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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is authentic to registration. The Signature Sheet and endorsement should be attached to the document and the part of the document.

Additional District Sub-Registrar
Muzaffarpur Dist. 24-Pin. (Muzaffarpur)

10 JUN 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made 10th day of June Two Thousand Twenty Four(2024).

BETWEEN

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 21:00

6329
3014/2024

স্মার-

কন ও তারিখ-

প্রদত্ত নাম- PRADIP BHATTACHARJEE

Advocate

সকিন-

High Court, Calcutta

৫৫৮৭

আম্প মূল্য-

ভেদার শ্রী-

সাহায্যত ভেদার

উত্তর ২৪ পরগনা

টি. ভি. নং-

আম্প প্রদত্ত তারিখ-

08 APR 2024

মেটি আম্পের মূল্য-

ট্রেজারী অফিস-বারান্দা

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ভেদার শ্রী ভাণস কুমার সাহা



Asst. District Sub-Registrar
Cossipore, Dum Dum

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SHUBHAJEET ROY Aug 3, 2026, 21:01

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SRI. SUSANTA SARKAR alias SUSHANTO SARKAR (POI Card No. A3582003) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - American, By occupation -Service, residing at 4673, Pier Drive, Troy, MI 48098, USA hereinafter referred & called to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** represented by his constituted attorney **SRI. RAHUL SARKAR** (Pan No. MAXPS1356Q D.O.B 30.05. 2003 & Aadhar No. 4558 1221 7530) son of Sri. Nilesh Sarkar, by Occupation -Student, by faith - Hindu, by nationality - Indian, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas

A N D

SRI. APURBA SARKAR (PAN No. AJFPS5063D, D.O.B 24.07.1948 & Aadhar No 9822 9988 1959) son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Retired, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS That one Joydeb Sarkar son of Late Chandra Kumar Sarkar was the absolute owner of ALL THAT piece and parcel of land measuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas by virtue of a Deed of Conveyances dated 16th day of December 1987 and the same was registered before Additional District Sub registrar at Cossipore Dum Dum and the same was copied in Book No.1, Volume No. 116, Pages No. 257 to 268, Being No. 5695 of 1987 on and from Sri. Pran Ballav Saha son of Late Madan Mohan Saha against a valuable consideration mentioned therein.

AND WHEREAS after purchased of the aforesaid property by Joydeb Sarkar son of Late Chandra Kumar Sarkar duly mutated his name before the South Dum Dum Municipality and duly obtained being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and since then duly paid municipal taxes in his name regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid property without any interruption by Joydeb Sarkar died intestate on 1st day of



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December 2006 without made any statement leaving behind his six sons namely Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar as his legal heirs and successors to success and inherit the aforesaid property according to Hindu Succession Act, 1956 and successors to success and inherit the aforesaid property and his wife namely Arun Kana Sarkar died intestate on 5th day of February 2004 prior of her death.

AND WHEREAS by virtue of inheritance Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar became the joint owners of ALL THAT piece and parcel of land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and duly mutated their names before the Block Land & Land Revenue Office Sodepur, Barrackpore and obtained R.S Modified/L.R Khatian No. 4090 in the name of Sri. Apurba Sarkar, R.S Modified/L.R Khatian No. 4091 in the name of Sri. Dipak Kumar Sarkar, R.S Modified/L.R Khatian No. 4092 in the name of Sri. Jayanta Kumar Sarkar, R.S Modified/L.R Khatian No. 4093 in the name of Sri. Subrata Sarkar, R.S Modified/L.R Khatian No. 4094 in the name of Sri. Susanta Sarkar alias Sushanto Sarkar and R.S Modified/L.R Khatian No. 4095 in the name of Sri. Nilesh Sarkar and since then duly paid khajnas in their names regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid inherited property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar out of them Sri. Subrata Sarkar died intestate on 10th day of September 2021 leaving behind his only wife namely Smt. Rita Sarkar one son namely Sri. Rakesh Sarkar and one married daughter namely Smt. Chaitali Bhar (Sarkar) as his legal heirs and successors to success and inherit the aforesaid undivided 1/6th share of property according to Hindu Succession Act, 1956.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Susanta Sarkar alias Sushanto Sarkar became the undivided owner of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less along with 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less along with 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub-Registration Office, Gossipore Dum Dum, in the District of North 24 Parganas.



