

1152

Q-1280/24



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/93964/2400

L 145209

5/1/24

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

[Handwritten Signature]

Additional District Sub-Registrar
Rajarat New Town, North 24-Pgs.

25 JAN 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 25th day of *January* Two Thousand and Twenty Four (2024).

BETWEEN

ক্রমিক নং 1883 তারিখ 11/1/24

মূল্য : 5000

ক্রেতা : Polder Associates

ঠিকানা : FA-8/3, Deshbandhuni, P.S. Baguich,

ভেণ্ডার : Ranjita Paul Kalkin-70053

লাইসেন্স নং স্ট্যাম্প ভেণ্ডার

কাশিপুর দমদম এ. ডি. এস. আর. অফিস

বি

ভেণ্ডারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- ব্যারাকপুর

টি ভি নং :

স্ট্যাম্প খরিদের তারিখ 9/1/24

এ টি.ভি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে। 14000/-



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 P.S.

25 JAN. 2024

1. SRI KAUSHIK KAHALI[PAN AWQPK1881K][AADHAAR 4893 9267 6442], son of Late Rajeswar Kahali, by faith Hindu, by Nationality Indian, by Occupation Service, residing at BD-1/13, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, Kolkata 700059, District North 24 Parganas, State - West Bengal, **2. SMT APARNA GOSWAMI**[PAN AUKPG8094Q] [AADHAAR 7877 6838 1997], wife of Sri Manojit Goswami and daughter of Late Rajeswar Kahali, by faith Hindu, by Nationality Indian, by Occupation Housewife, residing at 3/7, Haridas Ghosh Road, P.O & P.S. Naihati, District North 24 Parganas, Pin-743165, State-West Bengal, herein after jointly called and referred to as the "**VENDORS**" [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns] of the **FIRST PART**.

AND

M/S. PODDER ASSOCIATES [PAN AAIFP2348C] a partnership firm, having its office at FA - 8/3, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, Kolkata- 700059, District North 24 Parganas, State West Bengal, represented by its partners **1. SMT RINKU PODDER** [PAN AFDPP5821J], wife of Sri Satyajit Podder and **2. SMT REKHA PODDER** [PAN AFWPP1203M], wife of Sri Biswajit Podder, both by faith Hindu, by Nationality - Indian, by Occupation - Business, both are residing at AB - 4/10, Deshbandhu Nagar, P.S. Rajarhat at present Baguiati, P.O. Deshbandhu Nagar, Kolkata - 700059, District North 24 Parganas, State-West Bengal, represented by their constituted attorney namely **MR BISWAJIT PODDER**, son of Late Haran Chandra Podder [PAN AVAPP0011D] [AADHAAR 9406 6310 6122], by faith-Hindu, by Nationality - Indian, by Occupation-Business, residing at AB-4/10, Deshbandhu Nagar, P.S. - Baguiati, P.O. Deshbandhu Nagar, Kolkata - 700059, District North 24 Parganas, State- West Bengal, by a registered General Power of Attorney executed on 21.09.2006 registered at Additional Registrar of Assurances III, Kolkata and recorded in Book No. IV, Being No. 5018, for the year 2006, hereinafter called and referred to as the **PURCHASER** (which terms or

expression unless excluded by or repugnant to the subject or context be deemed to include its partners, successors in office, nominees, administrators and assigns) of the **OTHER PART**.

Title of The property:-

Smt Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar jointly well seized and possessed of 31 satak Rayat Dakhali Sattiya sali land:-

WHEREAS Smt Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar jointly well seized and possessed of and or otherwise well and sufficiently entitled to 31 satak Rayat Dakhali Sattiya Sali land having annual rent of Rupees One Ana Eleven lying and situated at Mouza Raghunathpur, J.L No 8, Re Sa No 134, Touzi No 3027, under Revisional settlement Khatian No 60 comprised in C.S Dag No 608 corresponding to R.S Dag No 642, Pargana Kalikata, then P.S. Rajarhat, at present Baguiati, in the District of then 24 parganas, at present North 24 Parganas and the property has been then recorded only in the name of Smt Golap Sundari Sardar in the said Revisional settlement and said Smt Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar jointly enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Sold of Rayat Dakhali Sattiya land measuring an area of 3-4-30 Three Cottahs Four Chittacks Thirty sft being Plot No "C" by Smt Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar, the Vendors thereof in favour of Sri Rajeswar Kahali, for or at a valuable consideration mentioned therein:-

