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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 693221

certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

08/09/23
09:40 P.M.
2-2241313/23

08 SEP 2023

08 SEP 2023

DEED OF CONVEYANCE

Valued at Rs. 40,00,000.00

(Rupees Forty Lakhs) Only

1. **THIS DEED OF CONVEYANCE** is made on this the 8th day of September, 2023 (Two Thousand and Twenty Three) of the CHRISTIAN ERA.

2. **Place : A.D.S.R.O. Sodepur, Dist. 24 Pgs. (N)**

Contd...2

A
Alokendu Bandyopadhyay
Advocate

1053 415/2023

ALOKENDU BANDYOPADHYAY

Advocate

স্বাক্ষর-

নাম ও তারিখ-

Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court. 1006

ক্রেতার নাম-

সাক্ষিন-

স্টাম্প মূল্য-

ভেদার শ্রী-

বারাসাত কোর্ট

উত্তর ২৪ পরগনা

টি. ডি. নং-

স্টাম্প ক্রয়ের তারিখ-

20 MAR 2023

মোট স্টাম্পের মূল্য-

ট্রেজারী অফিস-বারাসাত

80000

ভেদার শ্রী তাপস কুমার সাহা



Ayan Banerjee.

-Adv

S/o- Swapan Banerjee.

Barrackpore Court.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

08 SEP 2023

3. Parties :

3.1 SRI PARTHA BOSE (PAN : AFOPB6514M), Son of Sri Sudhangshu Kumar Bose, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the **VENDOR/S.**

(Vendor/s, includes successors-in-interest).

And

3.2 "M/s. PIONEER DEVELOPER" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, having **PAN: AANFP6542R** hereby represented by its Partners namely:

(1) SRI BISWANATH DAS (PAN: AFDPD5167P), Son of Late Narayan Chandra Das by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI ARUN KUMAR JANA (PAN: AGLPJ4226G), Son of Late Sudhir Kumar Jana, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SUBHANKAR BISWAS (PAN: ALCPB4228Q), Son of Sri Madhab Chandra Biswas, by Nationality - Indian, by Religion - Hindu, by Occupation-Business, Residing at

DIPSIKHA APARTMENT, Second Floor, Flat No. B, Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as the **PURCHASER/S.** (Purchaser/s, includes successors-in-interest).

Vendor/s and Purchaser/s collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS :

4. Subject Matter of Conveyance

4.1 Said Property : All that a piece & parcel of landed property measuring (03 Cottahs 10 Chittaks 03 sq.ft. in R.S. Dag No. 2068/2806 + 04 Chittaks 16 sq.ft. in R.S. Dag No. 2068/2807) totalling **03 Cottahs 14 Chittaks 19 sq.ft.** classified as "**BASTU**" Togetherwith 100 to 150 years old delapidated Tin Shaded Residential House having an area 1000 sq.ft. standing thereon comprised & contained in R.S. Dag No. 2068/2806 & 2068/2807, under R. S. Khatian No. 564 and 566, **Mouza- Sukchar**, J.L. No. 9, Re. Su. 14, Touzi 156, Police Station Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding No. 51/1, Dr. Gopal Chatterjee Road, under Ward No. 1, [the Said Property] delineated on the Plan annexed hereto and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor/s in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances which is the sole property and prime object of this Deed of Conveyance.



Alokendu Bandyopadhyay

Advocate

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5. Background, Representations, Warranties and Covenants

5.1 Representations and Warranties Regarding Title

: The Vendor/s represents warrants and covenants regarding title as follows:

5.1.1 Ownership of Vendor/s : The Vendor/s hereof has purchased a plot of land measuring an area (03 Cottahs 10 Chittaks 03 sq.ft. in R.S. Dag No. 2068/2806 + 04 Chittaks 16 sq.ft. in R.S. Dag No. 2068/2807) totalling **03 Cottahs 14 Chittaks 19 sq.ft.** togetherwith Tin Shaded Residential House standing thereon, classified as "**BASTU**" comprised & contained in comprised & contained in R.S. Dag No. 2068/2806 & 2068/2807, under R. S. Khatian No. 564 & 566, **Mouza- Sukchar**, J.L. No. 9, Re. Su. 14, Touzi 156, Police Station Khardah, Sub Registrar Office at Barrackpore, District 24 Parganas, within the local limits of Panihati Municipality, by virtue of a Registered Bengali Saff Bikroy Kobala, being no. 08917 dated 21.06.2013 which was executed & registered at the Office of A.R.A.-II, Kolkata and the same was recorded in Book no. I, CD Volume No. 27, noted within the pages from 5527 to 5542, being no. 08917, for the year 2013.

AND WHEREAS after purchasing the said landed property the Vendor/s hereof mutated his name in Assessment Registrar of Panihati Municipality bearing Municipal Holding No. 51/1, Dr. Gopal Chatterjee Road, under Ward No. 1 and has been possessing and enjoying the said landed property by exercising all his right of ownership over the



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said landed property and he is thus legally entitled to the said property as lawful sole owner thereof paying the relevant rent taxes regularly.

5.1.2 Absolute Ownership of Vendor/s : Thus in the aforesaid manner and as per the description the vendor/s herein solely has become the lawful owner of **03 Cottahs 14 Chittaks 19 sq.ft.** of landed property Togetherwith 100 to 150 years old delapidated Tin Shaded Residential House having an area 1000 sq.ft. standing thereon, within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 comprised & contained in R.S. Dag No. 2068/2806 & 2068/2807, under R. S. Khatian No. 564 & 566, Police Station Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding No. 51/1, Dr. Gopal Chatterjee Road, under Ward No. 1 and has been possessing the said landed property, peacefully, quietly and without interruption of others and hinderance from any corner whatsoever which is free form all sorts of encumbrances, lien & charges.

5.2 Representations, Warranties and Covenants Regarding Encumbrances : The Vendor/s represents warrants and covenants regarding encumbrances as follows:

5.2.1 No Acquisition/Requisition : The Vendor/s has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 No Excess Land : The Vendor/s does not hold any excess vacant land under the Urban Land (Ceiling and



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Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 No Encumbrance by Act of Vendor/s : The Vendor/s has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 Right, Power and Authority to Sell : The Vendor/s has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser/s.

5.2.5 No Dues : No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor/s.

5.2.6 No Right of Preemption : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.2.7 No Mortgage : No mortgage or charge has been created by the Vendor/s by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 Free From All Encumbrances : The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendence, uses, debutters, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions,



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requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor/s or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor/s or the Vendor's predecessors-in-title and the title of the Vendor/s to the Said Property is free, clear and marketable.

5.2.9 No Guarantee : The Said Property is not affected by or subject to any guarantee for securing any financial accommodation.

5.2.10 No Bar by Court Order or Statutory Authority: There is no order of Court or any other statutory authority prohibiting the Vendor/s from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 Sale of Said Property : The basic understanding between the Vendor/s and the Purchaser/s is that the Vendor/s shall sell the landed Property which is mentioned in the Schedule here under to the Purchaser/s, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession.

7. Transfer

7.1 Hereby Made : The Vendor/s hereby sells, conveys and transfers to the Purchaser/s the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, totaling to land measuring **03 Cottahs 14 Chittaks 19 sq.ft.** of landed property within Mouza -



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Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 comprised & contained in R.S. Dag No. 2068/2806 & 2068/2807, under R. S. Khatian No. 564 & 566, Police Station Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding No. 51/1, Dr. Gopal Chatterjee Road, under Ward No. 1, Kolkata-700115, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor/s in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances which is particularly mentioned in the Schedule here in below.

7.2 Consideration : The aforesaid transfer is being made in consideration of a sum of **Rs. 40,00,000.00 (Rupees Forty Lakhs)** only paid by the Purchaser/s to the Vendor/s, receipt of which the Vendor/s hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 Salient Terms : The transfer being effected by this Conveyance is :

8.1.1 Sale : A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute : Absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances : free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendence, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions,



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Contd...9

vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor/s or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor/s or the Vendor's predecessors-in-title.