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AND WHEREAS That one Joydeb Sarkar son of Late Chandra Kumar Sarkar was the absolute owner of ALL THAT piece and parcel of land measuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380 under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas by virtue of a Deed of Conveyances dated 18th day of July 1966 and the same was registered before Additional District Sub registrar at Cossipore Dum Dum and the same was copied in Book No.I, Volume No. 94, Pages No. 149 to 153, Being No. 6601 of 1966 on and from Sri. Nani Gopal Moulik and Ashutosh Dutta and Sri. Adhir Kumar Dey against a valuable consideration mentioned therein.

AND WHEREAS after purchased of the aforesaid property by Joydeb Sarkar son of Late Chandra Kumar Sarkar duly mutated his name before the South Dum Dum Municipality and duly obtained being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas and since then duly paid municipal taxes in his name regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances by Joydeb Sarkar died intestate on 1st day of December 2006 without made any statement leaving behind his six sons namely Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar as his legal heirs and successors to success and inherit the aforesaid property according to Hindu Succession Act, 1956 and successors to success and inherit the aforesaid property and his wife namely Arun Kana Sarkar died intestate on 5th day of February 2004 prior of her death.

AND WHEREAS by virtue of inheritance Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar became the joint owners of ALL THAT piece and parcel of land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) Sq.ft. more or less lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and duly mutated their names before the Block Land & Land Revenue Office Sodepur, Barrackpore and obtained R.S Modified/L.R Khatian No. 4090 in the name of Sri. Apurba Sarkar, R.S Modified/L.R Khatian No. 4091 in the name of Sri. Dipak Kumar Sarkar, R.S Modified/L.R Khatian No. 4092 in the name of Sri. Jayanta Kumar Sarkar, R.S Modified/L.R Khatian No. 4093 in the name of Sri. Subrata Sarkar, R.S



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Modified/L.R Khatian No. 4094 in the name of Sri. Susanta Sarkar alias Sushanto Sarkar and R.S Modified/L.R Khatian No. 4095 in the name of Sri. Nilesh Sarkar and since then duly paid khajnas in their names regularly without any delay or default.

AND WHEREAS while seized and possessed of the aforesaid inherited property without any interruptions or encumbrances by Sri. Apurba Sarkar, Sri. Dipak Kumar Sarkar, Sri. Jayanta Kumar Sarkar, Sri. Nilesh Sarkar, Sri. Susanta Sarkar alias Sushanto Sarkar and Sri. Subrata Sarkar out of them Sri. Subrata Sarkar died intestate on 10th day of September 2021 leaving behind his only wife namely Smt. Rita Sarkar, one son namely Sri. Rakesh Sarkar and one married daughter namely Smt. Chaitali Bhar (Sarkar) as his legal heirs and successors to success and inherit the aforesaid undivided 1/6th share of property according to Hindu Succession Act, 1956.

AND WHEREAS since then while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Susanta Sarkar alias Sushanto Sarkar became the undivided owner of 11(Eleven)Chittacks 4(Four) Sq.ft. more or less equivalent to 499(Four Hundred and Ninety Nine) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four) Cottahs 2(Two) Chittacks 21(Twenty One) Sq.ft. alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the the aforesaid property by Sri. Sushanta Sarkar alias Sushanto Sarkar the Vendor is sufficiently entitled to free from encumbrances in the messuages land hereditaments and premises fully described in the schedule hereto ALL THAT the undivided owner of plot of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and ALL THAT the undivided owner of plot of land admeasuring an area of 11(Eleven)Chittacks 4(Four) Sq.ft. more or less equivalent to 499(Four Hundred and Ninety Nine) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring



