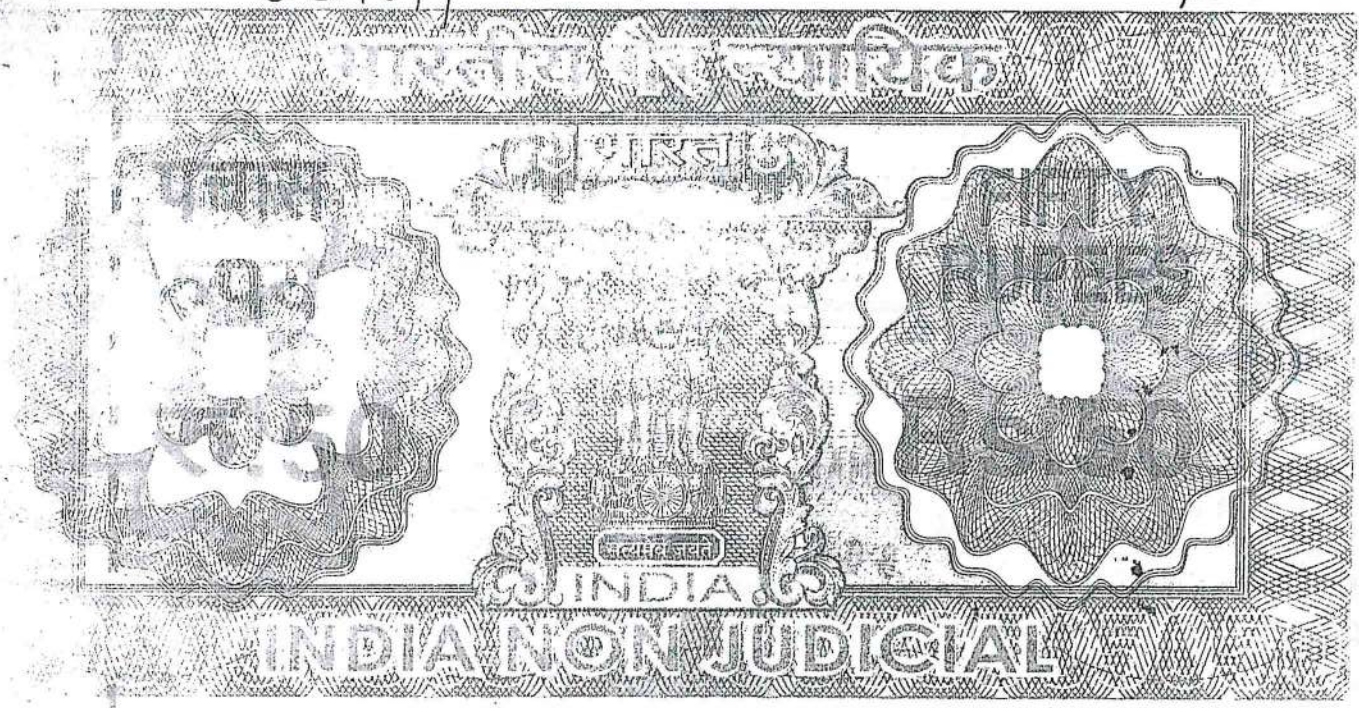


03767/2022

I-03652/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 178272

Notarized and
Signed
before me
on the 25th day of

25 APR 2022

DEED OF CONVEYANCE

THIS DEED OF INDENTURE made this the 25th day of
April Two Thousand Twenty Two (2022).

BETWEEN

(1) **SMT SUJATA RAY, (PAN NO. ADHPR7997R) (ADHAR NO. 4025 9282 6339)**, wife of Late Basudeb Ray, by Religion - Hindu, by Nationality-Indian, by Occupation Household duties, (2) **SRI KAUSHIK RAY, (PAN NO. ARYPR2852G) (ADHAR NO. 9897 2865 0102)**, son of Late Basudeb Ray, by Religion - Hindu, by Nationality-Indian, by Occupation-Service, and (3) **SMT MOUTRISHA RAY, (PAN NO. BQGPR0791G) (ADHAR NO. 3975 8539 4480)**, daughter of Late Basudeb Ray, by Religion - Hindu, by Nationality-Indian, by Occupation-Household duties, all are residing at 95/E2, Canal South Road, Basundhara Chingrighata, Nowbhangra, P.S. Pragati Maidan, in the District of South 24 Parganas, Kolkata-700 105, hereinafter referred to as the **"VENDORS"**, (which expression shall unless excluded by or repugnant to the context be deemed to mean to include their legal heirs, executors, legal representatives successor or successors and assigns) of the **ONE PART**.

