

2133/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

11 FEB 2023

not power
Additional Registrar of Assurances-IV, Kolkata

DEED OF CONVEYANCE



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



192022230291527018

GRN Details

GRN:	192022230291527018	Payment Mode:	SBI Epay
GRN Date:	11/02/2023 10:09:56	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	4926270717139	BRN Date:	11/02/2023 10:10:51
Gateway Ref ID:	IGAPCVSMV8	Method:	State Bank of India NB
GRIPS Payment ID:	110220232029152700	Payment Init. Date:	11/02/2023 10:09:56
Payment Status:	Successful	Payment Ref. No:	2000358911/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Ranadeep Bhattacharya
Address:	Siliguri
Mobile:	9434019233
E-Mail:	cmdwaywin@gmail.com
Period From (dd/mm/yyyy):	11/02/2023
Period To (dd/mm/yyyy):	11/02/2023
Payment Ref ID:	2000358911/3/2023
Dept Ref ID/DRN:	2000358911/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000358911/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	12133
2	2000358911/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	3283
Total				15416

IN WORDS: FIFTEEN THOUSAND FOUR HUNDRED SIXTEEN ONLY.

PAID

PARTICULARS OF THE LAND

Sarali Baksu

MEASUREMENT OF LAND & BUILDING : Land measuring 76.36 sq. ft., alongwith building measuring 136.35 sq.ft. (being undivided 1/66th share of land total measuring 7 Kathas alongwith three storied building total measuring 9000 sq. ft.)
R. S. KHATIAN NO. : 3551,
R. S. PLOT NO. : 5866 (part),
MOUZA : Siliguri, ✓
POLICE STATION : Siliguri
DISTRICT : Darjeeling,
SET-FORTH VALUE : Rs. 3,00,000/-

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 11th DAY
OF FEBRUARY TWO THOUSAND TWENTY-THREE.

BETWEEN

SMT. MUNMUN ROYCHOWDHURY (PAN-ARGPR8667R), Wife of Sri Ranadeep Bhattacharya, Nationality Indian, Hindu by religion, Business by occupation, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, PIN -734006 (W.B.) – hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**. (Adhar no. 2359 8075 5361).

Sonali Bakshi

A N D

SMT. SONALI BAKSHI, (PAN- APHPB2206D), Daughter of Sri Swapan Kumar Bakshi, Indian Nationality, Hindu by religion, Service by occupation, residing at 123, B. K. Paul Avenue, Post office Hatkhola, Police Station Jorabagan, District Kolkata, Pin- 700005, (W.B) - hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**. (Adhar no. 3075 9122 8982).

WHEREAS, the maternal grand-father of the abovenamed Vendor, namely Amal Kanta Nag @ Amal Kanti Nag , S/o Sachi Kanta Nag, acquired ownership of all that piece or parcel of land measuring 2 Kathas, situated within the town of Siliguri, Jote Kali Prasanna Singh, Mouza Dabgram now Siliguri, Paragana Baikunthapur, Police Station, Sub-Division and Sub-Registry office Siliguri, District Darjeeling, by virtue of purchase by a registered deed of sale, executed by Sri Brahmmedeb Prasad, Son of Sri Sibdayal Prasad, registered on 12.9.1956 at the office of the then Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32, at pages 19 to 21, being document no. 3077 for the year 1956 and the said Amal Kanta Nag @ Amal Kanti Nag further acquired ownership of another land measuring 5 Kathas in the aforesaid schedule by virtue of purchase by a registered deed of sale, executed by Sri Sibdayal Prasad, Son of Late Durga Ram Prasad, registered on 12.09.1956 at the office of the Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32,, at pages 22 to 23, being document no. 3078 for the year 1956. And thus the aforesaid Amal Kanta Nag @ Amal Kanti Nag had acquired ownership of land total measuring 7(Seven) kathas, having all permanent, heritable and transferable right, title and interest therein.