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out of total land admeasuring an area of 4(Four) Cottahs 2(Two) Chittacks 21(Twenty One) Sq.ft. alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions said Sri. Susanta Sarkar alias Sushanto Sarkar executed one General Power of Attorney dated 23rd day of March 2024 and the same was Notarized before Harris Malik, Notary Public, State of Michigan, Country of Oakland and also before Manendra Kumar, Vice Consul, Consulate General of India, Chicago, Illinois, U.S.A infavour of Sri. Rahul Sarkar son of Sri. Nilesh Sarkar, by Occupation - Student, by faith - Hindu, by nationality - Indian, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas to administer and or do all works including sale of the said land behalf of him.

AND WHEREAS the Purchaser has fully satisfied himself to the title of the Vendor of the said Property lying situate at ALL THAT the undivided owner of plot of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and ALL THAT the undivided owner of plot of land admeasuring an area of 11(Eleven)Chittacks 4(Four) Sq.ft. more or less equivalent to 499(Four Hundred and Ninety Nine) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four) Cottahs 2(Two) Chittacks 21(Twenty One) Sq.ft. alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094, being Premises No. 312, Subhas



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Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and have also inspected the said sanctioned building plan and hereby assure/s and covenant/s with the Vendor that he is fully satisfied in respect thereof and have agreed not to raise any objection or dispute whatsoever or howsoever over and in respect thereof.

AND WHEREAS the Purchaser after being satisfied about the title of the Vendor in respect of the said Property more particularly mentioned and described in the First & Second Schedule hereunder written and after inspection of the relevant papers and documents has agreed to purchase ALL THAT the undivided owner of plot of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and ALL THAT the undivided owner of plot of land admeasuring an area of 11(Eleven) Chittacks 4(Four) Sq.ft. more or less equivalent to 499(Four Hundred and Ninety Nine) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four) Cottahs 2(Two) Chittacks 21(Twenty One) Sq.ft. alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas at a total consideration of **Rs. 1,00,000/- (Rupee One Lac)** only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the said sum of **Rs. 1,00,000/- (Rupee One Lac)** only paid by the Purchaser to the Vendor as per memo of consideration given hereunder at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge to the Purchaser free from all encumbrances, liens, charges, demands, claims and dues in any nature and other defects in title ALL THAT the undivided owner of plot of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred



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and Seventy) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas and ALL THAT the undivided owner of plot of land admeasuring an area of 11(Eleven)Chittacks 4(Four) Sq.ft. more or less equivalent to 499(Four Hundred and Ninety Nine) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four) Cottahs 2(Two) Chittacks 21(Twenty One) Sq.ft. alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas togetherwith all easement right, privileges whatsoever in nature in the land and undivided property including right to sell, gift, let out and mortgage to be appended more particularly mentioned and described in the First & Second Schedule hereinunder written with all external drains, water courses together with the benefit of all ancient and other rights, liberties, assessments, advantages, benefits, privileges and appurtenances belonging thereto the said undivided property and also absolute and full liberty to the Purchaser, and all other parts free from all encumbrances, liens, and lispendens, attachments whatsoever **TO HAVE AND TO HOLD POSSESS** the said land & property and all other rights hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the said Purchaser absolutely and forever AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor made done executed or knowingly suffered to the contrary the Vendor had at all times theretofore and now have good and marketable right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land & undivided property unto and to the use of the said Purchaser in the manner aforesaid free from all encumbrances AND THAT the Purchaser, his heir/heirs, executors, administrators, representatives and assigns shall and may at all times hereinafter peaceable and quietly enter into hold, possess and enjoy the said land & undivided property and every part thereof in the said land with the absolute right to sell, mortgage, let out, lease, or otherwise alienated the said land or any



