

06044/22

I - 5860/22

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

77AB 429516

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

30 DEC 2022

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 28<sup>th</sup> day of December, 2022 [TWO THOUSAND TWENTY TWO]

B-E-T-W-E-E-N



**SRI NIKHIL CHANDRA KUNDU (PAN BFKPK8008Q & AADHAAR No. 9030-4489-4869)**, son of Late Kartick Chandra Kundu, by faith Hindu, by occupation Business, nationality Indian, residing at 18, Srinagar Purba Para, Post Office Panchasayar, Police Station Panchasayar (formerly Purba Jadavpur), Kolkata - 700094, District South 24 Parganas (hereinafter referred to as the **Vendor**, includes successors-in-interest and/or assigns)

**AND**

(1) **SMT. BABLI KUNDU (PAN AKKPK2559C & AADHAAR No. 3524-6903-4392)**, wife of Sri Prabir Kumar Kundu, by faith Hindu, by occupation Business, nationality Indian, residing at Anuradha A/3, Neelachal Housing, 98, Rajdanga Gold Park, Post Office EKTP, Police Station Kasba, Kolkata - 700107, District South 24 Parganas;

(2) **SRI PRABIR KUMAR KUNDU (PAN AEYPK6487R and AADHAAR No. 610738652811)**, son of Late Kalipada Kundu, by faith Hindu, by occupation Business, nationality Indian, residing at Anuradha A/3, Neelachal Housing, 98, Rajdanga Gold Park, Post Office EKTP, Police Station Kasba, Kolkata - 700107, District South 24 Parganas;

(hereinafter collectively referred to as the **Purchasers**, include successors-in-interest and/or assigns)

The Vendor and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**Subject Matter of Conveyance**

**Said Property: ALL THAT** piece and parcel of land measuring 2 (two) Cottah 4 (four) Chittack 5 (five) Square Feet, more or less, **together with** a tile shed residential structure measuring 100 (one hundred) square feet, more or less, being Scheme Plot No. H, comprised in C.S. *Dag* No. 102, recorded under C.S. Khatian No. 6, corresponding R.S. *Dag* No. 191, recorded under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 and 133, *Mouza* Nayabad, J.L. No. 25, presently known as Premises No. 3859, Nayabad, being Assessee No. 31-109-08-9774-7, Police Station Purba Jadabpur (formerly Kasba), Kolkata-700094, within the limit of Kolkata Municipal Corporation (**KMC**), Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

**Background, Representations, Warranties and Covenants**

The Vendor represents and warrants to and covenants with the Purchasers regarding title as follows:

1. By virtue of an Indenture dated 4<sup>th</sup> February, 1993, registered in the Office of the Additional District Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 6, at Pages 63 to 82, being Deed No. 224 for the year 1993, Secretary, South Enclave, a registered Society having Registration No. S/60775 of 1988-89, represented by its Secretary, Ashoke Kumar Bose, purchased and became the sole and absolute owner in respect of land measuring 55 (fifty five) Cottah 8 (eight) Chittack 40 (forty) Square Feet, more or less, comprised in C.S. *Dag* No. 102, recorded under C.S. Khatian No. 6, corresponding R.S. *Dag* No. 191, recorded under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 and 133, *Mouza* Nayabad, J.L. No. 25, Police Station Purba Jadabpur (formerly Kasba), Kolkata-700094, within the limit of KMC, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas (**Larger Property**), free from all encumbrances.
2. For beneficial use and enjoyment of the said Larger Property, said Secretary, South Enclave subdivided the Larger Property into several plots of land including the area of adjacent pathway/road thereof.
3. By a General Power of Attorney dated 26<sup>th</sup> November, 1996, registered in the Office of the District Sub-registrar-III, South 24 Parganas at Alipore and recorded in Book No. IV, Volume No. 7, at Pages 35 to 44, being No. 273 for the year 1996, said Secretary, South Enclave appointed one Utpal Upadhyay as their true and lawful attorney to inter alia sell, convey and transfer their right, title and interest in the Larger Property in favour of any intending purchaser/s.
4. By an Indenture dated 3<sup>rd</sup> December, 1996, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 58, at Pages 117 to 134, being Deed No. 2061 for the year 1997, said Secretary, South Enclave (represented by its Constituted Attorney, Utpal Upadhyay) sold, conveyed and transferred its right, title and interest in the Said Property, being Scheme Plot No. H out of the Larger Property, unto and in favour of one Dilip Kumar Dey, free from all encumbrances.
5. By a Deed of Sale dated 5<sup>th</sup> September, 2008, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore and recorded in Book No. I, CD Volume No. 8, at Pages 463 to 485, being Deed No. 03817 for the year 2010, said Dilip Kumar Dey sold, conveyed and transferred his right, title and interest in the Said Property, being Scheme Plot No. H out of the Larger Property, unto and in favour of Nikhil Chandra Kundu (the Vendor herein), free from all encumbrances.
6. In the above mentioned events and circumstances said Nikhil Chandra Kundu (the Vendor herein) has become the sole and absolute owner in respect of the Said Property and mutated his name in the records of the Kolkata Municipal Corporation in respect of the Said Property having Municipal Premises No. 3859, Nayabad vide Assessee No. 31-109-08-9774-7, free from all encumbrances.