AND

SRI ARINDAM BANERJEE, (PAN NO. AEFPB8754F), (ADHAR NO. 7474 0290 4129), son of Sri Alok Banerjee, by Religion - Hindu, by Nationality-Indian by Occupation - Business, residing at Siddha Pines, Silver 1 Block, Flat No. SL401, AS185, Rajarhat Main Road, P.S. Rajarhat, in the District of North 24 Parganas, Kolkata-700 136, hereinafter referred to as the **"PURCHASER"** (which terms and expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS one Santosh Chandra Ray was recorded owner in respect of entire land measuring 04 Decimals comprised in R.S. Dag No. 148 and 28 Decimals of land comprised in R.S. Dag no. 149 of Mouza-Bhatenda, J.L. No. 28, R.S. Khatian no. 539, P.S. Rajarhat, within the District of North 24 Parganas, he also acquired right, title and interest in respect of other properties of the locality.

AND WHEREAS the said Santosh Chandra Ray died long before and at the time of his death he left two sons namely Sri Anil Ray alias Anil Kumar Ray and Sri Sunil Ray alias Sunil Kumar Ray as his legal heirs and successors.

AND WHEREAS after demise of Santosh Chandra Ray his two sons as stated above acquired right, title and interest of 50% share each in respect of the said property left by the said Santosh Chandra Ray, their deceased father and the said Sri Anil Ray and Sri Sunil Ray jointly enjoying and possessing the said property peacefully without any interference from any corner.

AND WHEREAS the said Anil Ray and Sunil Ray recorded their names in L.R. Operation in place of their deceased father in respect of 50% share each. The name of Anil Ray recorded in L.R. Khatian bearing no. 35 in L.R. Dag No. 148 land measuring 02 Decimal out of 04 decimals of land and in L.R. Dag No 149, land recorded 14 Decimals out of 28 Decimals of land, Total land recorded in the name of Anil Ray 16 Decimals which comprised in L.R. Dag no. 148, 149, L.R. Khatian No. 35. Thus the said Sunil Ray also recorded his name by this way in respect of his 50% share, which acquired right, title and interest as legal heirs from his father Santosh Chandra Ray, since deceased, he recorded in

L.R. Khatian No. 814, L.R. Dag no. 148, land measuring 02 Decimals and in L.R. Dag No. 149, land measuring 14 Decimals, total land recorded 16 Decimals in L.R. Dag No. 148 and 149.

AND WHEREAS the said Sunil Ray alias Sunil Kumar Ray died intestate on 14.10.1994 leaving behind him his widow namely Smt Triptimayi Ray, two sons namely Sri Biswajit Ray and Sri Subir Prasad Ray and three married daughters namely Smt Kabita Bhattacharjee, Smt Babita Mukherjee and Smt Ruba Chakraborty as his legal heirs and successors and they acquired right, title and interest jointly in respect of 16 Decimals of land in L.R. Dag No. 149, Land measuring 14 Decimals and in L.R. Dag no. 148, Land measuring 02 Decimals under L.R. Khatian No. 814, left by Sunil Ray since deceased .

AND WHEREAS the said Anil Ray alias Anil Kumar Ray also died on 03.11.1989 leaving behind him, his widow namely Smt Urmila Ray and three sons namely Basudeb Ray, Amal Kumar Ray and Swapan Kumar Ray as his legal heirs and successors and they jointly acquired right, title and interest in respect of land measuring 16 Decimals in L.R. Dag No. 148, Land measuring 02 Decimals and in L.R. Dag No. 149, Land measuring 14 Decimals under L.R. Khatian No. 35, left by Anil Ray since deceased.

AND WHEREAS during their peaceful possession with a view to transfer right, title and interest of legal heirs of said Anil Ray and Sunil Ray jointly executed and registered a Registered General Power of Attorney dated 12.02.2010, in favour of Smt Sujata Ray, wife of Sri Basudeb Ray, which registered document

entered in Book No. IV, Being No. 00268 for the year 2010, registered at D.S.R.-II, North 24 Parganas.