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part or every part thereof hereby conveyed, incurring all the necessary expenses and received the rents, issues and profits thereof to and for his use and benefits without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him **AND FURTHERMORE** the said Vendor do hereby covenant with the Purchaser that he have not done any act, matter, deed or thing wherein the said undivided land had or have been encumbered wholly or in part and the Vendor is whereby hindered from transferring and conveying the said land or any part thereof unto and to the use of the Purchaser and have not transferred the said undivided land and property or any part thereof to any one by any means in the manner aforesaid and the said undivided land and property or any part thereof is not the subject matter of Civil or Criminal cases **AND THAT** free and clear and freely and clearly, absolutely, acquitted, exonerated, discharged and released well and sufficiently save indemnified of from and against all manner claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHERMORE THAT** the Vendor having or lawfully or equitably claiming any estate or interest whatsoever in the said undivided land and property or any part thereof from under or in trust for him, the Vendor shall and will from time to time and at all times hereinafter at the request and costs of the Purchaser, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds, matter and things whatsoever for FURTHERMORE better and more perfectly assuring the in the said undivided land and property and the said undivided land unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required and **AND** the Purchaser doth hereby declare that he shall mutate his name in the records of local South Dum Dum Municipality and shall bear the charges of Municipal Taxes from the date of Registration of this Deed of Conveyance **AND THIS INDENTURE FURTHERMORE WITNESSETH** that the physically vacant, peacefully possession of the said undivided land & property thereof and every part thereof is being handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances whatsoever.

THE VENDOR AND DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. The interest which the Vendor do hereby profess to transfer subsists and release and Vendor have full right, power and absolute authority to grant, convey, transfer, assign and assure the said undivided land & property unto the Purchaser and the properties appurtenant thereto in the manner aforesaid.

2. It shall be lawful for the Purchaser from time to time and at all times hereinafter to enter into and upon hold and enjoy the said undivided land and property as joint owners thereof and the properties appurtenant thereto and to receive rents, issue and profits thereof without any interruptions, disturbance,



Adl. District Sub-Registrar
Cossipore, Dum Dum

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claim or demand whatsoever from or by the Vendor and or any person / persons claiming through under or entrust from the Vendor and the undivided land & property is free from all encumbrances, trusts, liens and attachments.

3. The Vendor shall from time to time and at all times hereinafter upon every reasonably request and at the cost of the Purchasers made do execute, acknowledge and perform all such further and / or other lawful and reasonable acts, deeds, matters and things whatsoever for further betterment or more perfectly assuing the said undivided land and the property appurtenant thereto unto the Purchaser in the manner aforesaid.

4. That by virtue of this Deed of Conveyance the Purchaser shall become the joint owners of the said undivided land & property with co sharers mentioned hereinbelow with all right to sell, gift, mortgage, or without any interference of the Vendor.

5. That further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said undivided property or any every part thereof from, under in trust for the vendor and or his predecessor - in - title or any of his shall and will from time to time and all times hereafter the request and cost of the Purchaser do and execute or cause to be executed or done all such acts assurances and things whatsoever for further better and more perfectly assuring the said undivided property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required.

6. That the said undivided property or any or every part thereof is not attached any proceedings or under any provision of Public Demand Recovery Act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and Wealth Tax and or Estate Duty Authorities or any kind of Acquisition.

7. That no notice issued under the Public Demand Recovery Act has been served on the Vendor nor have any such notice been published.

8. That the Vendor have not yet received any notice of requisition or acquisition of the undivided property described in the schedule below and the said property has been affected by any scheme of road alignment or for any other purposes.

9. That the Purchaser and all person claiming through or under him, have undisputed and all manner or rights through or over the said undivided property and all other rights of easements at law and in equity.

10. That simultaneously with the execution of this deed of conveyance the Vendor deliver vacant possession of the said undivided property unto the Purchaser for the joint use and benefits of the Purchaser with co sharers thereof and all rights Purchaser by virtue of this deed of conveyance absolutely and for ever.



