

1725

Q-1659/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-98428/21

M 240398

Accepted that the document is admitted to
be a true and correct copy of the original
and the same is attached with this document as the part of the
document.

[Signature]

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

03 FEB 2021

DEED OF CONVEYANCE

1. Date : 3rd day of February 2021.

2. Place : Kolkata.

3. Parties :

3.1 "BHAGINI NIVEDITA SEVA BHARATI" [PAN-AABTB5197J] a Society being Registration No. S/1L/20324 of 2003-2004 having its present office at 206, Bangur Avenue Block- B, Ground floor, P.O. Shreebhumi, P.S. Lake Town, District North 24 Parganas, Kolkata- 700055, Previous office Metropolitan Co-operative Housing Society Ltd. P-88, Canal South Road,

(2)

Sector-B, P.S. Toljola, Kolkata- 700039 hereinafter referred to and called as the "**VENDOR**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include its legal heirs, executors, administrators, legal representatives and assigns) of the

ONE PART:

Represented by its Secretary namely **SRI GOPAL BANKA** [PAN-ADHPB6490M] [AADHAAR NO. 7540 9456 2149] son of Late Kedarmal Banka, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 107C, Todi Chamber, 2 Lal Bazar Street, P.O. Lal Bazar, P.S. Hare Street, District Kolkata, Kolkata- 700001.

A N D

1. **SRI PRAMOD ROUT** [PAN-AFNPR1748C] [AADHAAR NO.- 7500 9510 8261] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswini Nagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159 and 2. **SRI SADANANDA SARKAR** [PAN-AMAPS4203R] [AADHAAR NO. 9422 4325 0741] son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Dashadrone Apartment, Block-B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700136, hereinafter jointly referred to and called as the "**PURCHASERS**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and to include their legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART:**

(3)

Vendor and Purchasers collectively parties.

NOW THIS CONVEYANCE WITNESSES:-

4. Subject Matter of Conveyance:

4.1. Said Land: ALL THAT a piece or parcel of "shali" land measuring an area of 3 (three) cottahas 10 (ten) chittacks 30 (thirty) sq.ft. comprised in C.S. Dag No. 2846, R.S & L.R Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R Khatian No. 51 (in the name of Amiya Dakua).

AND a piece or parcel of "shali" land measuring an area of 5 (five) chittacks 35 (thirty five) sq.ft comprised in C.S. Dag No. 2847, R.S & L.R Dag No. 3051 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R Khatian No. 1151 (in the name of Priya Bala Shil).

Total area of land 4 (four) cottahas 20 (twenty) sq.ft. be the same a little more or less being plot No. 8 lying and situated at Mouza-Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, P.S. New Town (formerly Rajarhat), District North 24 Parganas, within the local limits of Jyangra-Hatiara 2 No. Gram Panchayet, previous A.D.S.R.O Bidhan Nagar (Salt Lake City) at present A.D.S.R.O Rajarhat New Town morefully and particularly described in the schedule below.

5. Representation, warranties and covenants of the vendors:

5.1. Representations, warranties and covenants on chain of title:

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5.1.1. **WHEREAS** Priya Bala Shil and Nagendra Nath Dutta seized and possessed a piece or parcel of land measuring an area of 01 Acre 89 Decimals comprised in C.S. Dag Nos. 2846 & 2847 under C.S. Khatian No. 677 and land measuring an area of 68 Decimals comprised in C.S. Dag No. 2812 under C.S. Khatian No. 444 within Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, P.S. Rajarhat at present New Town, District North 24 Parganas which is got from one Sk. Habibulla by virtue of registered Patta Deed executed on dated 11/09/1954 and registered on 13/09/1954 at the office of the Sub-Registrar, Cossipore Dum Dum and the said deed duly copied in Book No. I, Volume No. 68, Pages from 261 to 263, being No. 5100 for the year 1954.

AND WHEREAS while seized and possessed the aforesaid plot of land, the said Nagendra Nath Dutta got his name recorded in the R.S. Record of Rights vide R.S. Khatian No. 1093 land measuring 01 Acre 89 Decimals and other portion of land in Samil Khatian No. 946.