AND WHEREAS thereafter the said Smt Urmila Ray, Amal Kumar Ray and Swapan Kumar Ray during their peaceful possession out of love and affection jointly transferred their undivided 3/4th share of land measuring 1.50 Decimals out of 2 Decimals comprised in R.S./L.R. Dag No. 148 and land measuring 10.50 Decimals out of 14 Decimals land comprised in R.S./L.R. Dag no. 149 along with other properties lying and situates at Mouza-Bhatenda, J.L. No. 28, R.S. Khatian no. 539, within the local limits of Rajarhat Bishnupur- 1 No. Gram Panchayet, P.S. Rajarhat in the District of North 24 Parganas in favour of Sri Basudeb Ray by virtue of a Registered Deed of Gift, dated 03.01.2014, registered at A.D.S.R.O. Rajarhat, which was entered in Book No. I, Volume No. 1, Pages from 1226 to 1239, Being No. 00057 for the year 2014.

AND WHEREAS thus the said Basudeb Ray became the absolute owner of 16 Decimals of land in L.R. Dag No. 148 and 149, in L.R. Khatian no. 35, Mouza-Bhatenda, by virtue of legal inheritance and by way of gift from his brothers and mother as stated above.

AND WHEREAS the said Basudeb Ray also acquired right, title and interest in respect of 16 Decimals of land comprised in L.R. Dag no. 149, land measuring 14 Decimals and L.R. Dag no. 148, land measuring 02 Decimals under L.R. Khatian No. 814 of Mouza-Bhatenda by virtue of three separate sale deed against valuable consideration. (i) Registered Deed of Sale dated 03.01.2014, executed and registered by Smt Kabita Bhattacharjee

and Smt Babita Mukherjee, legal heirs of Late Sunil Ray, in favour of Basudeb Ray, which was entered in Book No. I, Volume No. 1, pages from 1277 to 1288, being No. 00061 for the year 2014, registered at A.D.S.R.O. Rajarhat, in respect of land measuring 04.67 Decimals of land comprised in L.R. Dag No. 149 and land measuring 00.66 Decimals of land in L.R. Dag No. 148 of Mouza-Bhatenda, (ii) Registered Deed of Sale dated 03.01.2014, executed and registered by Sri Subir Prasad Ray and Smt Triptimayi Ray, legal heirs of Late Sunil Ray, in favour of Basudeb Ray, which was entered in Book No. I, Volume No. 1, Pages from 1289 to 1300, being No. 00062 for the year 2014, registered at A.D.S.R.O. Rajarhat, in respect of land measuring 04.66 Decimals of land comprised in L.R. Dag No. 149 and land measuring 00.67 Decimals of land in L.R. Dag No. 148 of Mouza-Bhatenda, (iii) Registered Deed of Sale dated 03.01.2014, executed and registered by Sri Biswajit Ray and Smt Ruba Chakraborty, legal heirs of Late Sunil Ray, in favour of Basudeb Ray, which was entered in Book No. I, Volume No. 1, pages from 1326 to 1337, being No. 00063 for the year 2014, registered at A.D.S.R.O. Rajarhat, in respect of land measuring 04.67 Decimals of land comprised in L.R. Dag No. 149 and land measuring 00.67 Decimals of land in L.R. Dag No. 148 of Mouza-Bhatenda. All those three sale deed registered and executed through Smt Sujata Ray wife of Sri Basudeb Ray as their registered constituted attorney.

AND WHEREAS thus the said Basudeb Ray became absolute owner in respect of 32 Decimals of land comprised in L.R. Dag No. 148 and 149 under L.R. Khatian No, 35 and 814 of Mouza-Bhatenda, P.S. Rajarhat, in the District of North 24

Parganas by virtue of legal inheritance, gift and purchase as stated above and the said Basudeb Ray thereafter recorded his name in L.R. Khatian No. 4759, in respect of 32 Decimals of land as stated above and also recorded his name in local Rajarhat Bishnupur 1 No. Gram Panchayet and paying rates and taxes thereof.