AND WHEREAS while in course of enjoyed the same said Smt Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar, the Vendors therein jointly announced to sell out **ALL THAT** a piece and parcel of **3-4-30 Three Cottahs Four Chittacks Thirty sft being Plot No "C"** having annual rent of 34 (Thirty Four) Paisa and Sri Rajeswar Kahali, the purchaser therein purchased the same by a registered Deed of Sale executed on 10.07.1974 registered at Sub Registrar Cossipore Dum Dum and recoded in Book No I, Volume No 85, Pages 274 to 278, Being No 5767, for the year 1974, from said Smt Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar, the

Vendors therein, for or at a valuable consideration mentioned therein and thus Sri Rajeswar Kahali became the absolute owner of the above mentioned property by virtue of the above mentioned purchase and thereafter said Sri Rajeswar Kahali constructed **pucca Two storied cement flooring residential building having 1300 sft on the Ground Floor and having 1100 sft on the First Floor** thus totaling an area of **2400 sft** and he enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Recorded the name of Sri Rajeswar Kahali in B.L.& L.R.O and also under the concerned Authority of Bidhannagar Municipal Corporation:-

AND WHEREAS thereafter Sri Rajeswar Kahali recorded his name in the record of B.L.& L.R.O of **5 satak bastu land** under **L.R Kri Khatian No 1206** comprised in **L.R Dag No 642** and also mutated his name in records of the concerned authority of Rajarhat Gopalpur Municipality under old Ward No 25, at present under Bidhannagar Municipal Corporation New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No **BD-1/13, Deshbandhunagar**, P.S. Baguiati, Kolkata 700059.

Demise of Rajeswar Kahali:-

AND WHEREAS while in course of enjoyed the above mentioned property said Rajeswar Kahali died intestate on 20.07.2020 leaving behind his surviving wife namely Smt Gita Kahali, one son namely Sri Kaushik Kahali and one daughter namely Smt Aparna Goswami, as his only legal heirs and successors and the property left by Rajeswar Kahali, since deceased were jointly inherited by Smt Gita Kahali, Sri Kaushik Kahali and Smt Aparna Goswami, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act 1956(Each having undivided 1/3rd share of the total property).

Demise of Gita Kahali:-

AND WHEREAS while in course of enjoyed the above mentioned property said Gita Kahali died intestate on 21.07.2022 leaving behind her surviving

one son namely Sri Kaushik Kahali and one daughter namely Smt Aparna Goswami, as her only legal heirs and successors and the undivided 1/3 share of the total property left by Gita Kahali, since deceased were jointly inherited by Sri Kaushik Kahali and Smt Aparna Goswami, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act 1956[Each having undivided {1/3rd Plus ½ of 1/3 rd} i.e ½ (**half**) share of the total property].

Absolute ownership of Sri Kaushik Kahali and Smt Aparna Goswami, the Vendors herein:-

AND WHEREAS thus **Sri Kaushik Kahali** and **Smt Aparna Goswami**, the vendors herein jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of Rayat Dakhali sattiya **bastu** land measuring an area of **3-4-30** Three Cottahs Four Chittacks Thirty sft being Plot No "C" together with **pucca Two storied cement flooring** residential building **having 1300 sft** on the **Ground Floor** and **having 1100 sft** on the **First Floor** thus totaling an area of **2400 sft** lying and situated at **Mouza Raghunathpur**, J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to **L.R Kri Khatian No 1206** comprised in C.S Dag No 608 corresponding to **R.S/L.R Dag No 642**, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No **BD-1/13, Deshbandhunagar**, Kolkata 700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas and said **Sri Kaushik Kahali** and **Smt Aparna Goswami**, the vendors herein jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

Announcement for sale in respect of 3-4-30 Three Cottahs Four Chittacks Thirty sft being Plot No "C" together with pucca Two storied cement flooring residential building thereon having 1300 sft on the Ground Floor and having 1100 sft on the First Floor thus totaling an area of 2400 sft by Sri Kaushik Kahali and Smt Aparna Goswami, the

vendors hereof in favour of M/S. PODDER ASSOCIATES, represented by its partners namely Smt Rinku Podder and Smt Rekha Podder, the purchaser herein, for or at a valuable consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh) only:-