8.1.4 Together with All Other Appurtenances :

Together with all other rights the Vendor/s has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 Subject to : The transfer being effected by this Conveyance is subject to:

8.2.1 Indemnification : Express indemnification by the Vendor/s about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser/s on such express indemnification by the Vendor/s, which if found defective or untrue at any time, the Vendor/s shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor/s, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor/s hereby covenant that the Vendor/s or any person claiming under the Vendor/s in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser/s and/or the Purchasers' successors-in-interest, of from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser/s and/or the Purchasers' successors-in-interest by reason of the aforesaid.



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8.2.2 Transfer of Property Act : All obligations and duties of Vendor/s and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 Delivery of Possession : Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor/s to the Purchaser/s.

8.4 Outgoings : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor/s, shall be borne, paid and discharged by the Vendor/s, with regard to which the Vendor/s hereby indemnifies and agrees to keep the Purchaser/s fully and comprehensively saved, harmless and indemnified.

8.5 Holding Possession : The Vendor/s hereby covenants that the Purchaser/s and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser/s, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor/s or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor/s.



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8.6 No Objection to Mutation : The Vendor/s declares that the Purchaser/s shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor/s hereby expressly (i) consents to the same and (ii) appoints the Purchaser/s as the constituted attorney of the Vendor/s and empowers and authorizes the Purchaser/s to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor/s undertakes to cooperate with the Purchaser/s in all respect to cause mutation of the Said Property in the name of the Purchaser/s and in this regard shall sign all documents and papers as required by the Purchaser/s.

8.7 Further Acts : The Vendor/s hereby covenants that the Vendor/s or any person claiming under the Vendor/s, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser/s and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Words in this indenture importing singular shall include plural and vice-versa.

Words importing masculine gender shall include feminine gender or neuter gender and vice-versa.



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Advocate.

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THE SCHEDULE ABOVE REFERRED TO [Said Property]
(The Subject Matter of Sale)

ALL THAT the piece or parcel of land having Rayat Possessory right admeasuring more or less (03 Cottahs 10 Chittaks 03 sq.ft. in R.S. Dag No. 2068/2806 + 04 Chittaks 16 sq.ft. in R.S. Dag No. 2068/2807) **totalling 03 Cottahs 14 Chittaks 19 sq.ft.** classified as "**BASTU**" Togetherwith 100 to 150 years old delapidated Tin Shaded Residential House having an area 1000 sq.ft. standing thereon with **Cemented Flooring** comprised & contained in **R.S. Dag No. 2068/2806 & 2068/2807**, under R. S. Khatian No. 564 & 566, **Mouza-Sukchar**, J.L. No. 9, Re. Su. 14, Touzi 156, Police Station Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding No. 51/1, Dr. Gopal Chatterjee Road, under Ward No. 1, Kolkata-700115, which is butted & bounded by :

BUTTED AND BOUNDED BY

On the North : Land of R. S. Dag No. 2068/2807.
 On the South : 25ft. wide Dr. Gopal Chatterjee Road.
 On the East : 10ft. wide Common Passage.
 On the West : Land of R. S. Dag No. 2068/2807.

THE ABOVE SCHEDULED property vividly shown in the sketch map delineated in the **RED** Border, annexed hereto which shall form a part of this Indenture.

Togetherwith all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor/s in the Said Property and appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

9.1 In witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

IN WITNESS WHEREOF the Vendor/s do hereby has set and subscribed his respective hands hereunto without any provocation in sound state of health and mind, out of his own accord on this the day, month and year first written above.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

- ✓ 1. *Amar Nathi Palia*
Gopal Sethi Rd.
KOT-115.
- ✓ 2. *Ankur Kumar*
Rahara, Kallak 700118

Partha Bose.