AND WHEREAS during peaceful possession and enjoyment the said Basudeb Ray died intestate on 10.04.2022, leaving behind his widow namely Smt Sujata Ray, only son namely Sri Kaushik Ray and only daughter namely Smt Moutrisha Ray as his legal heirs and successors, since death of Basudeb Ray his legal heirs enjoying and possessing the property without any intervention and interference from any corner in respect of the property left by Basudeb Ray.

AND WHEREAS due to urgent need of money the legal heirs of Basudeb Ray, namely Sujata Ray, Kaushik Ray and Moutrisha Ray jointly decided to transfer the properties for which they have sub divided the land comprised in L.R. Dag No. 149 in Lot No. A, B, C and D measuring 07 Decimals each Lot and L.R. Dag No. 148 in Lot E measuring 04 Decimals and they have prepared a sketch plan of their entire property measuring 32 Decimals of land comprised in L.R. Dag No. 148, 149, L.R. Khatian No. 4759 of Mouza-Bhatenda, P.S. Rajarhat, within Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24 Parganas.

AND WHEREAS the VENDORS herein proposed to sale the land measuring 07 Decimals comprised in L.R. Dag No. 149 in Lot B for a consideration price of **Rs. 26,25,000/- (Rupees Twenty Six Lakh Twenty Five Thousand) only** and the

purchaser herein having heard the proposal of sale and accepted the proposal for a consideration price of Rs. 26,25,000/- (Rupees Twenty Six Lakh Twenty Five Thousand) only.

NOW THIS DEED WITNESSES that in consideration of sum of Rs. 26,25,000/- (Rupees Twenty Six Lakh Twenty Five Thousand) only to be paid by the purchaser to the VENDORS simultaneously with the execution of these presents the receipt whereof the VENDORS hereby admits and acknowledges and of and from the same release and discharge the purchaser and the said property of the said VENDORS as beneficial owner to hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said purchaser free from encumbrances. ALL THAT land measuring 07 Decimals out of 28 Decimals comprised in L.R. Dag no. 149 marked as Lot-B lying and situates at Mouza-Bhatenda, J.L. No. 28, L.R. Khatian no. 4759, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, P.S. Rajarhat in the District of North 24 Parganas morefully delineated and coloured "Red" in the map hereto annexed TOGETHER WITH all ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant, thereto shown in the schedule hereunder. AND ALL the estate, right title, interest, claim and demand whatsoever of the VENDORS into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, muniments and other evidences of title, AND THE VENDORS do

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hereby covenant with the purchaser, their heirs, executors, administrators, representatives and assigns, that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the VENDORS are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the VENDORS have full power and absolute authority to sell the said property in manner aforesaid. AND the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under them. AND further that the VENDORS, their heirs, executors, administrators or assigns, covenant with the purchaser, their heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the purchaser, their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. AND the VENDORS, their heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

* ALL THAT piece and parcel of vacant Bagan land measuring **07 (Seven) Decimals** more or less out of the total land measuring 28 Decimals marked in **Lot-B** comprised in **R.S./L.R. Dag No.**

149 lying and situates at **Mouza-Bhatenda**, J.L. No. 28, Re Su No. 50, Touzi No. Sabek 2998, Hal 10, R.S. Khatian No. 539, **L.R. Khatian No. 4759**, within the limits of **Rajarhat Bishnupur 1 No. Gram Panchayet, P.S. Rajarhat, Pin-700135**, A.D.S.R.O. Rajarhat in the Dist. of North 24 Parganas, which property shown and described by annexed plan particularly bordered by red will be considered a part of the documents, which butted and bounded by :

On the North : By Plot of Dag No. R.S./L.R. Dag no. 155.

On the South: By 20' Wide Panchayet Road.

On the East : By Plot of Dag No. R.S./L.R. Dag No. 149, (Lot C). —

On the West : By Plot of Dag No. R.S./L.R. Dag No. 149 (Lot A).