AND WHEREAS by a deed of sale being deed No. 3687 dated 12/06/1972 registered at the office of the Sub-Registrar, Cossipore Dum Dum and the said deed duly copied in Book No. I, Volume No. 58, Pages from 233 to 236 for the year 1972 the said Nagendra Nath Dutta sold, transferred and conveyed a piece or parcel of land measuring an area of 01 Acre 01 Decimal comprised in C.S. Dag

(5)

No. 2847 corresponding to R.S. Dag No. 3051 and land measuring an area of 22 Decimals comprised in C.S. Dag No. 2846 corresponding to R.S. Dag No. 3050 within Mouza- Ghuni, J.L. No. 23, Re.Sa No. 232, Touzi No. 1250, P.S. Rajarhat at present New Town, District North 24 Parganas in favour of one Smt. Priya Bala Shil.

AND WHEREAS one Smt. Amiya Dakua purchased some landed property measuring an area of 66 Decimals more or less comprised in C.S. Dag No. 2846 corresponding to R.S. Dag No. 3050 under C.S Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946 within Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, P.S. Rajarhat at present New Town, District North 24 Parganas from said Sri Nagendra Nath Dutta by way of deed of sale being No. 3636 dated 12/06/1972 registered at the office of the Sub-Registrar, Cossipore Dum Dum.

AND WHEREAS while possessed the said landed property said Amiya Dakua got her name recorded in the L.R. Record of Rights vide L.R. Khatian No. 51 within Mouza- Ghuni, J.L. No. 23, P.S. Rajarhat at present New Town District North 24 Parganas.

AND WHEREAS for the purpose of better occupation and well enjoyment of the aforesaid plot of land the said Smt. Priya Bala Shil and Smt. Amiya Dakua executed and registered a deed of partition being deed No. 7988 dated 29/07/1983 registered at the office of the Sub-Registrar, Cossipore Dum Dum and the said deed

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duly copied in Book No. I, Volume No. 204, Pages from 189 to 202 for the year 1983 and in terms of which the said Smt. Priya Bala Shil was allotted a piece or parcel of land measuring an area of 88 Decimals comprised in C.S. Dag No. 2846 corresponding to R.S. Dag No. 3050 under C.S. Khatian No. 677 corresponding to R.S. Khatian No. 1093, Samil Khatian No. 946 and land measuring an area of 35 Decimals out of 01 Acre 01 Decimal on the Eastern side comprised in C.S. Dag No. 2847 corresponding to R.S. Dag No. 3051 under C.S. Khatian No. 677 corresponding to R.S. Khatian No. 1093, Samil Khatian No. 946 total area of land 01 Acre 23 Decimals more or less within Mouza- Ghuni, J.L. No. 23, Re.Sa No. 232, Touzi No. 1250, P.S. Rajarhat at present New Town, District North 24 Parganas.

AND WHEREAS while the said Smt. Priya Bala Shil was in so exclusive possession at her aforesaid property sold, transferred and conveyed some portion of land and while seized and possessed the remaining portion of land got her name recorded in the L.R. Record of Rights vide **L.R. Khatian No. 1151** within **Mouza- Ghuni**, J.L. No. 23, Re.Sa No. 232, Touzi No. 1250, P.S. Rajarhat at present New Town, District North 24 Parganas.

AND WHEREAS by a deed of sale being No. 1430 dated 26/02/1993 registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the said deed duly copied in Book No. I, Volume No. 31, Pages

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from 129 to 136, for the year 1993, the said Smt. Priya Bala Shil sold, transferred and conveyed a piece or parcel of land measuring an area of 05 chittacks 35 sq.ft. comprised in C.S. Dag No. 2847 corresponding to R.S. & L.R. Dag No. 3051 under C.S. Khatian No. 677 corresponding to R.S. Khatian No. 1093, Samil Khatian No. 946 corresponding to L.R Khatian No. 1151 and land measuring an area of 03 cottahas 10 chittacks 30 sq. ft. comprised in C.S. Dag No. 2846 corresponding to R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677 corresponding to R.S. Khatian No. 1093, Samil Khatian No. 946 corresponding to L.R. Khatian No. 51, total area of Shali land 04 cottahas 20 sq. ft. be the same a little more or less within Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, P.S. Rajarhat at present New Town, District North 24 Parganas in favour of Smt. Sabitri Shaw and Sri Gopal Shaw.