7. Said Nikhil Chandra Kundu (the Vendor herein) has also mutated his name in the records of the Block Land and Land Reforms Officer, ATM at Kasba, under R.S. Khatian No. 131, in respect of the Said Property, free from all encumbrances.
8. In the above mentioned events and circumstances said Nikhil Chandra Kundu (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, free from all encumbrances and have agreed to sell the Said Property in favour of the Purchasers herein.

**Representations, Warranties and Covenants Regarding Encumbrances:**

The Vendor represents and warrants to and covenants with the Purchasers regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor 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.
2. **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendor:** The Vendor 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.
4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
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.
6. **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars

and liabilities whatsoever or howsoever made or suffered by the Vendor 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 or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

### **Basic Understanding**

The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever in favour of the Purchasers and with good and marketable title and together with khas, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned above.

### **Transfer Hereby Made:**

The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being **ALL THAT** piece and parcel of land measuring 2 (two) Cottah 4 (four) Chittack 5 (five) Square Feet, more or less, **together with** a tile shed residential structure measuring 100 (one hundred) square feet, more or less, being Scheme Plot No. H, comprised in C.S. *Dag* No. 102, recorded under C.S. Khatian No. 6, corresponding R.S. *Dag* No. 191, recorded under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 and 133, *Mouza* Nayabad, J.L. No. 25, presently known as Premises No. 3859, Nayabad, being Assessee No. 31-109-08-9774-7, Police Station Purba Jadabpur (formerly Kasba), Kolkata-700094, within the limit of KMC, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

### **Consideration:**

The aforesaid transfer is being made in consideration of a sum of **Rs. 36,00,000/- (Rupees thirty six lakh only)** paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.



## **Terms of Transfer**

1. **Salient Terms:** The transfer being effected by this Conveyance is:
  - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
  - 1.2 **Absolute:** absolute, irreversible and perpetual.
  - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor 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 or the Vendor's predecessors-in-title.
  - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor 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.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
  - 2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. The Vendor hereby expressly declares and confirms that if any difficulty arises in respect of mutation of the Said Property in the name of the Purchasers then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchasers in respect of the Said Property.
  - 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendor has handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchasers.

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, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenant that the Purchasers and the Purchasers' successors-in-interest and/or 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 exclusively 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
6. **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchasers may convert the nature of use and classification of the Said Property to any other classification at the sole discretion of the Purchasers and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 undertake to cooperate with the Purchasers in all respect to



cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchasers.
8. **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, 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.