IN WITNESS WHEREOF the parties have 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:

1. Pulak Chatterjee
Rajshahi, KOL - 135

Sujata Ray

Kausik Ray

Monisha Ray

SIGNATURE OF THE VENDORS

2. Subrata Neogi
Bhubaneswar, Rajshahi
COL - 135

Indira Banerjee

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

DATE	BANK	BRANCH	DRAFT NO.	AMOUNT (RS.)
22.04.2022	BANDHAN	CHINAR PARK	036322	15,00,000/-
22.04.2022	BANDHAN	CHINAR PARK	036323	2,25,000/-
22.04.2022	BANDHAN	CHINAR PARK	036324	9,00,000/-
			TOTAL	26,25,000/-

Received (Rupees Twenty Six Lakh Twenty Five Thousand) Only.

Sujata Ray

Kaushik Ray

Mouhisha f.

SIGNATURE OF THE VENDORS

WITNESSES: -

1) Pulak Chatterjee

2) Subrata N.

DRAFTED BY :

Soumitra Bhattacharya

Advocate,

Barasat Judges' Court, Barasat

(F/No. 458/460/88).

TYPED BY -

Rupak Das

Rupak Das,

9, Thana Road,

Kolkata-700 028.

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

192022230013832208 **Payment Mode:** Online Payment (SBI Epay)
24/04/2022 11:46:14 **Bank/Gateway:** SBIEPay Payment Gateway
5254098689328 **BRN Date:** 24/04/2022 11:47:14
Ref ID: 202211440516893 **Method:** State Bank of India New PG
CC
Status: Successful **Payment Ref. No:** 2001214379/2/2022
[Query No*/Query Year]

For Details

Applicant's Name: SOUMITRA BHATTACHARYA
Address: MALL RD KOL 80 DUMDUM WB
File: 9681357727
Applicant Status: Advocate
File No: 2001214379
Applicant's Name: Mr SOUMITRA BHATTACHARYA
Identification No: 2001214379/2/2022
Remarks: Sale, Sale Document

Payment Details

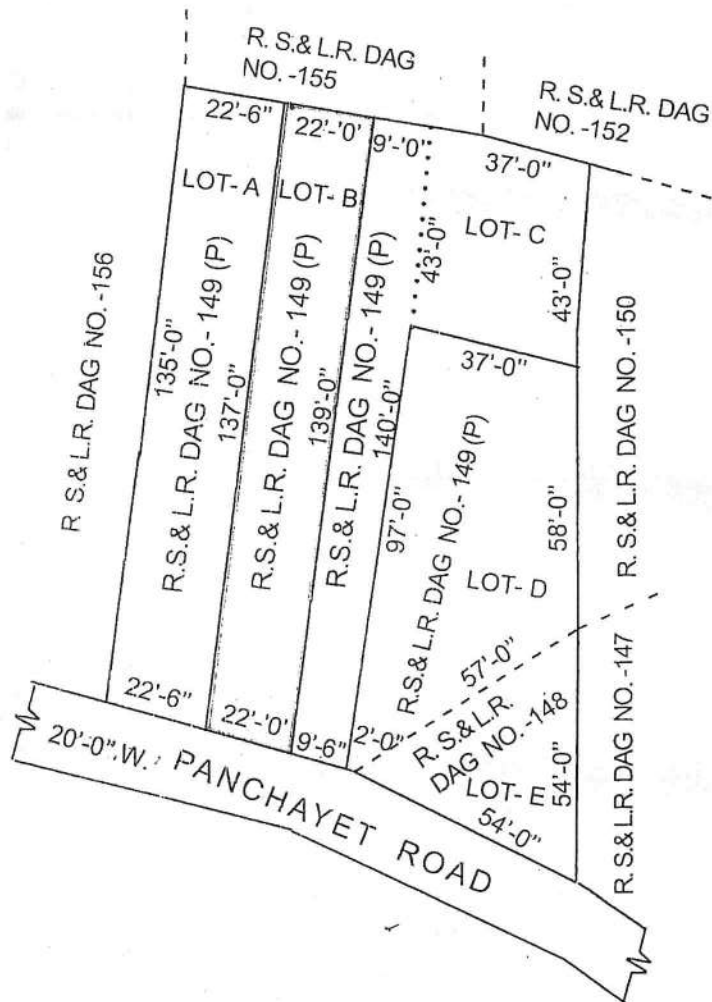
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001214379/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	104915
2	2001214379/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	34979
3	2001214379/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	280
Total				140174

IN WORDS: ONE LAKH FORTY THOUSAND ONE HUNDRED SEVENTY FOUR ONLY.