AND WHEREAS Sri Kaushik Kahali and Smt Aparna Goswami have jointly announced to sell out **ALL THAT** a piece and parcel of Rayat Dakhali sattiya **bastu** land measuring an area of **3-4-30** Three Cottahs Four Chittacks Thirty sft being Plot No "C" together with **pucca Two storied cement flooring** residential building **having 1300 sft** on the **Ground Floor** and **having 1100 sft** on the **First Floor** thus totaling an area of **2400 sft** lying and situated at **Mouza Raghunathpur**, J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to **L.R Kri Khatian No 1206** comprised in C.S Dag No 608 corresponding to **R.S/L.R Dag No 642**, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No **BD-1/13, Deshbandhunagar**, Kolkata 700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, for or at a valuable consideration of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh) only** together with all amenities and easement rights and the vendors herein have jointly agreed to sell out the said property mentioned in the **Schedule** hereunder written as agreed as follows:-

That the **Purchaser** has inspected the relevant Documents, Deed, B.L & L.R.O and Municipality Records, measurement specification quality of the said building and satisfied themselves about the right, title, interest, possession of the **Owners** in the said Land and Building.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh) only** well and truly paid in hand to the Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and

from the same and every part thereof) the Vendors doth hereby indefeasibly and absolutely grant, convey assure sell and transfer unto and to the use of the Purchaser in respect of **ALL THAT** a piece and parcel of Rayat Dakhali sattiya **bastu** land measuring an area of **3-4-30** Three Cottahs Four Chittacks Thirty sft being Plot No "C" together with **pucca Two storied cement flooring** residential building **having 1300 sft** on the **Ground Floor** and **having 1100 sft** on the **First Floor** thus totaling an area of **2400 sft** lying and situated at **Mouza Raghunathpur**, J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to **L.R Kri Khatian No 1206** comprised in C.S Dag No 608 corresponding to **R.S/L.R Dag No 642**, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No **BD-1/13, Deshbandhunagar**, Kolkata 700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, along with all amenities and easement rights as mentioned in the **Schedule** hereunder written and marked with "RED" border in the map or plan annexed hereto TOGETHER WITH all rights, title and interest benefits, advantages, claims and demands to hold and enjoy the said property AND ALL THE right, title, interest claim of property and demand whatsoever exclusively relating to the same TO HAVE AND TO HOLD the said unto and in favour of the Purchaser absolutely and forever free from all encumbrances.

OR HOWSOEVER OTHERWISE the said Property hereditaments and premises or any portion thereof now are or is or at any time or times heretofore were or was situated, butted and bounded called known numbered described or distinguished TOGETHER WITH all rights and benefits in over and under the road shown and delineated in the map or plan annexed hereto and all areas, water, water courses, sewers, drains, ditches, rights, privileges, common advantages, right, liberties and appurtenances whatsoever to the said Property hereditaments and premises

belonging or any wise appertaining or usually held or enjoyed herewith or reputed to belong or the appurtenant hereto AND the reversion and reversions and remainder and remainders, AND all the estate right, title interest use trust possession property claim and demand doth at law and in equity of the Vendors into and upon the said proper hereditaments and premises or any deeds writings and evidence of the which in anywise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody possession power or control of the said Vendors or any person or persons from whom the purchaser can or may procure the same without suit or action at law or in equity free from all lines attachments and encumbrances TO HAVE AND TO HOLD the said Property, hereditaments and premises hereby granted, conveyed, assured sold and transferred or expressed or intended so to be and to the use of the Purchaser absolutely and forever AND the Vendors doth hereby from their heirs, executors, administrators, representatives, covenants with the Purchaser its heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act deed or thing done by the Vendors or any of their predecessors or predecessors-in-title done, committed or executed or knowingly suffered to the contrary be the said Vendors are now lawfully and absolutely seized and possessed of otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use, of the Purchaser absolutely and forever for perfect and indefeasible estate or inheritance without any manner or condition use or other whatsoever to alter encumber or make void thesame AND that NOTWITHSTANDING any act deed or things whatsoever and aforesaid the Vendors now have in themselves good right, full power, absolute authority and indefeasible title to sell convey or transfer the said property, hereditaments and premises and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and forever AND that the Vendors have not in any way encumbered the said property hereditaments