**SCHEDULE**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

**ALL THAT** piece and parcel of land measuring 2 (two) Cottah 4 (four) Chittack 5 (five) Square Feet, more or less, **together with** a tile shed residential structure measuring 100 (one hundred) square feet, more or less, being Scheme Plot No. H, comprised in C.S. *Dag* No. 102, recorded under C.S. Khatian No. 6, corresponding R.S. *Dag* No. 191, recorded under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 and 133, *Mouza* Nayabad, J.L. No. 25, presently known as Premises No. 3859, Nayabad, being Assessee No. 31-109-08-9774-7, Police Station Purba Jadabpur (formerly Kasba), Kolkata-700094, within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof including but not limited to the adjacent road and passages and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon being butted and bounded as follows:

**On the North** : By 30' (thirty feet) wide Road  
**On the East** : By Scheme Plot No. 'G'  
**On the South** : By Scheme Plot No. 'C'  
**On the West** : By Scheme Plot No. 'T'



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

**Witnesses:**

1. Bikram Saha  
S/o Late Prasanta Saha  
2. Chit Nagabhadra  
Koh-94

Arunkhil Chandra Kundu  
**VENDOR**

2. Ajay Kumar Borik  
4, Gov Place  
Koh-1

1. Babli Kundu

2. Prabir Kumar Kundu  
(PRABIR KUMAR KUNDU)

---

**PURCHASERS**

**Drafted by:**

Shuvadip Chakraborty  
Shuvadip Chakraborty  
Advocate  
High Court at Calcutta  
8/18/14



### Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.36,00,000/- (Rupees thirty six lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 071163	15-12-2022	Axis Bank, Madurdaha	10,00,000/-
Cheque No. 037175	21-12-2022	ICICI Bank, Kasba Branch	11,00,000/-
Cheque No. 975051	21-12-2022	IndusInd Bank, Kasba- Kolkata Branch	15,00,000/-
<b>Total:</b>			<b>36,00,000/-</b>