AND WHEREAS by a deed of sale being No. 05246 executed on dated 19/07/2004 and registered on 22/07/2004 at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the said deed duly copied in Book No. I, Volume No. 311, Pages from 76 to 90 for the year 2004, the said Smt. Sabitri Shaw and Sri Gopal Shaw jointly sold, transferred and conveyed the aforesaid plot of land measuring an area of 04 cottahas 20 sq. ft. be the same a little more or less in favour of 'BHAGINI NIVEDITA SEVA BHARATI' a Society being Registration No. S/1L/20324 of 2003-2004 having its present office at 206,

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Bangur Avenue Block- B, Ground floor, P.O. Shreebhumi, P.S. Lake Town, District North 24 Parganas, Kolkata- 700055, Previous office Metropolitan Co-operative Housing Society Ltd. P-88, Canal South Road, Sector-B, P.S. Toljola, Kolkata- 700039.

AND WHEREAS by way of such purchase '**BHAGINI NIVEDITA SEVA BHARATI**' a Society being Registration No. S/1L/20324 of 2003-2004 having its present office at 206, Bangur Avenue Block- B, Ground floor, P.O. Shreebhumi, P.S. Lake Town, District North 24 Parganas, Kolkata- 700055 (**the vendor herein**) became the absolute owner of the said plot of land measuring an area of **4 cottahas 20 sq.ft** be the same a little more or less morefully and particularly described in the schedule hereunder written and possessing the same free from all encumbrances having right, title, interest therein and have every right to sell, alienate, transfer the same to any body in any way whatsoever and howsoever.

AND WHEREAS resolution passed in a meeting of the Executive Body of '**BHAGINI NIVEDITA SEVA BHARATI**' held at its registered office at 206, Bangur Avenue Block- B, Ground floor, P.O. Shreebhumi, P.S. Lake Town, District North 24 Parganas, Kolkata- 700055 on 22/02/2020 to the effect that the Executive Body authorize its Secretary **Sri Gopal Banka**, son of Late Kedarmal Banka residing at 107C, Todi Chamber, 2 Lal Bazar Street, P.O. Lal Bazar, P.S.

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Hare Street, District Kolkata, Kolkata- 700001 to sell and convey of the land of the Society and to execute sale deed/s in favour of the purchaser/s and to receive full consideration value/ sale proceeds on behalf of the Society **'BHAGINI NIVEDITA SEVA BHARATI'**.

5.1.2. True and correct representations: The vendor is the sole and undisputed owner of the said land such ownership having been acquired in the manner stated in clauses **5.1.1** above, the contents of which are all true and correct.

5.2.2. Representations, Warranties and Covenant on Encumbrances:

5.2.3. No Acquisition/Requisition: The vendor has not received any notice from any authority or acquisition or requisition of the said land and declares that the said land is not affected by any scheme of the Panchayat Authority or Government or any statutory body.

5.2.4. No Encumbrances 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 whereby the said plot of land or any part thereof can or may be impeached, encumbered or allocated in title.

5.2.5. 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 land to the purchasers.

5.2.6. Free from all encumbrances: The said land is now free from all

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claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendences, uses, debuttars, trusts, prohibitions bargadars, income tax attachment, financial institution charges, 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 land is free, clear and marketable.

5.2.7. No personal Guarantee: The said land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.8. 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 land or any portion thereof.

6. Background :

6.1. Agreement for sale and purchase: The vendor has approached and offered to sell the said land and the purchasers, based on the representations, warranties and covenants mentioned in clause 5 and its sub-clauses above (collectively representations) have agreed to purchase the said land.

7. Transfer :

7.1. Conveyance: The vendor hereby sales, conveys and transfer to the purchasers, the entirety of the vendor right, title and interest

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of whatsoever or howsoever nature in the said land measuring an area of **3 (three) cottahas 10 (ten) chittacks 30 (thirty) sq.ft.** comprised in C.S. Dag No. 2846, **R.S & L.R Dag No. 3050** under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, **L.R Khatian No. 51** (in the name of Amiya Dakua).

AND land measuring an area of **5 (five) chittacks 35 (thirty five) sq.ft** comprised in C.S. Dag No. 2847, **R.S & L.R Dag No. 3051** under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, **L.R Khatian No. 1151** (in the name of Priya Bala Shil).