and premises hereby granted, conveyed and transferred AND that the Purchaser shall and may at all time hereafter peaceably and quietly enter upon has hold, possess and every part thereof and receive and take all rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendors or their predecessor or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be required. It is further declare that the Property is not under any requisition or acquisition or affected by Government project and not vested to the State. The Vendor doth hereby further covenant with the Purchaser that the Vendors shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter at the reasonable request and cost of the Purchaser or its heirs executors, administrators, representatives and/or assigns produce or cause to be produce to its solicitors or agents or at any trial hearing commission, examination or otherwise as association required all of any of the deeds writings for the purpose of showing the title to the said land hereditaments and premises granted and conveyed or otherwise or intended to be or any part thereof and at the like request or cost deliver or cause or be delivered unto the said Purchaserits heirs, executors, administrators, representatives and/or assigns such attested or other copies or extracts of and/or from the said Deeds or writings or any of them as it may required and will in the meantime unless prevented by fire or some other inevitable act keep the said deed and writings un-obliterated and un-cancelled.

The Vendors doth hereby further agreed with the Purchaser,that the Purchaser shall have every right, title and interest to mutate its name with the records of Bidhannagar Municipal Corporation and B.L.R.O. Office and shall have the right to transfer its right, title, interest over the said property

at any time by way of Sale, Gift, Mortgage, lease etc. as the purchaser deems fit and proper.

The Vendors agreed to rectify any defect or omission at the request of the Purchaser at the cost of the Purchaser.

As there is no other property relating to the title Deed, the Vendors herein shall handover all those document/ papers to the Purchaser at time of execution of Deed of Conveyance so that the Purchaser herein can take all advantages of that documents for his own purpose in future.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(HERE BY SOLD)

ALL THAT a piece and parcel of Rayat Dakhali sattiya **bastu** land measuring an area of **3-4-30** Three Cottahs Four Chittacks Thirty sft being Plot No "C" together with **pucca Two storied cement flooring** residential building **having 1300 sft** on the **Ground Floor** and **having 1100 sft** on the **First Floor** thus totaling an area of **2400 sft** lying and situated at **Mouza Raghunathpur**, J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to **L.R Kri Khatian No 1206** comprised in C.S Dag No 608 corresponding to **R.S/L.R Dag No 642**, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No **BD-1/13, Deshbandhunagar**, Kolkata 700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is shown in the map or plan annexed hereto and marked with Red border and is butted and bounded in the manner as follows :-

ON THE NORTH BY : 8'-0" ft wide Common Passage;

ON THE SOUTH BY : 16'-0" ft Wide Road;

ON THE EAST BY : Land of Nanda Dulal Banerjee and others;

ON THE WEST BY : Samareswar Kahali ;

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

SIGNED SEALED AND DELIVERED AT
KOLKATA IN THE PRESENCE OF: -

WITNESSES

1. Sukhmita Kahali -
BC-13/1 D.B. Nagar
Kat-59

Kaushik Kahali

Aparna Goswami

SIGNATURE OF THE VENDORS

2. Manish Bhattacharya
BD-6, D.B. Nagar
K-59

Biswajit Podder

As constituted attorney for and on behalf of M/s. Podder Associates represented by its Partners 1) Smt. Rinku Podder. 2) Smt. Rekha Podder.

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED on and from the above mentioned Purchaser a sum of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh) only** as consideration money as per the memo of consideration hereunder written:-

Date	Cheque/Cash/RTGS	Bank - Branch	Amount
22/01/2024	153692	UCO-KOLKATA	Rs.80,00,000/
22/01/2024	153693	UCO-KOLKATA	Rs.40,00,000/
		Total :	Rs. 1,20,00,000/-

(Rupees One Crore Twenty Lakh) only

WITNESSES : -

1. Sukhen Kahali
BE/131, D.B. Nagar
kat-59

Kaushik Kahali

2. Manash Bhattacharya

Aparna Goswami

SIGNATURE OF THE VENDORS

Drafted by me and Prepared by:-

Manash Bhattacharya
Manash Bhattacharya
BD/6, Deshbandhu Nagar
Kolkata-700059,
L. No. DW. XI.45.
A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul
Avijit Paul
100S.S.Road, Dum-Dum
Kolkata-700030.
A.D.S.R. Cossipore Dum Dum