**Witness:**

1. Bikram Saha

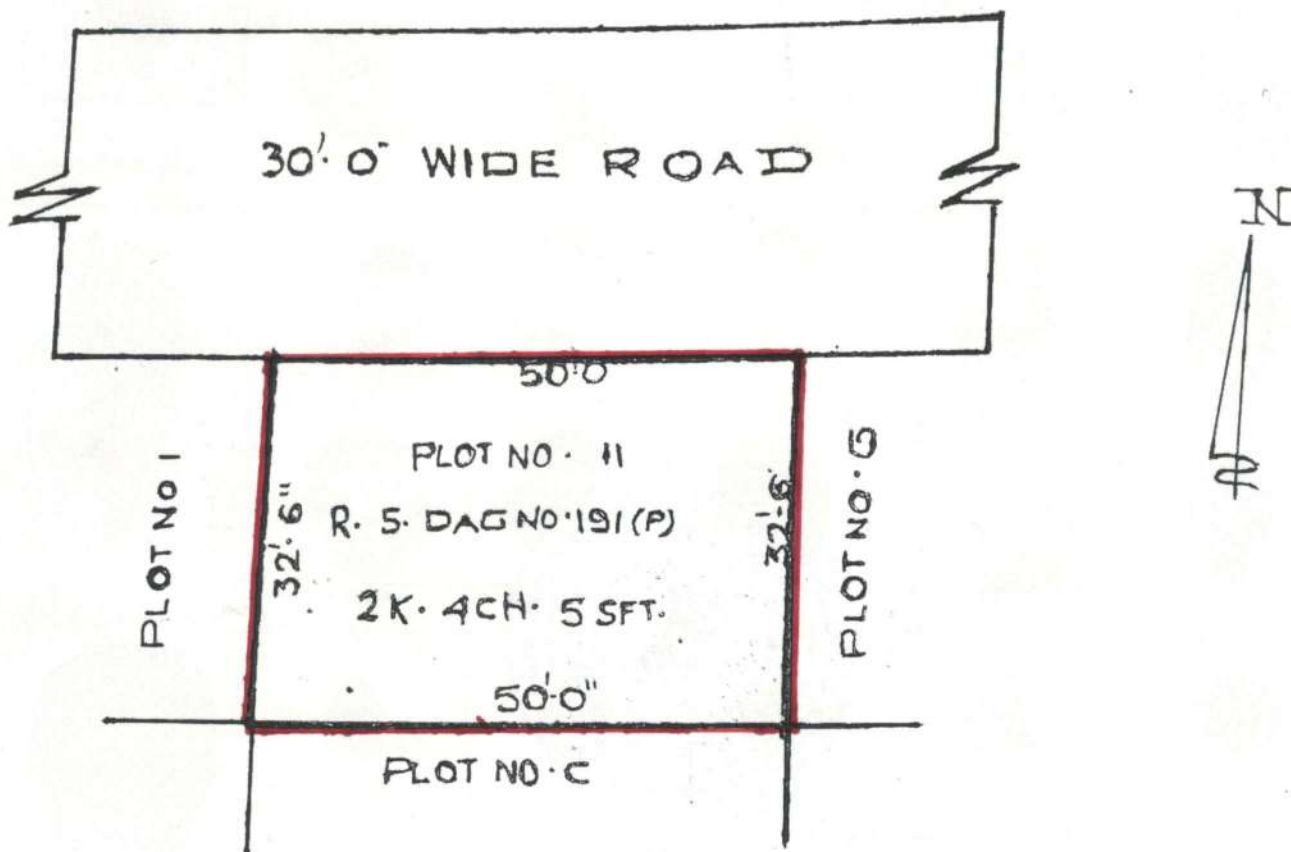
2. Ajay Kumar Banik

Nikhil Chandra Kundu

**VENDOR**



**THE PLAN OF** piece and parcel of land measuring 2 (two) Cottah 4 (four) Chittack 5 (five) Square  
et, more or less, together with a tile shed residential structure measuring 100 (one hundred) square  
et, more or less, being Scheme Plot No. H, comprised in C.S. Dag No. 102, recorded under C.S.  
Khatian No. 6, corresponding R.S. Dag No. 191, recorded under R.S. Khatian Nos. 112, 113, 115,  
116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 and 133, Mouza Nayabad, J.L. No.  
25, presently known as Premises No. 3859, Nayabad, Police Station Purba Jadabpur (formerly  
Kasba), Kolkata-700094, Ward No. 109, District South 24 Parganas.



**SITE PLAN**

1. Babli Kundu

2. 

  
**VENDOR**

**PURCHASERS**



SPECIMEN FORM TEN FINGER PRINTS

No. Signature of the  
executants and/or  
purchaser Presentants



Akhil  
Chandra Kundu

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		



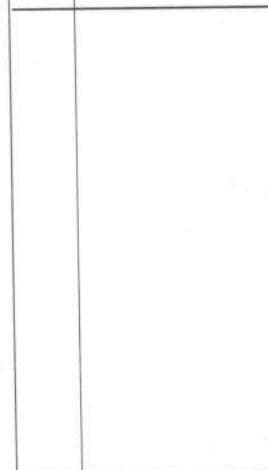
Babli Kunder

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		



Babli Kunder

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)		





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



192022230228694918

GRN Details

GRN:	192022230228694918	Payment Mode:	SBI Epay
GRN Date:	26/12/2022 12:03:22	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8369066796713	BRN Date:	26/12/2022 12:03:52
Gateway Ref ID:	223603684877	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	261220222022869490	Payment Init. Date:	26/12/2022 12:03:22
Payment Status:	Successful	Payment Ref. No:	2003573378/2/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Prabir Kumar Kundu  
Address: Neelachal Abasan, Kasba, Kolkata-107  
Mobile: 9830383805  
Period From (dd/mm/yyyy): 26/12/2022  
Period To (dd/mm/yyyy): 26/12/2022  
Payment Ref ID: 2003573378/2/2022  
Dept Ref ID/DRN: 2003573378/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003573378/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	171725
2	2003573378/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	42940
Total				214665

IN WORDS: TWO LAKH FOURTEEN THOUSAND SIX HUNDRED SIXTY FIVE ONLY.