Total area of land **4 (four) cottahas 20 (twenty) sq.ft.** be the same a little more or less **being plot No. 8** lying and situated at **Mouza-Ghuni**, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, P.S. New Town (formerly Rajarhat), District North 24 Parganas, within the local limits of Jyangra-Hatiara 2 No. Gram Panchayet, previous A.D.S.R.O Bidhan Nagar (Salt Lake City) at present A.D.S.R.O Rajarhat New Town morefully and particularly described in the schedule below, free from all encumbrances.

- 7.2. **Consideration:** The sale, conveyance and transfer of the said land is being made in consideration of a sum of **Rs. 23,50,000/- (Rupees Twenty Three Lacs Fifty Thousand)** only paid to the vendor, the entirely of which has been received by the vendor and the vendor has executed the receipt and memo of consideration below and admit and acknowledge the same.

8. Terms of Transfer :

8.1. Salient Terms: The transfer being affected by this conveyance is

:

8.1.1. Sale: A sale within the meaning of transfer of property Act, 1882.

8.1.2. Absolute: Absolute, irreversible and perpetual.

8.1.3. Free from encumbrances: Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachment lispendents, uses, debuttars, trusts, prohibitions, income tax Attachments, financial institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2. Together With: The transfer being affected by this conveyance is together with all other rights the vendor has in the said property and all other appurtenances thereto including but not limited to customary and other rights of easements for the beneficial use of the said land.

8.3. Subject To: The transfer being affected by this conveyance is subject to:

8.3.1. Identification: Indemnification by the vendor about the correctness of the vendor's title and authority to sell and this conveyance is being accepted by the purchasers on express indemnification by the vendor about the correctness of the vendor's title, the representations and authority to sell, which is found defective or untrue at

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any time, the vendor shall at the vendor's own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2. Transfer of property Act: All obligations and duties of the vendor and the purchasers as provided in the transfer of property Act, 1882 save as contracted to the contrary hereunder.

8.4. Delivery of Possession : Khas, vacant and peaceful possession of the said land has been handed over by the vendor to the purchasers, which the purchasers admits, acknowledges and accepts.

8.5. Outgoings: All statutory taxes, surcharge, outgoings and levies of or on the said land, 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 indemnified and agree to keep the purchasers fully and comprehensively saved, harmless and indemnified.

8.6. Holding Possession: The vendor hereby covenants that the purchasers shall and may, from time to time, and at all times hereafter peacefully and quietly enter into, hold, possess, use and enjoy the said land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be mitt unto and to the purchasers, without any lawful eviction, hindrance, interruption, disturbance,

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claim, or demand whatsoever from or by the vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

- 8.7. **Indemnity:** 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 their successors in interest of from and against any loss, damage, costs, charges and expenses which may be suffered by the purchasers and/or their successors in interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.
- 8.8. **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 cost of the purchasers and/or their Successor-in-interest do, and execute and cause to be done and executed all such acts, deeds and things for further and more perfectly assuring the title of the said land.

SCHEDULE OF THE LAND REFERRED TO ABOVE

ALL THAT a piece or parcel of "shali" land measuring an area of **3 (three) cottahas 10 (ten) chittacks 30 (thirty) sq.ft.** comprised in C.S. Dag No. 2846, **R.S & L.R Dag No. 3050** under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, **L.R Khatian No. 51** (in the name of Amiya Dakua).

(15)

AND a piece or parcel of "shali" land measuring an area of 5 (five) chittacks 35 (thirty five) sq.ft comprised in C.S. Dag No. 2847, R.S & L.R Dag No. 3051 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R Khatian No. 1151 (in the name of Priya Bala Shil).

Total area of land 4 (four) cottahas 20 (twenty) sq.ft. be the same a little more or less being plot No. 8 lying and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250, P.S. New Town (formerly Rajarhat), District North 24 Parganas, within the local limits of Jyangra-Hatiara 2 No. Gram Panchayet, previous A.D.S.R.O Bidhan Nagar (Salt Lake City) at present A.D.S.R.O Rajarhat New Town.

The said plot of land is more fully delineated and demarcated in the PLAN or MAP annexed herewith bordered by colour RED.

BUTTED AND BOUNDED BY

<u>ON THE NORTH</u>	:	R.S. & L.R Dag No. 3050.
<u>ON THE SOUTH</u>	:	12 feet wide Kancha Road.
<u>ON THE EAST</u>	:	Plot No. 7.
<u>ON THE WEST</u>	:	Plot No. 9.