SIGNATURE OF THE VENDOR

M/S PIONEER DEVELOPER
Sanu Nath
Ankur Kumar Jais
Subhang Biswas
Partner

SIGNATURE OF THE PURCHASER

DRAFTED BY:

Alokendu Bandyopadhyay
Adv

ALOKENDU BANDYOPADHYAY
Advocate

Calcutta High Court, District Judge's Court Beraset,
Barrackpore Court
Enl. No.-WB-570/2004

LASER SETTER:

Preetam Das
Preetam Das

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s the full and final consideration amount to the tune of **Rs. 40,00,000.00 (Rupees Forty Lakhs)** Only in the following manner:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
14.06.2023	Cash.		Rs. 2,00,000.00
27.06.2023	R. T. G. S.	C. B. I.	Rs. 8,00,000.00
28.06.2023	R. T. G. S.	C. B. I.	Rs. 10,00,000.00
07.09.2023	No. 577708.	S. B. I.	Rs. 15,00,000.00
08.09.2023	No. 577709	S. B. I.	Rs. 5,00,000.00

Total Rs. 40,00,000.00

In Words: Rupees Forty Lakhs Only.

Full and final consideration with satisfaction alongwith good health and sound mind on this the day, month and year first written above.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. *Amar Nath Patra*
Gopal Sethi Rd.
Kot-115.

2. *Shabir Kumar*
Bakara, Kalkata-700118

Partha Bose.

SIGNATURE OF THE VENDOR

A

Alokendu Bandyopadhyay

Advocate

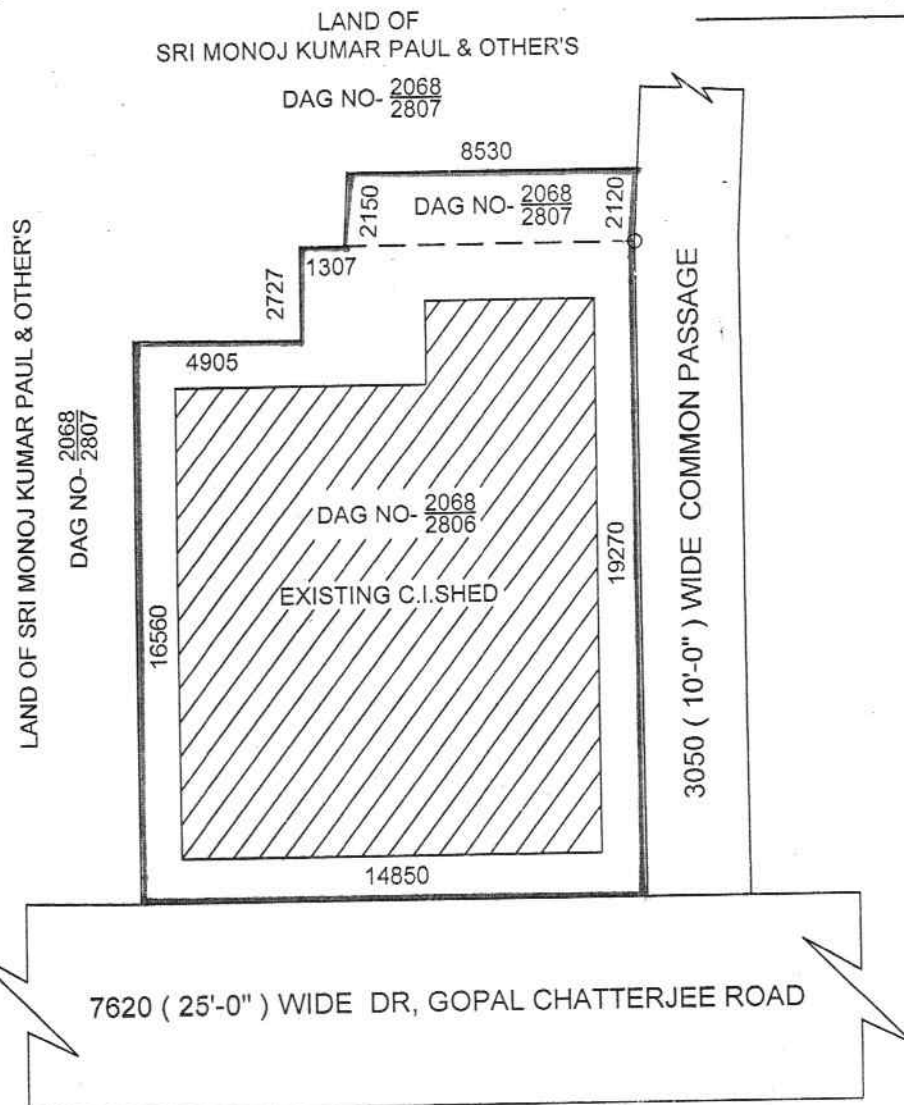
AN SHOWS THE LAND & BUILDING AT J.L. NO- 9, R.S.
, MOUZA- SUKCHAR, TOUZI NO- 156, R.S.DAG NOS-
6 & $\frac{2068}{2807}$, R.S. KHATIAN NOS- 564 & 566, IN WARD NO- 1,
OLDING NO-51/1 , GOPAL CHATTERJEE ROAD,
P.S. - KHARDAH, UNDER MUNICIPALITY- PANIHATI,
DIST.- 24 PGS.(N).