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



192022230228694918

GRN Details

GRN:	192022230228694918	Payment Mode:	SBI Epay
GRN Date:	26/12/2022 12:03:22	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8369066796713	BRN Date:	26/12/2022 12:03:52
Gateway Ref ID:	223603684877	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	261220222022869490	Payment Init. Date:	26/12/2022 12:03:22
Payment Status:	Successful	Payment Ref. No:	2003573378/2/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Prabir Kumar Kundu  
Address: Neelachal Abasan, Kasba, Kolkata-107  
Mobile: 9830383805  
Period From (dd/mm/yyyy): 26/12/2022  
Period To (dd/mm/yyyy): 26/12/2022  
Payment Ref ID: 2003573378/2/2022  
Dept Ref ID/DRN: 2003573378/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003573378/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	171725
2	2003573378/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	42940
Total				214665

IN WORDS: TWO LAKH FOURTEEN THOUSAND SIX HUNDRED SIXTY FIVE ONLY.











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16302003573378/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NIKHIL CHANDRA KUNDU 18, Srinagar Purba Para, City:- Not Specified, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Seller			Nikhil Chandra Kundu 28/12/22
2	Smt BABLI KUNDU 98, Rajdanga Gold Park, City:- Not Specified, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Buyer			Babli Kundu 28.12.2022
3	Mr PRABIR KUMAR KUNDU 98, Rajdanga Gold Park, City:- Not Specified, P.O:- E K T P, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107	Buyer			Prabir Kundu 28/12/2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	BIKRAM SAHA Son of Prashanta Kumar Saha 109, Purba Jadabpur, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700094	Mr NIKHIL CHANDRA KUNDU, Smt BABLI KUNDU, Mr PRABIR KUMAR KUNDU			<i>Bikram Saha</i> 28/12/2022

(Jaideb Pal)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
V SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIKHIL CHANDRA KUNDU

KARTIK KUNDU

01/01/1952

Permanent Account Number

BFKPK8008Q

*Nikhil Chandra Kundu*

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौटाएं :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं. 3, सेक्टर-11, सीबीडी, बेलपुर,

नवी मुंबई-400 614.

*Nikhil Chandra Kundu*



ভারত সরকার  
Government of India



নিখিল চন্দ্র কুণ্ডু  
Nikhil Chandra Kundu  
পিতা : কার্তিক চন্দ্র কুণ্ডু  
Father : Kartick Chandra Kundu  
জন্মতারিখ / DOB : 01/01/1952  
পুরুষ / Male



9030 4489 4869

- সাধারণ মানুষের অধিকার

*Nikhil Chandra Kundu*

Unique Identification Authority of India

ঠিকানা:

S/O: কার্তিক চন্দ্র কুণ্ডু, আর  
18, শ্রী নগর পূর্ব পাড়া,  
পঞ্চসায়র, পঞ্চসায়র, পঞ্চসায়র,  
কোলকাতা, পশ্চিমবঙ্গ, 700094

Address:

S/O: Kartick Chandra Kundu, R  
18, SRINAGAR PURBAPARA,  
PANCHASAYAR, Panchasayar,  
Panchasayar, Kolkata, West  
Bengal, 700094

9030 4489 4869

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BABLI KUNDU

GIRIJA SUNDAR KUNDU

05/01/1960

Permanent Account Number

AKKPK2559C



Babli Kundu  
Signature

Babli Kundu

  
ভারত সরকার  
Government of India


  
বাবলি কুন্ডু  
Babli Kundu  
পিতা : গিরিজা সুন্দর কুন্ডু  
Father: Girija Sundar Kundu  
জন্মতারিখ / DOB : 05/01/1960  
মহিলা / Female



3524 6903 4392

আধার - সাধারণ মানুষের অধিকার




Babli Kundu ..