The Govt. Rent will be fixed as per West Bengal Land Holding Revenue Act.

The **photographs, Ten fingers impressions** of the vendor and the purchasers and also annexed MAP or PLAN will be treated and considered as part of the instant deed of conveyance.

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9. Execution and Delivery:

9.1. In witness whereof the vendor have executed and delivered this deed of conveyance on the date given above.

WITNESSES:-

1. Bidhan Halder
Rabindra Pally
Profulla Kanan Bagmati
Kol-709101
2. Kalanti Churn Saha.

Sarada Nagen Chindibera For BHAGINI NIVEDITA SEVA BHARATI
Krishna for Kol-102

Treasurer

President

Secretary

Signature of the Vendor

Drafted by me:-


(SRI MANOJ KANTI SIKDER)

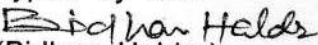
Advocate

District Judges' Court,

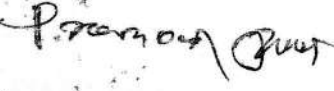
North 24 Parganas, Barasat.

En. No. WB/334/2001.

Typed by me:-


(Bidhan Halder)

Rabindra Pally.





Signature of the Purchasers

(17)

MEMO OF CONSIDERATION

RECEIVED Rs. 23,50,000/- (Rupees Twenty Three Lakhs Fifty Thousand) only from the purchasers by Demand draft vide No. 037850 dated 02.02.2021 drawn on Axis Bank, Baguiati Branch.

WITNESSES:-

1. Bidhan Halder
2. Kalendri Chem Sohio.

For BHAGINI NIVEDITA SEVA BHARATI

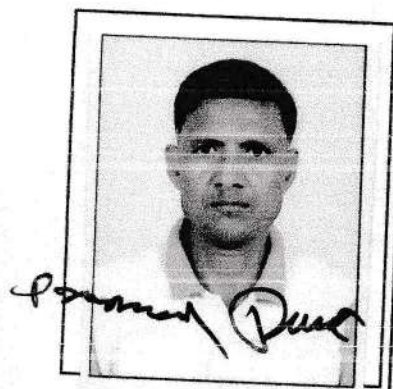
Treasurer

President

Enal Bandy
Secretary

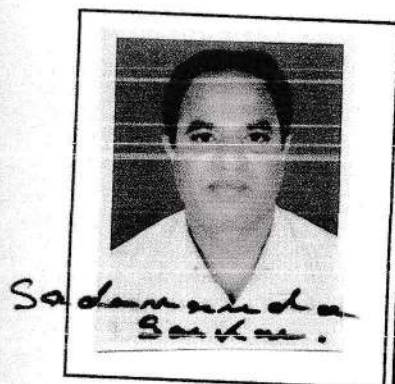
Signature of the Vendor

(Specimen Form for Ten Finger Prints)



P. D. D.

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



S. D. S.

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



F. B.

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

**SITE PLAN OF LAND AT MOUZA- GHUNI ; IN PART OF
R.S. & L.R. DAG NO.-3050 & 3051; R.S. KHATIAN NO.-1093; L.R.
KHATIAN NO.-51 & 1151 ; J. L. NO.-23 ; R. S. NO.-232 ; TOUZI
NO.-1250 ; P.S.- NEW TOWN ; DIST.-24 PRGNS.(N.) ; UNDER
JYANGRA HATIARA 2 NO. GRAM PANCHAYET.**

NAME OF VENDOR - BHAGINI NIVEDITA SEBA BHARATI.

NAME OF PURCHASERS - 1. SRI PRAMOD ROUT &
2. SRI SADANANDA SARKAR.

AREA OF LAND IN R.S. DAG NO.-3050 = 03 K.-10 CH.-30 S.FT.

AREA OF LAND IN R.S. DAG NO.-3051 = 00 K.-05 CH.-35 S.FT.