SITE PLAN OF SALE OF ALL THAT A PIECE AND PARCEL OF RAYAT DAKHALI SATTIYA **BASTU** LAND MEASURING AN AREA OF **3-4-30** THREE COTTAHS FOUR CHITTACKS THIRTY SFT BEING PLOT NO "C" TOGETHER WITH **PUCCA TWO STORIED CEMENT FLOORING** RESIDENTIAL BUILDING **HAVING 1300 SFT** ON THE **GROUND FLOOR** AND **HAVING 1100 SFT** ON THE **FIRST FLOOR** THUS TOTALING AN AREA OF **2400 SFT** LYING AND SITUATED AT **MOUZA RAGHUNATHPUR**, J.L NO 8, RE SA NO 134, TOUZI NO 3027, PARGANA KALIKATA, UNDER REVISIONAL SETTLEMENT (R.S) KHATIAN NO 60 CORRESPONDING TO **L.R KRI KHATIAN NO 1206** COMPRISED IN C.S DAG NO 608 CORRESPONDING TO **R.S/L.R DAG NO 642**, THEN P.S. RAJARHAT, AT PRESENT BAGUIATI, WITHIN THE LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, UNDER OLD WARD NO 25, AT PRESENT UNDER BIDHANNAGAR MUNICIPAL CORPORATION, NEW WARD NO 10, ASSESSEE NO 2003317670, HOLDING NO 177, AT BEING PREMISES NO **BD-1/13, DESHBANDHUNAGAR**, KOLKATA 700059, ADDITIONAL DISTRICT SUB REGISTRAR RAJARHAT, NEWTOWN, IN THE DISTRICT OF NORTH 24 PARGANAS.

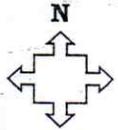
SCALE 1"=8'-0"

NAME OF THE VENDORS : SRI KAUSHIK KAHALI & SMT APARNA GOSWAMI

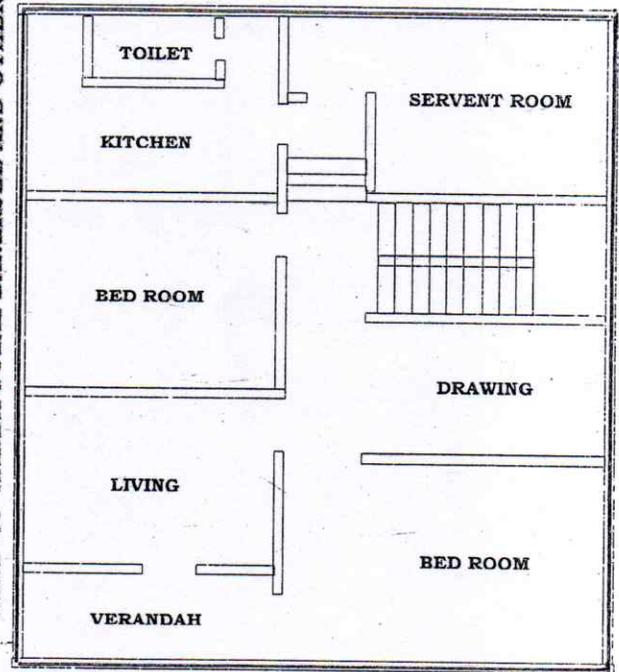
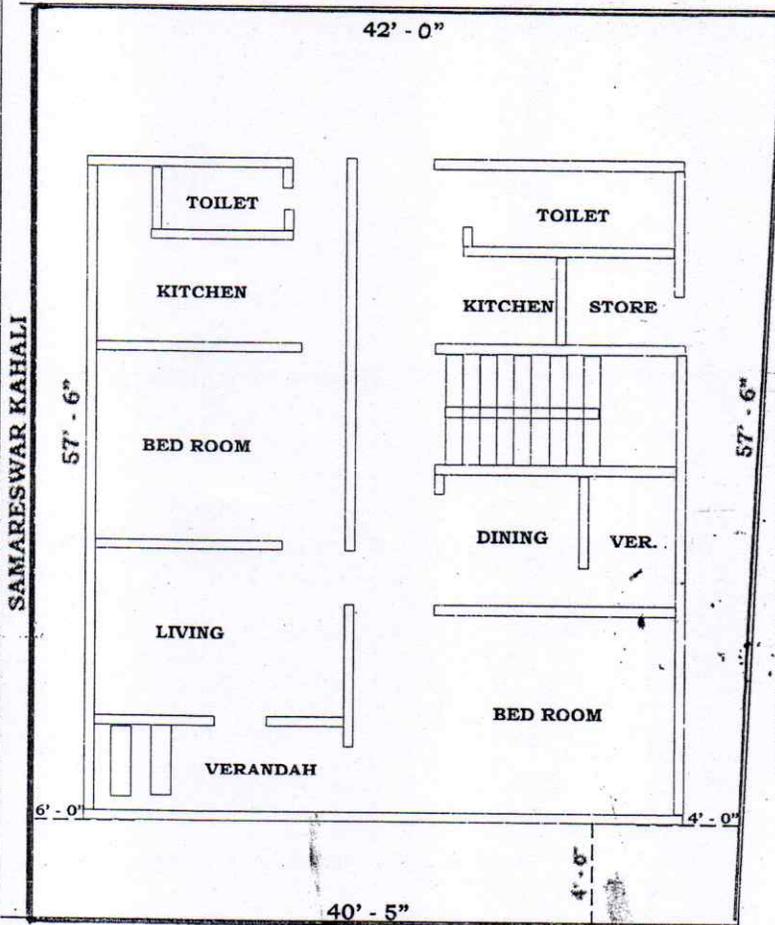
NAME OF THE PURCHASER : M/S. PODDER ASSOCIATES