  
আধার  
ভারতীয় আদার প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
অনুরাধা এ/৩ নীলাচল আবাসন,  
৯৮ রাজডাঙা গোল্ড পার্ক,  
ই.কে.টি, ই.কে.টি, কোলকাতা,  
পশ্চিম বঙ্গ, 700107

Address:  
ANURADHA A/3 NEELACHAL  
ABASAN, 98 RAJDANGA GOLD  
PARK, E.K.T, E.k.t, Kolkata, West  
Bengal, 700107

3524 6903 4392

 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA


PRABIR KUMAR KUNDU

KALI PADA KUNDU

07/01/1951

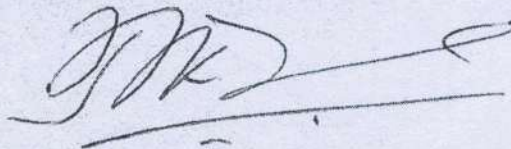
Permanent Account Number

AEYPK6487R

  
Signature







In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UHSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.





ভারত সরকার  
Government of India



প্রবীর কুমার কুন্ডু

Prabir Kumar Kundu

পিতা : কালীপদ কুন্ডু

Father : Kalipada Kundu

জন্মতারিখ / DOB : 07/01/1951

পুরুষ / Male



6107 3865 2811

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

অনুরাধা এ/৩ নীলাচল আবাসন,  
৯৮ রাজডাঙ্গা গোল্ড পার্ক,  
ই.কে.টি, ই.কে.টি, কোলকাতা,  
পশ্চিম বঙ্গ, 700107

Address:

ANURADHA A/3 NEELACHAL  
ABASAN, 98 RAJDANGA GOLD  
PARK, E.K.T, E.k.t, Kolkata, West  
Bengal, 700107

6107 3865 2811



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2189/69404/00574

To  
Bikram Saha  
বিক্রম সাহা  
2 Chhit nayabad  
109 Purba Jadabpur  
Kolkata  
Panchasayar  
Panchasayar, Circus Avenue, Kolkata,  
West Bengal - 700094  
9883145926

11/02/2017



KA111395369FH

11139536



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2497 5729 8617**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

বিক্রম সাহা  
Bikram Saha



জন্মতারিখ / DOB: 06/04/1980

পুরুষ / Male

**2497 5729 8617**



আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ২ চিত্ত নয়বাদ, ১০৯ পূর্ব  
যাদবপুর, কলকাতা, পঞ্চসায়ের,  
পঞ্চসায়ের, কোলকাতা, সার্কাস অভেনু,  
পশ্চিম বঙ্গ, ৭০০০৯৪

Address: 2 Chhit nayabad, 109  
Purba Jadabpur, Kolkata,  
Panchasayar, Panchasayar,  
Kolkata, Circus Avenue, West  
Bengal, 700094

**2497 5729 8617**



1947



help@uidai.gov.in

www

www.uidai.gov.in

*Bikram Saha*



## Major Information of the Deed

Deed No :	I-1630-05860/2022	Date of Registration	30/12/2022
Query No / Year	1630-2003573378/2022	Office where deed is registered	
Query Date	19/12/2022 5:39:27 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHUVADIP CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL PIN - 700001, Mobile No. : 7278416548, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 42,92,624/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,71,735/- (Article:23)	Rs. 42,972/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3859, , Ward No: 109 Pin Code : 700094