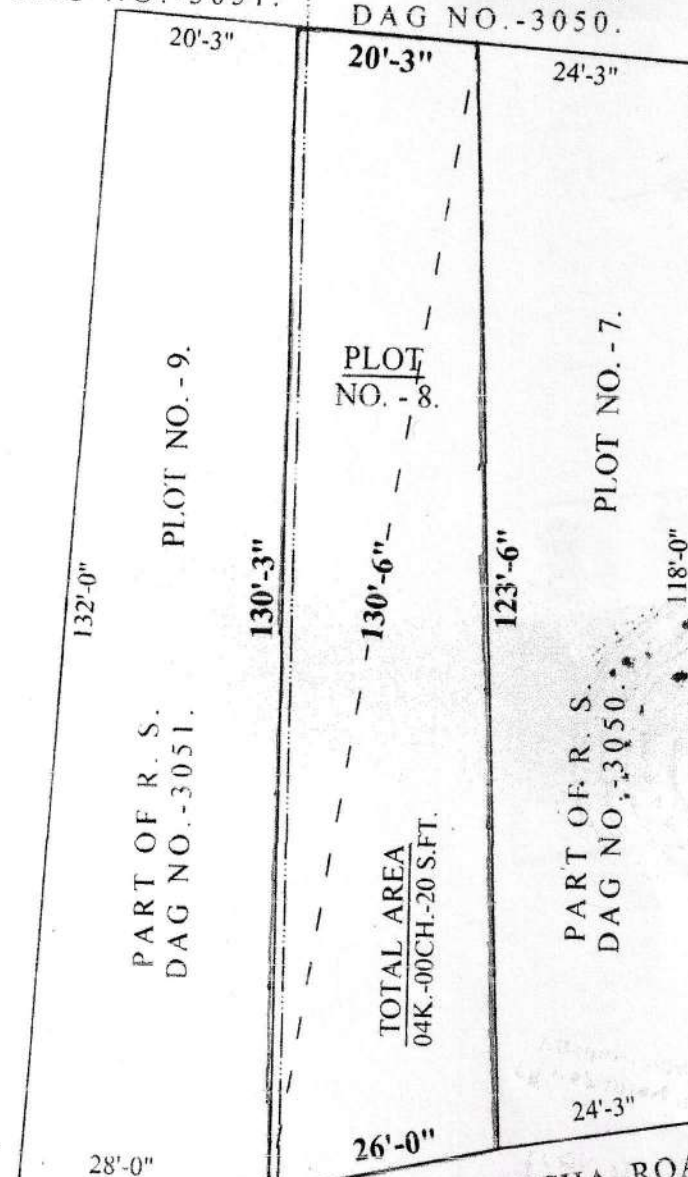
TOTAL AREA OF LAND AT PLOT NO.-8 = 04 K.-00 CH.-20 S.FT. (MORE OR LESS.)

PART OF R. S.
DAG NO.-3051.

PART OF R. S.
DAG NO.-3050.



SCALE - 1"=20'-0"



Pramod Rout

Sadananda Sarkar

SIG. OF PURCHASERS.

For BHAGINI NIVEDITA SEVA BHARATI

Prad Banty
Treasurer President Secretary

SIG. OF VENDOR.

Shyam Sundar Kundu

Shyam Sundar Kundu

EMPANELMENT NO:- 31/L-1/BMC/2018

L.B.S. CLASS-I

BIDHANNAGAR MUNICIPAL CORPORATION

N.B. -SOLD AREA SHOWN WITH RED BORDER.

12'-0" WIDE PANCHAYET KANCHA ROAD.

आर कर विभाग
INCOME TAX DEPARTMENT
गोपाल बैंका
GOPAL BANKA
KEDAR MAL BANKA
05/08/1963
Permanent Account Number
ADN B6490M
Signature
GOVT OF INDIA

Gopal Banka

गोपाल बैंका
Gopal Banka
DOB: 05-08-1963
Gender: Male
7540 9456 2149
आधार - आम आदमी का अधिकार

नामा लेखा संख्या / PERMANENT ACCOUNT NUMBER	
AFNPR1748C	
	नामा / NAME
	PRAMOD ROUT
	पिता का नाम / FATHER'S NAME
	BASANTA ROUT
	जन्म तिथि / DATE OF BIRTH
	02/12/1971
हस्ताक्षर / SIGNATURE	
	मुख्य अधिकारी, ऑफिस, आय. वि. वि. वि. COMMISSIONER OF INCOME TAX (C.O.), KOLKATA