TOTAL AREA OF THE LAND : 3 K - 4 CH. - 30 SFT.

SOLD AREA OF THE STRUCTURE : GROUND FLOOR 1300 SFT AND FIRST FLOOR 1100 SFT



8'-0" FT WIDE COMMON PASSAGE



FIRST FLOOR

← **GROUND FLOOR**
16'-0" FT WIDE ROAD →

Kaushik Kahali

Aparna Goswami

SIGNATURE OF THE VENDORS

Biswajit Podder

As constituted attorney for and on behalf of M/s. Podder Associates represented by its Partners 1) Smt. Rinku Podder. 2) Smt. Rekha Podder.

SIGNATURE OF THE PURCHASER

DRAWN BY:
Avijit Paul
AVIJIT PAUL

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. NO.	Signature of the Executants/Presentants					
	 <i>Koushik Bahali</i>	Little	Ring Left	Middle Hand	Fore	Thumb
						
		Thumb	Fore Right	Middle Hand	Ring	Little
						
	 <i>Aparna Goswami</i>	Little	Ring Left	Middle Hand	Fore	Thumb
						
		Thumb	Fore Right	Middle Hand	Ring	Little
						
	 <i>Biswajit Podder</i>	Little	Ring Left	Middle Hand	Fore	Thumb
						
		Thumb	Fore Right	Middle Hand	Ring	Little
						



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name	Pradip Kumar Dasgupta
নির্বাচকের নাম	প্রদীপ কুমার দাশগুপ্ত
Father's Name	Hajari
পিতার নাম	হাজারি
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	39
১.১.২০০০-এ বয়স	৩৯

Address

14/2 Kabi-Krishnaram-Das-Road 7 Nimta
North-24 -Parganas 700049

ঠিকানা

১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমতা উত্তর ২৪
পরগণা ৭০০০৪৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 138-Dum Dum

Assembly Constituency

১৩৮-দমদম

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

040/239

Pradip Kumar Dasgupta



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



192023240348903888

GRN Details

GRN: 192023240348903888 **Payment Mode:** SBI Epay
GRN Date: 15/01/2024 19:21:29 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 1964886278138 **BRN Date:** 15/01/2024 19:22:08
Gateway Ref ID: CHO7785310 **Method:** State Bank of India NB
GRIPS Payment ID: 150120242034890387 **Payment Init. Date:** 15/01/2024 19:21:29
Payment Status: Successful **Payment Ref. No:** 2000093964/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms PODDER ASSOCIATES
Address: Deshbandhu Nagar, Baguiati- 700059
Mobile: 8777451911
Period From (dd/mm/yyyy): 15/01/2024
Period To (dd/mm/yyyy): 15/01/2024
Payment Ref ID: 2000093964/4/2024
Dept Ref ID/DRN: 2000093964/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000093964/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	595020
2	2000093964/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	120014
3	2000093964/4/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	1086
			Total	716120