40th. District Sub-Registrar
Cossipore, Dum Dum

10 JUN 2024

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SHUBHAJEET ROY Aug 3, 2026, 21:04

12. That the Vendor doth hereby declare that the said undivided property is free from all sorts of encumbrances whatsoever and he have good and marketable right title and interest over the said undivided property as described in the schedule in the schedule hereto below.

13. The Vendor doth hereby declare and confirm that he does not hold any excess of land within the meaning of West Bengal Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act, 1976.

14. The Vendor further declare and confirm that he handed over khas and vacant possession of the said undivided property and no one else have any right, title and interest therein or any part thereof as occupant or otherwise and have on this day handed over vacant and khas possession of the schedule mentioned undivided property formally to the Purchaser.

**IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES
HEREUNDER AS FOLLOWS:-**

1. That the Purchaser shall not entitled to put obstruction or cause any nuisance or annoyance in adjacent plots or structure with other owners and or occupiers.

2. That the Purchaser shall pay the taxes, charges, levies, other imposition before the concerned South Dum Dum Municipality.

3. That by virtue of this Deed of Conveyance the Purchaser shall mutate his name in respect of the said land & undivided property mentioned in the and to pay the taxes and other costs in the office of South Dum Dum Municipality.

THE FIRST SCHEDULE OF LAND & BUILDING ABOVE REFERRED TO

ALL THAT the undivided owner of plot of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three) Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R/Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No. 4094 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH : Plot of Own.
ON THE SOUTH : Plot of Suren Sarkar.
ON THE EAST : Plot of Indian Railway.



addl. District Sub-Registrar
Cossipore, Dum Dum

10 JUN 2024

ON THE WEST : Plot of Rabin Roy and thereafter 18 feet wide Municipal Road.

THE SECOND SCHEDULE OF LAND & BUILDING ABOVE REFERRED TO

ALL THAT the undivided owner of plot of land admeasuring an area of 11(Eleven)Chittacks 4(Four) Sq.ft. more or less equivalent to 499(Four Hundred and Ninety Nine) Sq.ft. more or less alongwith 20(Twenty) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four) Cottahs 2(Two) Chittacks 21(Twenty One) Sq.ft. alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S. Dag No. 639/1118 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No. 4094, being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagiola Link Road, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6 under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH : Plot of Rabin Banerjee.

ON THE SOUTH : Plot of Own and thereafter 18 feet wide Municipal Road.

ON THE EAST : Plot of Indian Railway.

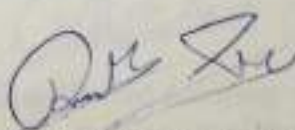
ON THE WEST : 12 feet wide Municipal Road.

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

SIGNED, SEALED & DELIVERED

In presence of :-

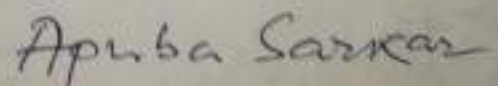
1. Sanjoy Saha
29/3 Dum Dum Road
Kolkata - 30.



Constituted Attorney of Sri. Susanta Sarkar alias Sushanto Sarkar.

.....
Signature of the Vendor

2. P. Bhattacharjee
Adv.



.....
Signature of the Purchaser

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SHUBHAJEET ROY Aug 3, 2026, 21:05

WB/60/2010



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

10 JUN 2024

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum **Rs. 1,00,000/- (Rupees One Lac) only** as per memo below :-

MEMO OF CONSIDERATION

By Cheque No. 766303 dated 30.05.2024 Drawn on Punjab National Bank, Subhasnagar Branch.

Rs. 1,00,000.00

(Rupees One Lac) only

.....
Total Rs. 1,00,000.00

WITNESSES

1. Sanjay Sarkar

2. P. Bhattacharjee Adv.

Signed
Sarkar

Constituted Attorney of Sri. Susanta
Sarkar alias Sushanto Sarkar.

.....
Signature of the Vendor

Drafted by :-

10/60/2010.