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 :- )		Bastu		2 Katha 4 Chatak 5 Sq Ft	35,80,000/-	42,65,624/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					3.724Dec	35,80,000 /-	42,65,624 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NIKHIL CHANDRA KUNDU</b> Son of Late Kartick Chandra Kundu 18, Srinagar Purba Para, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx8Q, Aadhaar No: 90xxxxxxxx4869, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt BABLI KUNDU (Presentant )</b> Wife of Mr Prabir Kumar Kundu 98, Rajdanga Gold Park, City:- Not Specified, P.O:- E K T P, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9C, Aadhaar No: 35xxxxxxxx4392, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Pvt. Residence
2	<b>Mr PRABIR KUMAR KUNDU</b> Son of Late Kalipada Kundu 98, Rajdanga Gold Park, City:- Not Specified, P.O:- E K T P, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7R, Aadhaar No: 61xxxxxxxx2811, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>BIKRAM SAHA</b> Son of Prashanta Kumar Saha 109, Purba Jadabpur, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094			
Identifier Of Mr NIKHIL CHANDRA KUNDU, Smt BABLI KUNDU, Mr PRABIR KUMAR KUNDU			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr NIKHIL CHANDRA KUNDU	Smt BABLI KUNDU-1.86198 Dec, Mr PRABIR KUMAR KUNDU-1.86198 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr NIKHIL CHANDRA KUNDU	Smt BABLI KUNDU-50.00000000 Sq Ft, Mr PRABIR KUMAR KUNDU-50.00000000 Sq Ft



On 28-12-2022

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:25 hrs on 28-12-2022, at the Private residence by Smt BABLI KUNDU , one of the Claimants.

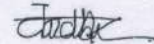
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,92,624/-

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

Execution is admitted on 28/12/2022 by 1. Mr NIKHIL CHANDRA KUNDU, Son of Late Kartick Chandra Kundu, 18, Srinagar Purba Para, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 2. Smt BABLI KUNDU, Wife of Mr Prabir Kumar Kundu, 98, Rajdanga Gold Park, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 3. Mr PRABIR KUMAR KUNDU, Son of Late Kalipada Kundu, 98, Rajdanga Gold Park, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by BIKRAM SAHA, , , Son of Prashanta Kumar Saha, 109, Purba Jadabpur, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29-12-2022

**Payment of Fees**

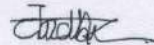
Certified that required Registration Fees payable for this document is Rs 42,972.00/- ( A(1) = Rs 42,926.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 42,940/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2022 12:03PM with Govt. Ref. No: 192022230228694918 on 26-12-2022, Amount Rs: 42,940/-, Bank: SBI EPay ( SBlePay), Ref. No. 8369066796713 on 26-12-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,71,725/- and Stamp Duty paid by by online = Rs 1,71,725/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/12/2022 12:03PM with Govt. Ref. No: 192022230228694918 on 26-12-2022, Amount Rs: 1,71,725/-, Bank: SBI EPay ( SBlePay), Ref. No. 8369066796713 on 26-12-2022, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 30-12-2022

**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.



### Payment of Fees

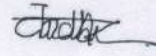
Certified that required Registration Fees payable for this document is Rs 42,972.00/- ( A(1) = Rs 42,926.00/- , E = Rs 4.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,71,725/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32016, Amount: Rs.10.00/-, Date of Purchase: 12/12/2022, Vendor name: Mousumi Ghosh



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 112 to 133

being No 163005860 for the year 2022.



*Jaideb Pal*

Digitally signed by JAIDEB PAL  
Date: 2023.01.03 11:27:07 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/01/03 11:27:07 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

---



320/6

12 DEC 2022

SL. No. .... DATE .....  
NAME .....  
ADD. ....  
AMT. ....

SIRAJUL ISLAM  
Advocate  
Calcutta High Court

Babli Kundu

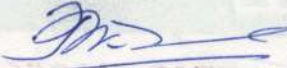


V.C.T. #  
4512

Babli Kundu



V.C.T. #  
4513

  
(PRABIR KUMAR KUNDU)



V.C.T. #  
4514


Niraj Chandra Kundu



V.C.T. #  
4511

Identified by:  
Bikram Saha

SO Late Prasanta Saha  
2-Child Naga Bora  
kol-94

  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE





7  
DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

28 DEC 2022