AND WHEREAS during the last settlement survey operation in respect of the land in the town of Siliguri under the provision of West Bengal Estate Acquisition, 1953, the aforesaid land total measuring 7 kathas or 0.113 Acre was recorded in the name of said Amal Kanta Nag @ Amal Kanti Nag, in R.S. Khatian no. 3551, under R.S. Plot no. 5866 in Mouza Siliguri, Pargana Baikunthapur, J.L no. 110(88), Touzi No. 3(old) new- 3(Ja), Police Station Siliguri, District Darjeeling, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

Smt. Poly Bakshi

AND WHEREAS, while continuing in possession of the aforesaid land, in the year of 1980, the said Amal Kanta Nag @ Amal Kanti Nag constructed a three storied residential building total measuring 9000 Sq. ft. (i. e 3000 sq. ft. in each floor), more particularly mentioned and described in the Schedule – "A" below and had been residing thereon with his family members, with all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, while continuing in possession of the aforesaid land & building, said Amal Kanta Nag @ Amal Kanti Nag died on 29-03-2010, leaving behind him, his wife namely Smt. Arati Nag (since deceased), five sons & six daughters (including one daughter namely Smt. Poly Bakshi – mother of the Vendor hereof), who inherited the said property each having 1/12th share of the said land & building, as mentioned in the schedule – "A" below.

AND WHEREAS, by virtue of a registered Deed of Gift, registered on 29-01-2015, being document no. 149 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 1, Pages 2482 to 2499 for the year 2015, the five daughters of Amal Kanti Nag jointly transferred their undivided 5/12th share of the said land & building, more particularly mentioned and described in the Schedule – "A" below, to and in favour of their five brothers & mother (i. e. the said five sons & wife of deceased Amal Kanti Nag).

AND WHEREAS, by virtue of another registered Deed of Gift, registered on 16-02-2015, being document no. 338 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 2, Pages 517 to 533 for the year 2015, Smt. Poly Bakshi, W/o Sri Swapan Bakshi (mother of the present Vendor & daughter of deceased Amal Kanti Nag) transferred her undivided 1/12th share of the said land & building, more particularly mentioned and described in the Schedule – "A" below, to and in favour of their five brothers & mother (i. e. the five sons & wife of Amal Kanti Nag).

AND WHEREAS, the aforesaid Poly Bakshi, W/o Sri Swapan Bakshi (daughter of Late Amal Kanti Nag and mother of the above named Vendor) died on 05.12.2015, leaving behind her only daughter namely, Smt. Sonali Bakshi, D/o Sri Swapan Kr.

Sarali Bakshi

Bakshi (present Vendor hereof), as her only legal heirs & successors according to the provision Hindu Succession Act.

AND WHEREAS, Smt. Arati Nag, W/o Late Amal Kanti Nag (i. e. grand-mother of the abovenamed Vendor & mother of said Poly Bakshi), died on 10.03.2019, leaving behind her, five sons, five daughters and the present Vendor (daughter of pre-deceased daughter- Poly Bakshi), as her only legal heirs & successors, who inherited her entire shares of said land & building owned by said deceased Arati Nag, according to their respective shares, each having 1/66th share of the land & building, as mentioned and described in the schedule "A" below.

AND WHEREAS, in the aforesaid circumstances, by virtue of aforesaid inheritance as well as by virtue of the aforesaid two transfer by two separate registered Deeds of Gift, being Gift Deeds no. 149 & 338 for the year 2015, the above named Vendor became one of the Co-owner of the said land & building, more particularly mentioned and described in the Schedule - "A" below, according to her undivided 1/66th shares in the said land & building, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, in the aforesaid circumstances, by virtue of law of inheritance, from her grand-mother deceased Arati Nag, as state above, the above named Vendor acquired ownership of undivided 1/66th share of the land & building i.e. land measuring 76.36 square feet alongwith said three storied building total measuring 136.35 sq. ft. standing thereon, as fully mentioned and described in the Schedule - "B" below, out the said total land measuring 7(seven) Kathas or 5040 square feet alongwith three storied building total measuring 9000 sq. ft. (3000 sq. ft. in each floor) standing on the said land, more particularly mentioned and described in the Schedule - "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