Mr. Pradip Bhattacharjee

vivo T2 Pro Advocate

High Court, Calcutta, Room No. 12.

SHUBHAJEET ROY Aug 3, 2026, 21:05

16



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

10 JUN 2021

$\nabla \cdot \mathbf{z}$ 

[Signature] Attorney at Law

Attorney of Substantive Counsel

SIGNATURE OF THE PURCHASER

SHUBHAJEET ROY Aug 3, 2026, 21:06



[Signature]
Addl District Sub-Registrar
Cossipore, Dum Dum

10 JUN 2024

PAGE NO. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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Handwritten signature in blue ink.



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

10 JUN 2024



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



192024250073730148

GRN Details

GRN:	192024250073730148	Payment Mode:	SBI Epay
GRN Date:	10/06/2024 14:52:44	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	2335143802536	BRN Date:	10/06/2024 14:53:01
Gateway Ref ID:	IGARJJPJD4	Method:	State Bank of India NB
GRIPS Payment ID:	100620242007373013	Payment Init. Date:	10/06/2024 14:52:44
Payment Status:	Successful	Payment Ref. No:	2001381296/13/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr PRADIP BHATTACHARJEE
Address:	47 R G COLONY
Mobile:	9804360504
Period From (dd/mm/yyyy):	10/06/2024
Period To (dd/mm/yyyy):	10/06/2024
Payment Ref ID:	2001381296/13/2024
Dept Ref ID/DRN:	2001381296/13/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001381296/13/2024	Property Registration- Stamp duty	0030-02-103-003-02	57042
2	2001381296/13/2024	Property Registration- Registration Fees	0030-03-104-001-16	15520
Total				72562

IN WORDS: SEVENTY TWO THOUSAND FIVE HUNDRED SIXTY TWO ONLY.

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SHUBHAJEET ROY Aug 3, 2026, 21:06

GRIPS Payment ID- 100620242007373013 : eChallan generated at: 10/06/2024 14:53:49

Page 2 of 2

Major Information of the Deed

Deed No :	I-1506-05862/2024	Date of Registration	10/06/2024
Query No / Year	1506-2001381296/2024	Office where deed is registered	
Query Date	05/06/2024 1:42:54 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Bhattacharjee Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9804360504, 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. 1,00,000/-	Rs. 15,50,560/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 62,042/- (Article:23)	Rs. 15,520/- (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:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, Ward No: 6, Holding No:425 JI No: 18, Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-639/1118 (RS :-)	LR-4094	Bastu	Bastu	8 Chatak 10 Sq Ft	49,000/-	6,55,594/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhash Nagar Bagjola Link Road, Mouza: Digla, Ward No: 6, Holding No:38 JI No: 18, Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-644 (RS :-)	LR-4094	Bastu	Bastu	2 Chatak	9,000/-	1,59,469/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	LR-639/1118 (RS :-)	LR-4094	Bastu	Bastu	9 Chatak 4 Sq Ft	40,000/-	7,24,697/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
TOTAL :					1.1435Dec	49,000 /-	8,84,166 /-	
Grand Total :					1.9915Dec	98,000 /-	15,39,760 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	20 Sq Ft.	1,000/-	5,400/-	Structure Type: Structure
Gr. Floor : Area of floor : 20 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles S1, Extent of Completion: Complete					
S2	On Land L2, L3	20 Sq Ft.	1,000/-	5,400/-	Structure Type: Structure

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SHUBHAJEET ROY Aug 3, 2026, 21:07

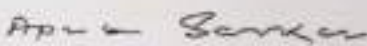
Gr. Floor, Area of floor : 20 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles
Shed, Extent of Completion: Complete