OF PART OF R. S.& L.R. DAG NO. - 149, AT MOUZA - BHATENDA, J.L. NO. NO - 50. L.R. KHATIAN NO.- 4759, TOUZI NO.- 10. P.S. - RAJARHAT, DIST. - 4 PARGANAS, UNDER RAJARHAT - BISHNUPUR I NO. GRAM PANCHAYET.

USER :- ARINDAM BANERJEE.

SCALE = 1" = 40'-0"



COLOUR	REFERENCE	A R E A			
		ACRE	K.	C.H	S.F.T
LOT-B	R.S. & L.R. DAG NO. - 149 (P)	0.0700	04	03	34

MORE OR LESS

Sujata Ray

Kausik Ray

Montiache g..

Arindam Banerjee

ENDOR'S SIGNATURE.

PURCHASER SIGNATURE.

COPIED BY
M.BISWAS.
SURVEYER
RAJARHAT.

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

TATA RAY.....

ant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

Tata Ray

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

Name KAUSHIK RAY.....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

Kaushik Ray

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name MOU-TRISHA RAY.....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

Moutrisha Ray

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

RINDAM GANDEE

Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.					
	R.H.					

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

Rindam Gande

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.					
	R.H.					

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

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.					
	R.H.					

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

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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Major Information of the Deed

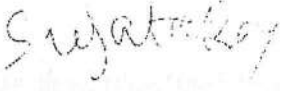
	I-1901-03652/2022	Date of Registration	25/04/2022
	1901-2001214379/2022	Office where deed is registered	
	21/04/2022 4:45:56 PM	A.R.A. - I KOLKATA, District: Kolkata	
Address	SOUMITRA BHATTACHARYA 31/12, KHUDIRAM BOSE SARANI, P.O. MALL ROAD, KOLKATA-700080, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700080, Mobile No. : 9681357727, Status : Advocate		
		Additional Transaction	
ale Document		[4305] Other than Immovable Property. Declaration [No of Declaration : 2]	
ue		Market Value	
0/-		Rs. 34,96,500/-	
Paid(SD)		Registration Fee Paid	
5/- (Article:23)		Rs. 35,063/- (Article:A(1), E)	

Details :

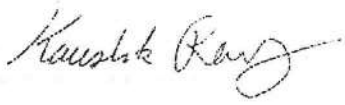
North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No:
Code : 700135

Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
LR-149 (RS)	LR-4759	Bastu	Bagan	7 Dec	26,25,000/-	34,96,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				7Dec	26,25,000 /-	34,96,500 /-	

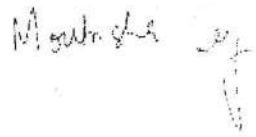
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mrs SUJATA RAY Wife of Late BASUDEB RAY Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place Office			
		25/04/2022	LTI 25/04/2022	25/04/2022

South Rd, City:- Not Specified, P.O:- CHINGRIGHATA, P.S:-Tiljala, District:-South 24-
est Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House
of: India, PAN No.:: ADxxxxxx7R, Aadhaar No: 40xxxxxxxx6339, Status :Individual,
by: Self, Date of Execution: 25/04/2022
by: Self, Date of Admission: 25/04/2022 ,Place : Office

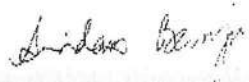
Name	Photo	Finger Print	Signature
KAUSHIK RAY Late BASUDEB RAY by: Self, Date of Execution: 25/04/2022 Admitted by: Self, Date of Admission: 25/04/2022 ,Place			
25/04/2022	LTI 25/04/2022	25/04/2022	

, Canal South Rd, City:- Not Specified, P.O:- CHINGRIGHATA, P.S:-Tiljala, District:-South 24-
Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Service,
Citizen of: India, PAN No.:: ARxxxxxx2G, Aadhaar No: 98xxxxxxxx0102, Status :Individual,
Admitted by: Self, Date of Execution: 25/04/2022
Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office

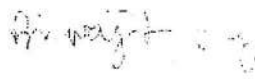
Name	Photo	Finger Print	Signature
MOUSTRISHA RAY Daughter of Late BASUDEB RAY Executed by: Self, Date of Execution: 25/04/2022 Admitted by: Self, Date of Admission: 25/04/2022 ,Place Office			
25/04/2022	LTI 25/04/2022	25/04/2022	