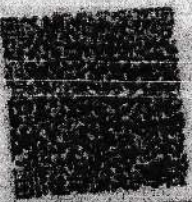
Pramod Rout

भारत सरकार





PRAMOD ROUT
DOB: 02/12/1971
MALE

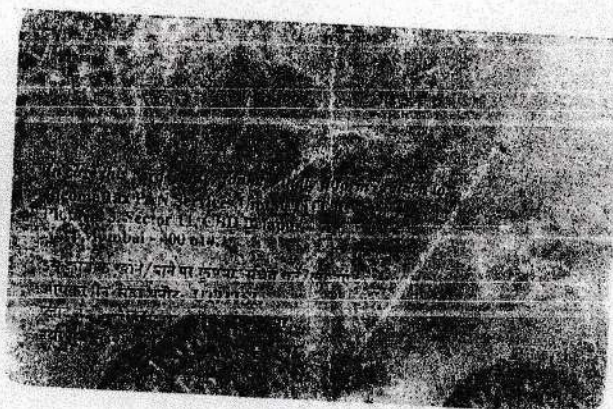


7500 9510 8261

NERA AADHAAR, MERI PEHCHAN

Pramod Rout

आयकर विभाग
INCOME TAX DEPARTMENT
SADANANDA SARKAR
NAGENDRA NATH SARKAR
16/12/1968
Permanent Account Number
AMAPS4203R
Signature
भारत सरकार
GOVT. OF INDIA

Sadananda Sarkar.

 ভারত সরকার Unique Identification Authority of India	 ভারত সরকারের অনন্য পরিচয়পত্র। ■ পরিচয়ের প্রমাণ প্রদান করে। ■ এটি এক অননুপস্থিত প্রক্রিয়ায় তৈরি।
এনরোলমেন্ট নং: 2189/71103/58686 নাম: SAJANANDA SARKAR S/O Rajendra Nath Sarkar গোষ্ঠা: GOURANGA NAGAR NEW TOWN Rajarhat-gopalpur (II) Aspirin-34347 North 24 Parganas West Bengal - 750155 6826303930 স্বাক্ষর:  আপনার আধার সংখ্যা / Your Aadhaar No.: 9422 4325 0741 আনার আধার, আনার পরিচয়।	INFORMATION - Aadhaar is a proof of identity, not of citizenship. - To establish identity, authenticate online. - This is a voluntary document. আধার হল পরিচয়, না নাগরিকত্ব। অনলাইনে পরিচয় যাচাই করে। এটি একটি অসংকলিত নথি। আধার হল পরিচয়, না নাগরিকত্ব। অনলাইনে পরিচয় যাচাই করে। এটি একটি অসংকলিত নথি।
 নাম: SAJANANDA SARKAR S/O Rajendra Nath Sarkar 6826303930 9422 4325 0741 আনার আধার, আনার পরিচয়।	 নাম: SAJANANDA SARKAR S/O Rajendra Nath Sarkar 6826303930 9422 4325 0741 আনার আধার, আনার পরিচয়।

Sajananda Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABTB5197J



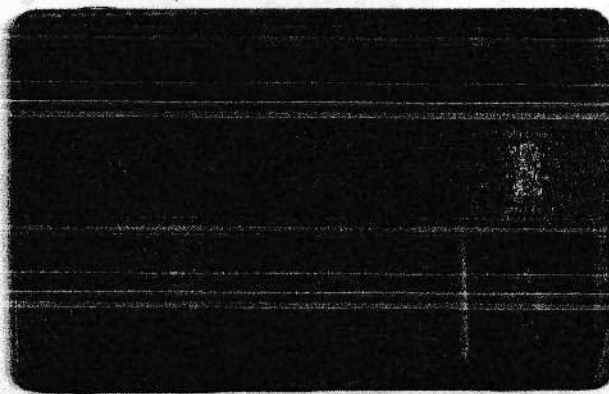
नाम / Name
BHAGINI NIVEDITA SEVA
BHARATI

04032020

निगमन / गठन की तारीख
Date of Incorporation / Formation
29/05/2007

Kunal Baniya





Bidha falds



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

GRN Details

GRN: 192020210219284051
GRN Date: 03/02/2021 12:52:56
BRN : IK0AYPDCE8
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 03/02/2021 12:02:03
Payment Ref. No: 2000098428/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRAMOD ROUT
Address: ASWININAGAR PIN 700159
Mobile: 7003167483
Depositor Status: Buyer/Claimants
Query No: 2000098428
On Behalf Of: Mr BIDHAN HALDER
Identification No: 2000098428/7/2021
Remarks: Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000098428/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	118645
2	2000098428/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	23939
Total				142584

