mr HARIPADA LOHA, 37/1A, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mr DIPAK KAR, Son of Mr KSHIROD CHANDRA KAR, HARIPADA CHATTERJEE ROAD, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 3. Smt SUBI BANIK, Wife of Mr GOPI NATH BANIK, 16/1, A V L ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 4. Mr SOURAV BANIK, Son of Mr GOPI NATH BANIK, 16/1, A V L ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 5. Mr SOUMEN BANIK, Son of Mr GOPI NATH BANIK, 16/1, A V L ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 6. Mr PRITAM DHAR, Son of Mr PRATAP DHAR, 16/1, A V L ROAD, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Indefited by Mr SANJIB BHATTACHARJEE, , Son of Late N BHATTACHARJEE, 22/2, SANTOSH ROY ROAD, P.O: BARISHA, Thana: Thakurpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,34,046.00/- (A(1) = Rs 1,34,000.00/- ,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 1,34,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 7:47PM with Govt. Ref. No: 192024250028080051 on 25-04-2024, Amount Rs: 1,34,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CSTEZH1 on 25-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,70,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 6,70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 666013, Amount: Rs.50.00/-, Date of Purchase: 21/03/2024, Vendor name:

SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 7:47PM with Govt. Ref. No: 192024250028080051 on 25-04-2024, Amount Rs: 6,70,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CSTEZH1 on 25-04-2024, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 201209 to 201234
being No 160206120 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.04.30 13:36:02 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 30/04/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.