AND WHEREAS, in the aforesaid circumstance, the above named Vendor became the joint owner-in-possession of the land measuring 76.36 square feet alongwith three storied building total measuring 136.35 square feet, more particularly mentioned & described in the Schedule "B" herein below (being undivided 1/66th

Sarahi Bhatia

share of the said land & building, as mentioned & described in the schedule "A" below), recorded in R.S. Khatian no. 3551, R.S Plot no. 5866, within Mouza Siliguri, J.L no. 3 (ja), Pargana Baikunthapur, Police Station Siliguri, Dist- Darjeeling, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor hereof now being in urgent need of money for the purpose of her own developmental plans and schemes has decided to sell and has also offered for sell of her said undivided piece or parcel of land measuring 76.36 square feet alongwith undivided share of the building total measuring 136.35 sq. ft., more particularly mentioned & described in the Schedule "B" herein below, (being undivided 1/66th share of the total land measuring 7 Kathas or 5040 square feet alongwith three storied building total measuring 9000 sq. ft. i.e. 3000 sq. ft. in each floor), recorded in R.S. Khatian no. 3551, in R.S Plot no. 5866, within Mouza Siliguri, J.L no. 3 (ja), Pargana Baikunthapur, Police Station Siliguri, Dist- Darjeeling, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser hereof being in need of a landed property, has agreed to purchase the said undivided share of the land & building, more particularly mentioned & described in the Schedule "B" herein below, and offered a total sum of Rs. 3,00,000 /- (Rupees Three Lac) only, for the said land & building, free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevalling market rate, has firmly and finally agreed to sell her aforesaid undivided share of land measuring 76.36 square feet, alongwith undivided share of building measuring 136.35 square feet, more particularly mentioned & described in the Schedule "B" herein below, to and in favour of the Purchaser hereof at or for the price of Rs. 3,00,000 /- (Rupees Three) only, free from all encumbrances and charges whatsoever and the said land & building is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 3,00,000 /- (Rupees Three Lac) only, paid by the Purchaser to the Vendor hereof, as per memo of

Sarabjit Bhatia

consideration annexed herewith (the receipt whereof the Vendor doth hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor doth hereby grant, convey, sell, assign and transfer unto the Purchaser the said land & building hereby sold, as described in the Schedule "B" below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land & building or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under her, subject to the payment of rent etc. payable to the Superior Landlord the Govt. of West Bengal.

THE VENDOR doth hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sell or otherwise the said land & building hereby sold or any part thereof suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall be also liable to pay adequate compensation to the Purchaser.

THE VENDOR doth hereby covenant with the Purchaser that if for any defect in the title of the said land & building hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof, the land & building hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss which the Purchaser may suffer therefrom.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the said land & building, fully mentioned in the schedule "B" below, as her own property, having all permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other persons or person whomsoever claiming through or under her.

Sarab Baidya

THE VENDOR doth hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land & building hereby sold by the Vendor by these presents.

SCHEDULE "A"

(Description of the total land & building above referred to)

All that piece or parcel of land measuring **7(seven) Kathas or 5040 sq. ft. (five thousand forty square feet)**, alongwith old three storied residential building measuring about 9000 Square Feet, (i. e. 3000 sq. ft. in each floor) standing thereon, recorded in R.S Khatian No. 3551, situated and lying in R.S. Plot No. 5866 (part), within Mouza- **SILIGURI**, J.L. No. 110(88), Touzi no. 3(Ja), Pargana Baikunthapur, Police Station Siliguri, District-Darjeeling, within the jurisdiction of Ward no. XXVIII of Siliguri Municipal Corporation, bearing holding no. 118/51/39/37, at D.B.C Road, Deshbandhu Para, Post office Siliguri Town, Pin- 734004, in the State of West Bengal. The said land is classified as 'Bastu' in the R.O.R. and proposed to be used as 'Bastu'. The aforesaid land is butted and bounded as follows: -

By the North : Land & building known as "RHITAM" Apartment.
By the South : 27' feet wide Municipal Road known as D.B.C Road,
By the East : Land & house of Sri P.C. Biswas;
By the West : 15' feet wide S.M.C Road.