Total :	40 sq ft	2,000 /-	10,800 /-
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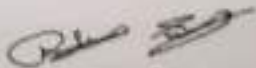
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Susanta Sarkar, (Alias: Sushanto Sarkar) Son of Late Joydeb Sarkar 4673 Pier Drive Troy MI 48098, City:- , P.O:- Troy, New York, United States, PIN:- 48098 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Apurba Sarkar (Presentant) Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office		 Captured	
		10/06/2024	LTI 10/06/2024	10/06/2024
	Son of Late Joydeb Sarkar 312 Subhas Nagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ajxxxxxx3d, Aadhaar No: 98xxxxxxxx1959, Status :Individual, Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Rahul Sarkar Son of Nilesh Sarkar Date of Execution - 10/06/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office		 Captured	
		Jun 10 2024 3:30PM	LTI 10/06/2024	10/06/2024

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SHUBHAJEET ROY Aug 3, 2026, 21:07

312 Subhas Nagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Date of Birth:XX-XX-2XX3 , PAN No.:: maxxxxxx6q, Aadhaar No: 45xxxxxxxx7530 Status : Attorney, Attorney of : Susanta Sarkar

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Bhattacharjee Son of Late A N Bhattacharjee 47 R G Colony, City:- , P.O:- Matigheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074		 Captured	
	10/06/2024	10/06/2024	10/06/2024

Identifier Of Rahul Sarkar, Apurba Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Susanta Sarkar	Apurba Sarkar-0.847917 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Susanta Sarkar	Apurba Sarkar-0.20625 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Susanta Sarkar	Apurba Sarkar-0.937292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Susanta Sarkar	Apurba Sarkar-20.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Susanta Sarkar	Apurba Sarkar-20.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, , Ward No: 6, Holding No:425 JI No: 18, Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 639/1118, LR Khatian No:- 4094	Owner:xxx xxxxx, Gurdian:xxxxxx , Address:xxx , Classification:xxx, Area:0.01500000 Acre,	Susanta Sarkar

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SHUBHAJEET ROY Aug 3, 2026, 21:07

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhash Nagar Bagjola Link Road,
Mouza: Digla, , Ward No: 6, Holding No:38 JI No: 18, Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 644, LR Khatian No:- 4094	Owner:মুন্না মল্লিক, Gurdian:কমল , Address:মিঃ , Classification:নদি, Area:0.00480000 Acre,	Susanta Sarkar
L3	LR Plot No:- 639/1118, LR Khatian No:- 4094	Owner:মুন্না মল্লিক, Gurdian:কমল , Address:মিঃ , Classification:নদি, Area:0.01500000 Acre,	Susanta Sarkar

Endorsement For Deed Number : I - 150605862 / 2024

On 10-06-2024

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 14:58 hrs on 10-06-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Apurba Sarkar, Claimant.

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 15,50,560/-

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

Execution is admitted on 10/06/2024 by Apurba Sarkar, Son of Late Joydeb Sarkar, 312 Subhas Nagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Rahul Sarkar, , Son of Nilesh Sarkar, 312 Subhas Nagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Student as constituted attorney for Susanta Sarkar , Sushanto Sarkar 4673 Pier Drive Troy MI 48098, P.O: Troy, New York, United States, PIN - 48098 is admitted by him

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,520.00/- (A(1) = Rs 15,506.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/06/2024 2:53PM with Govt. Ref. No: 192024250073730148 on 10-06-2024, Amount Rs: 15,520/-, Bank: SBI EPay (SBIEPay), Ref. No. 2335143802536 on 10-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 62,042/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 57,042/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6329, Amount: Rs.5,000.00/-, Date of Purchase: 30/04/2024, Vendor name: Tapas Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/06/2024 2:53PM with Govt. Ref. No: 192024250073730148 on 10-06-2024, Amount Rs: 57,042/-, Bank: SBI EPay (SBIEPay), Ref. No. 2335143802536 on 10-06-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

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SHUBHAJEET ROY Aug 3, 2026, 21:08

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2024, Page from 175283 to 175305
being No 150605862 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.06.11 11:59:15 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 11/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

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SHUBHAJEET ROY Aug 3, 2026, 21:08
11/06/2024 Query No. 150605862/2024
Document is digitally signed.