95/E2, Canal South Rd, City:- Not Specified, P.O:- CHINGRIGHATA, P.S:-Tiljala, District:-South 24-
Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of: India, PAN No.:: BQxxxxxx1G, Aadhaar No: 39xxxxxxxx4480, Status :Individual,
Executed by: Self, Date of Execution: 25/04/2022
Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ARINDAM BANERJEE (Presentant) Son of Mr ALOK BANERJEE Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office			
	25/04/2022	LTI 25/04/2022	25/04/2022	

Son of Mr ALOK BANERJEE SIDHHA PINES RAJARHAT MAIN ROAD, City:- Not Specified, P.O:- RAJARHAT,
P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4F, Aadhaar No: 74xxxxxxxx4129,
Status :Individual, Executed by: Self, Date of Execution: 25/04/2022
Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office

	Photo	Finger Print	Signature
Y UAMR ROY STATION ROAD, P.O:- BALLYGUNGE, ict:-South 24- ngal, India, PIN:-			
	25/04/2022	25/04/2022	25/04/2022

s SUJATA RAY, Mr KAUSHIK RAY, Mrs MOUTRISHA RAY, Mr ARINDAM BANERJEE

property for L1

n	To. with area (Name-Area)
SUJATA RAY	Mr ARINDAM BANERJEE-2.33333 Dec
KAUSHIK RAY	Mr ARINDAM BANERJEE-2.33333 Dec
s MOUTRISHA RAY	Mr ARINDAM BANERJEE-2.33333 Dec

I Details as per Land Record

: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No:
n Code : 700135

1	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1	LR Plot No:- 149. LR Khatian No:- 4759	Owner:বাসুদেব রায়, Gurdian:মৃত অনিল রায়, Address:চিংড়িঘাট কোল ১০৫ , Classification:বাগান, Area:0.28000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190103652 / 2022

Admissibility (Rule 43, W.B. Registration Rules, 1962)

Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number . 23 at 1899.

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

Registration at 15:09 hrs on 25-04-2022, at the Office of the A.R.A. - I KOLKATA by Mr ARINDAM Adhikari.

Market Value (WB PUVI rules of 2001)

The market value of this property which is the subject matter of the deed has been assessed at Rs

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

admitted on 25/04/2022 by 1. Mrs SUJATA RAY, Wife of Late BASUDEB RAY, 95/E2, Road: Canal South, HINGRIGHATA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Profession House wife, 2. Mr KAUSHIK RAY, Son of Late BASUDEB RAY, 95/E2, Road: Canal South Rd, , GRIGHATA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Service, 3. Mrs MOUTRISHA RAY, Daughter of Late BASUDEB RAY, 95/E2, Road: Canal South Rd, , P.O: GHATA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Son House wife, 4. Mr ARINDAM BANERJEE, Son of Mr ALOK BANERJEE, SIDHHA PINES RAJARHAT MAIN P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste by Profession Business

ad by Mr BISWAJIT ROY, , , Son of Late SUNIL KUAMR ROY, 14, BALLYGUNGE STATION ROAD, P.O: GUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by ssion Business

Amount of Fees

ified that required Registration Fees payable for this document is Rs 35,063/- (A(1) = Rs 34,965/- , E = Rs 14/- , I = 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 34,979/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB online on 24/04/2022 11:47AM with Govt. Ref. No: 192022230013832208 on 24-04-2022, Amount Rs: 34,979/-, Bank: SBI EPay (SBlePay), Ref. No. 5254098689328 on 24-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

ertified that required Stamp Duty payable for this document is Rs. 1,04,915/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,04,915/-

Description of Stamp

Stamp: Type: impressed, Serial no 4834, Amount: Rs.50/-, Date of Purchase: 22/04/2022, Vendor name: T K Saha Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB online on 24/04/2022 11:47AM with Govt. Ref. No: 192022230013832208 on 24-04-2022, Amount Rs: 1,04,915/-, Bank: SBI EPay (SBlePay), Ref. No. 5254098689328 on 24-04-2022, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 224829 to 224851

Serial No 190103652 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.05.20 16:12:08 +05:30
Reason: Digital Signing of Deed.

Pradipta Kishore Guha) 2022/05/20 04:12:08 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)