IN WORDS: ONE LAKH FORTY TWO THOUSAND FIVE HUNDRED EIGHTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1523-01659/2021	Date of Registration	03/02/2021
Query No / Year	1523-2000098428/2021	Office where deed is registered	
Query Date	15/01/2021 1:05:23 PM	1523-2000098428/2021	
Applicant Name, Address & Other Details	BIDHAN HALDER RABINDRAPALLY, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700101, Mobile No. : 9836706149, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 23,50,000/-		Rs. 23,92,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,19,645/- (Article:23)		Rs. 23,939/- (Article:A(1), E)	
Remarks			

Land Details :

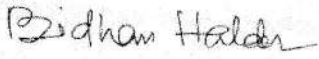
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3050 (RS :-)	LR-51	Bastu	Shali	3 Katha 10 Chatak 30 Sq Ft	21,70,000/-	21,78,000/-	Width of Approach Road: 12 Ft.,
L2	LR-3051 (RS :-)	LR-1151	Bastu	Shali	5 Chatak 35 Sq Ft	1,80,000/-	2,14,500/-	Width of Approach Road: 12 Ft.,
		TOTAL :			6.6458Dec	23,50,000 /-	23,92,500 /-	
		Grand Total :			6.6458Dec	23,50,000 /-	23,92,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHAGINI NIVEDITA SEVA BHARATI 206, Bangur Avenue Block- B, Ground Floor, P.O:- Shreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIDHAN HALDER Son of Late S HALDER Rabindrapally, P.O:- Prafulla Kanon, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101			
	03/02/2021	03/02/2021	03/02/2021
Identifier Of Shri Pramod Rout, Shri Sadananda Sarkar, Shri Gopal Banka			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BHAGINI NIVEDITA SEVA BHARATI	Shri Pramod Rout-3.025 Dec, Shri Sadananda Sarkar-3.025 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BHAGINI NIVEDITA SEVA BHARATI	Shri Pramod Rout-0.297917 Dec, Shri Sadananda Sarkar-0.297917 Dec

Land Details as per Land Record

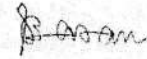
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 51	Owner:অমিয় ডাকুরা, Gurdian:গোবিন্দ , Address:নিজ , Classification:শালি, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3051, LR Khatian No:- 1151	Owner:প্রিয়বালা শীল, Gurdian:হরিচরন শীল, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 02-02-2021

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 23,92,500/-



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 03-02-2021

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 16:25 hrs on 03-02-2021, at the Office of the A.D.S.R. RAJARHAT by Shri Pramod Rout one of the Claimants.

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

Execution is admitted on 03/02/2021 by 1. Shri Pramod Rout, Son of Late Basanta Rout, KD-1, Aswini Nagar, Baguiati, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 2. Shri Sadananda Sarkar, Son of Late Nagendra Nath Sarkar, Dashadrone Apartment, Block-B, Third Floor, Flat N, P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, Rabindrapally, P.O: Prafulla Kanon, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Business

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

Execution is admitted on 03-02-2021 by Shri Gopal Banka, Secretary, BHAGINI NIVEDITA SEVA BHARATI (Society), 206, Bangur Avenue Block- B, Ground Floor, P.O:- Shreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr BIDHAN HALDER, , , Son of Late S HALDER, Rabindrapally, P.O: Prafulla Kanon, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs.23,939/- (A(1) = Rs 23,925/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,939/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2021 12:54PM with Govt. Ref. No: 192020210219284051 on 03-02-2021, Amount Rs: 23,939/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYPDCE8 on 03-02-2021, Head of Account 0030-03-104-001-16

ayment of Stamp Duty

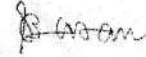
Certified that required Stamp Duty payable for this document is Rs. 1,19,645/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,18,645/-

Description of Stamp

1. Stamp: Type: Impressed. Serial no 4366, Amount: Rs.1,000/-, Date of Purchase: 22/01/2021, Vendor name: MITA DUTTA

2. Stamp: Type: Court Fees. Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03-02-2021 12:54PM with Govt. Ref. No: 192020210219284051 on 03-02-2021, Amount Rs: 1,18,645/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYPDCE8 on 03-02-2021, Head of Account 0030-02-103-003-02



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

Registered in Book - I

~~13-60 am~~

(This document is digitally signed.)