SCALE= 1:200

NORTH

AREA OF LAND - 3 K - 14 CH - 19 SFT.

COVD. AREA (C.I.S.) - 1000 SFT.



OWNER'S SIGNATURE

Partha Bose

M/S PIONEER DEVELOPER

Suman Kumar Jana
Subhanjan Biswas
Partner

PURCHASER'S SIGNATURE

Ajit Das
Ajit Das
8/8, Balaknathtala
Rashkhoia, Khardah
LIC No.- 11723438

DELT

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



(1) Name : **SRI BISWANATH DAS**

LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sri Biswanath Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR JANA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Arun Kumar Jana

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



(1) Name : **SRI SUBHANKAR BISWAS**

Subhankar Biswas

LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Subhankar Biswas
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI PARTHA BOSE**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Partha Bose.
SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



070920232020898245

GRIPS Payment Detail

GRIPS Payment ID:	070920232020898245	Payment Init. Date:	07/09/2023 21:04:00
Total Amount:	262294	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3621102513927	BRN Date:	07/09/2023 21:04:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Alokendu Bandyopadhyay
Mobile: 9830075574

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240208982468	Directorate of Registration & Stamp Revenue	262294
Total			262294

IN WORDS: TWO LAKH SIXTY TWO THOUSAND TWO HUNDRED NINETY 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



192023240208982468

GRN Details

GRN:	192023240208982468	Payment Mode:	SBI Epay
GRN Date:	07/09/2023 21:04:00	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3621102513927	BRN Date:	07/09/2023 21:04:35
Gateway Ref ID:	28802662	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	070920232020898245	Payment Init. Date:	07/09/2023 21:04:00
Payment Status:	Successful	Payment Ref. No:	2002241313/1/2023

[Query Nc/*Query Year]

Depositor Details

Depositor's Name:	Mr Alokendu Bandyopadhyay
Address:	76, Central Road, Anandaloke, Kol-110
Mobile:	9830075574
Period From (dd/mm/yyyy):	07/09/2023
Period To (dd/mm/yyyy):	07/09/2023
Payment Ref ID:	2002241313/1/2023
Dept Ref ID/DRN:	2002241313/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002241313/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	209808
2	2002241313/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	52486
Total				262294

IN WORDS: TWO LAKH SIXTY TWO THOUSAND TWO HUNDRED NINETY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1524-06620/2023	Date of Registration	08/09/2023
Query No / Year	1524-2002241313/2023	Office where deed is registered	
Query Date	02/09/2023 1:51:20 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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. 40,00,000/-	Rs. 52,47,197/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,09,908/- (Article:23)	Rs. 52,486/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