SCHEDULE "B"

(Description of the undivided 1/66th share of land & building sold by these present)

Undivided share of land measuring **76.36 sq. ft. (Seventy six point three six square feet)**, alongwith undivided share of three storied residential building total measuring **136.35 sq. ft. (One hundred thirty-six point three five square feet)**, i. e 45.45 sq. ft. in each floor, - **being undivided 1/66th (one by sixty-six) share of the total land & building, as mentioned in the schedule "A" above**, recorded in R.S Khatian No. 3551, situated and lying in R.S. Plot No. 5866 (part), within Mouza - **SILIGURI**, J.L. No. 110(88), Touzi No. 3(ja), Pargana Baikunthapur, Police Station Siliguri, District-Darjeeling, within the jurisdiction of Ward no. XXVIII of Siliguri Municipal Corporation, bearing holding no. 118/51/39/37, at D.B.C Road, (Road Zone - N T S More to Fuleswari), Deshbandhu Para, Post office Siliguri Town, Pin- 734004, in the State of West Bengal. The said building is about 40 years old and cemented floor.

Separate sheet affixing the photographs and the fingerprints of the Parties is annexed herewith & forming part of this presents.

IN WITNESSES WHEREOF, the Vendor hereto has set and subscribed her hand in her sound health and in conscious mind, on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Ranadeep Bhattacharya

(**SRI. RANADEEP BHATTACHARYA**),
S/O Late Sankar Kumar Bhattacharya,
Hindu by religion, Business by occupation,
Resident of Haiderpara, Sreema Sarani,
P.O- Rabindra Sarani, P.S Bhaktinagar,
Dist. Jalpaiguri, Pin- 734006

Sarah Baskin
(Signature of Vendor)

Drafted, readover and explained
by me to the parties and printed
in my chamber :

Swapan Kumar Daksini
2. (**SWAPAN KUMAR DAKSHI**)

S/O LATE Shyamal Krishna Daksini

*B.K. Paul Avenue
Kolkata - 700005*

A. Bhattacharjee
(**ARUN BHATTACHARJEE**)
Advocate/Siliguri
Enrollment No. WB-139/1994

MEMO OF CONSIDERATION
(MONEY RECEIPT)

I, **SMT. SONALI BAKSHI**, Daughter of Sri Swapan Kumar Bakshi, Indian Nationality, Hindu by religion, Service by occupation, residing at 123, B. K. Paul Avenue, Post office Hatkhola, Police Station Jorabagan, District Kolkata, Pin-700005, West Bengal, (the "**VENDOR**" hereof), do hereby received a sum of **Rs. 3,00,000/- (Rupees Three Lac)** only, as total consideration money, from **SMT. MUNMUN ROYCHOWDHURY**, Wife of Sri Ranadeep Bhattacharya, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, PIN -734006 (the "**PURCHASER**" hereof), for sell of my undivided share of land measuring **76.36 sq. ft.** alongwith undivided share of three storied residential building total measuring **136.35 sq. ft.**, recorded in R.S Khatian No. 3551, situated and lying in R.S. Plot No. 5866 (part), within Mouza - **SILIGURI**, J.L. No. 110(88), Touzi No. 3(ja), Pargana Baikunthapur, Police Station Siliguri, District-Darjeeling, (more particularly mentioned & described in the schedule "B" of the present Sale Deed), in the following manner:-

PARTICULARS

AMOUNT

1. By Demand Draft being no. **018298**
Dated **09.02.2023** of H D F C Bank,
Sevoke Road, Siliguri.

Rs. 3,00,000/-

(Rupees Three Lac) only

Rs. 3,00,000/-
=====

Witness : -

1. *Ranadeep Bhattacharya*

Sonali Bakshi


2. *Swapan Kumar Bakshi*

Sonali Bakshi
(Signature of Vendor)