IN WORDS: SEVEN LAKH SIXTEEN THOUSAND ONE HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1523-01280/2024	Date of Registration	25/01/2024
Query No / Year	1523-2000093964/2024	Office where deed is registered	
Query Date	10/01/2024 3:45:18 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Gopal Sarkar 100, South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831981874, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,20,00,000/-	Rs. 1,20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,00,020/- (Article:23)	Rs. 1,20,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

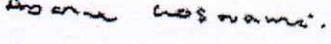
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Raghunathpur, Premises No: BD1/13, , Ward No: 10, Holding No:177 JI No: 8, Pin Code : 700059

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-642 (RS :-)	LR-1206	Bastu	Bastu	3 Katha 4 Chatak 30 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					5.4313Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	20,00,000 /-	20,00,000 /-	

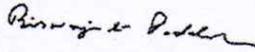
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Kaushik Kahali Son of Late Rajeswar Kahali Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>	<p>Photo</p>  <p>25/01/2024</p>	<p>Finger Print</p>  <p>LTI 25/01/2024 Captured</p>	<p>Signature</p>  <p>25/01/2024</p>
<p>BD-1/13, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: awxxxxxx1k, Aadhaar No: 48xxxxxxxx6442, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Aparna Goswami Wife of Mr Manojit Goswami Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>	<p>Photo</p>  <p>25/01/2024</p>	<p>Finger Print</p>  <p>LTI 25/01/2024 Captured</p>	<p>Signature</p>  <p>25/01/2024</p>
<p>3/7, Haridas Ghosh Road, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx4q, Aadhaar No: 78xxxxxxxx1997, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office.</p>				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Podder Associates FA-8/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx8c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswajit Podder (Presentant) Son of Late Haran Chandra Podder Date of Execution - 25/01/2024, , Admitted by: Self, Date of Admission: 25/01/2024, Place of Admission of Execution: Office	 <small>Jan 25 2024 11:08AM</small>	 Captured <small>LTI 25/01/2024</small>	 <small>25/01/2024</small>
AB-4/10, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxxx1d, Aadhaar No: 94xxxxxxxx6122 Status : Representative, Representative of : Podder Associates (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Kumar Dasgupta Son of Late Hazari Lal Dasgupta K. K. Ram Das Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 <small>25/01/2024</small>	 Captured <small>25/01/2024</small>	 <small>25/01/2024</small>
Identifier Of Mr Kaushik Kahali, Mrs Aparna Goswami, Mr Biswajit Podder			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kaushik Kahali	Podder Associates-2.71563 Dec
2	Mrs Aparna Goswami	Podder Associates-2.71563 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Kaushik Kahali	Podder Associates-1200.00000000 Sq Ft
2	Mrs Aparna Goswami	Podder Associates-1200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Raghunathpur, Premises No: BD1/13, , Ward No: 10, Holding No:177 JI No: 8, Pin Code : 700059

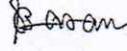
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 642, LR Khatian No:- 1206	Owner:রাজেশ্বর কঙ্গালী, Gurdian:কেন্দারেশ্বর কঙ্গালী, Address:বি. ডি. 1/13 বাগুইআটি দেশবন্ধুনগর , Classification:বাস্ত, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152301280 / 2024

On 17-01-2024

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 1,20,00,000/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 25-01-2024

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 10:47 hrs on 25-01-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Biswajit Podder

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

Execution is admitted on 25/01/2024 by 1. Mr Kaushik Kahali, Son of Late Rajeswar Kahali, BD-1/13, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 2. Mrs Aparna Goswami, Wife of Mr Manojit Goswami, 3/7, Haridas Ghosh Road, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 25-01-2024 by Mr Biswajit Podder, partner, Podder Associates (Partnership Firm), FA-8/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,20,014.00/- (A(1) = Rs 1,20,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2024 7:22PM with Govt. Ref. No: 192023240348903888 on 15-01-2024, Amount Rs: 1,20,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1964886278138 on 15-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1883, Amount: Rs.5,000.00/-, Date of Purchase: 11/01/2024, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2024 7:22PM with Govt. Ref. No: 192023240348903888 on 15-01-2024, Amount Rs: 5,95,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1964886278138 on 15-01-2024, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 60667 to 60690

being No 152301280 for the year 2024.



Sanjay Basak

Digitally signed by SANJOY BASAK
Date: 2024.02.07 10:32:19 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