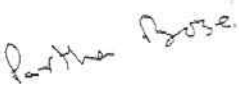
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr.Gopal Chatterjee Road, Mouza: Sukhchar, , Ward No: 1, Holding No:51/1 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2068/2806	RS-564	Bastu	Bastu	3 Katha 10 Chatak 3 Sq Ft	36,00,000/-	46,29,910/-	Width of Approach Road. 25 Ft., Adjacent to Metal Road,
L2	RS-2068/2807	RS-566	Bastu	Bastu	4 Chatak 16 Sq Ft	3,00,000/-	3,47,287/-	Width of Approach Road 25 Ft., Adjacent to Metal Road
		TOTAL :			6.4373Dec	39,00,000 /-	49,77,197 /-	
		Grand Total :			6.4373Dec	39,00,000 /-	49,77,197 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1,00,000/-	2,70,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	1000 sq ft	1,00,000 /-	2,70,000 /-	



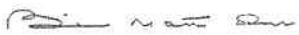
Seller Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Partha Bose (Presentant) Son of Mr. Sudhangshu Bose Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office			
	08/09/2023	LTI 08/09/2023		08/09/2023
Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				

Buyer Details :



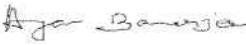
Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER DEVELOPER 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswanath Das Son of Late Narayan Chandra Das Date of Execution - 08/09/2023 , , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
	Sep 8 2023 2:31PM	LTI 08/09/2023		08/09/2023
Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu , Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Arun Kumar Jana Son of Late Sudhir Kumar Jana Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
	Sep 8 2023 2:32PM	LTI 08/09/2023	08/09/2023	
	N.S.D. Ghat Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			
3	Name	Photo	Finger Print	Signature
	Mr Subhankar Biswas Son of Mr Madhab Chandra Biswas Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
	Sep 8 2023 2:32PM	LTI 08/09/2023	08/09/2023	
	Dipsikha Apartment, Second Floor, Flat No. B, Patuatola Lane, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
08/09/2023	08/09/2023	08/09/2023	
Identifier Of Mr Partha Bose, Mr Biswanath Das, Mr Arun Kumar Jana, Mr Subhankar Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bose	PIONEER DEVELOPER-5.98812 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bose	PIONEER DEVELOPER-0.449167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Bose	PIONEER DEVELOPER-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 152406620 / 2023

On 08-09-2023

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 14:00 hrs on 08-09-2023, at the Office of the A.D.S.R. SODEPUR by Mr Fartha Bose ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,47,197/-

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

Execution is admitted on 08/09/2023 by Mr Partha Bose, Son of Mr Sudhangshu Bose, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-09-2023 by Mr Biswanath Das, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 08-09-2023 by Mr Arun Kumar Jana, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 08-09-2023 by Mr Subhankar Biswas, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,486.00/- (A(1) = Rs 52,472.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 52,486/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 9:04PM with Govt. Ref. No: 192023240208982468 on 07-09-2023, Amount Rs: 52,486/-, Bank: SBI EPay (SBIEPay), Ref. No. 3621102513927 on 07-09-2023, Head of Account 0030-03-104-001-16

Endorsement For Deed Number : I - 152406620 / 2023

On 08-09-2023

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 14:00 hrs on 08-09-2023, at the Office of the A.D.S.R. SODEPUR by Mr Partha Bose ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,47,197/-

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

Execution is admitted on 08/09/2023 by Mr Partha Bose, Son of Mr Sudhangshu Bose, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-09-2023 by Mr Biswanath Das, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 08-09-2023 by Mr Arun Kumar Jana, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 08-09-2023 by Mr Subhankar Biswas, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,486.00/- (A(1) = Rs 52,472.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 52,486/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 9:04PM with Govt. Ref. No: 192023240208982468 on 07-09-2023, Amount Rs: 52,486/-, Bank: SBI EPay (SBIEPay), Ref. No. 3621102513927 on 07-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,09,908/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,09,808/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1053, Amount: Rs.100.00/-, Date of Purchase: 04/05/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2023 9:04PM with Govt. Ref. No: 192023240208982468 on 07-09-2023, Amount Rs: 2,09,808/-,
Bank: SBI EPay (SBIPay), Ref. No. 3621102513927 on 07-09-2023, Head of Account 0030-02-103-0C3-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 211625 to 211653
being No 152406620 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.09.11 16:15:57 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 11/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.