FINGER IMPRESSION SHEET

(PURCHASER)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Munmun Roy Chowdhury
SIGNATURE

(VENDOR)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Sarabi Baskin

SIGNATURE

Major Information of the Deed

Deed No :	I-1904-02288/2023	Date of Registration	11/02/2023
Query No / Year	1904-2000358911/2023	Office where deed is registered	
Query Date	09/02/2023 4:47:23 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Arun Bhattacharjee Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7479088416, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 3,28,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,133/- (Article:23)	Rs. 3,367/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

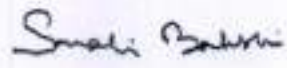
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: D.B.C.ROAD, Road Zone : (NTS More -- Fuleswari) , Mouza: Siliguri, , Ward No: 28 JI No: 88, Pin Code : 734004

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-5866	RS-3551	Bastu	Bastu	76.36 Sq Ft	2,50,000/-	2,57,715/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
Grand Total :					.175Dec	2,50,000 /-	2,57,715 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	136.35 Sq Ft.	50,000/-	70,620/-	Structure Type: Structure
Gr. Floor, Area of floor : 45.45 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 45.45 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 45.45 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		136.35 sq ft	50,000 /-	70,620 /-	

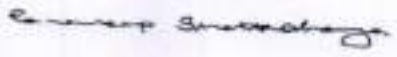
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sonali Bakshi (Presentant) Daughter of Mr Swapan Kumar Bakshi Executed by: Self, Date of Execution: 11/02/2023 , Admitted by: Self, Date of Admission: 11/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		11/02/2023	LTI 11/02/2023	11/02/2023
123, B.K. Paul Avenue, Hatkhola, Bata Krista Paul Avenue, City:- Kolkata, P.O:- HATKHOLA, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 30xxxxxxxx8982, Status :Individual, Executed by: Self, Date of Execution: 11/02/2023 , Admitted by: Self, Date of Admission: 11/02/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Munmun Roychowdhury Wife of Mr Ranadeep Bhattacharya Sreema Sarani, Haiderpara, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARxxxxxx7R, Aadhaar No: 23xxxxxxxx5361, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranadeep Bhattacharya Son of Late Sankar Kumar Bhattacharya Sreema Sarani, Haiderpara, Siliguri, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
	11/02/2023	11/02/2023	11/02/2023
Identifier Of Smt Sonali Bakshi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sonali Bakshi	Mrs Munmun Roychowdhury-0.174992 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sonali Bakshi	Mrs Munmun Roychowdhury-136.35000000 Sq Ft

On 11-02-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 11-02-2023, at the Office of the A.R.A. - IV KOLKATA by Smt Sonali Bakshi ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,28,335/-

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

Execution is admitted on 11/02/2023 by Smt Sonali Bakshi, Daughter of Mr Swapan Kumar Bakshi, 123, B.K. Paul Avenue, Hatkhola, Road: Bata Krista Paul Avenue, , P.O: HATKHOLA, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Service

Indetified by Mr Ranadeep Bhattacharya, . . Son of Late Sankar Kumar Bhattacharya, Sreema Sarani, Haiderpara, Siliguri, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,367.00/- (A(1) = Rs 3,283.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,283/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2023 10:10AM with Govt. Ref. No: 192022230291527018 on 11-02-2023, Amount Rs: 3,283/-, Bank: SBI EPay (SBIEPay), Ref. No. 4926270717139 on 11-02-2023, Head of Account 0030-03-104-001-16

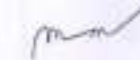
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,133/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 12,133/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1162, Amount: Rs.1,000.00/-, Date of Purchase: 08/02/2023, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2023 10:10AM with Govt. Ref. No: 192022230291527018 on 11-02-2023, Amount Rs: 12,133/-, Bank: SBI EPay (SBIEPay), Ref. No. 4926270717139 on 11-02-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 137293 to 137312
being No 190402288 for the year 2023.



Mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.02.14 16:50:42 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/14 04:50:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)