

12/11/2024

12-12214/2024



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

26/11/24

Certified that the signature is submitted to the Registrar. The signature and the endorsement on the document are the part of this document.

Y 780095

2979305

District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

26 NOV 2024 DEED OF GIFT

THIS DEED OF GIFT made this the 26th day of November, Two Thousand Twenty-Four(2024) BETWEEN SRI ARUP BHATTACHARJEE, Son of Late Keshabanandana Bhattacharjee, by faith-Hindu, by occupation-Service, having Permanent Account No. AEWPB5267N & Aadhaar No.3197 5450 5826, residing at 14, North Road, Kolkata-700 032, P.S. Jadavpur, in the District of South 24-Parganas, hereinafter referred to as the "D O N O R" (which term or

Contd.....pg/2



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AA 034115

(2)

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SRI SUDIP BHATTACHARJEE, Son of Late Keshabanandana Bhattacharjee, by faith-Hindu, by occupation-Service, having AHBPB6673N & Aadhaar No.9759 5396 4287, both are residing at 14, North Road, Kolkata-700 032, P.S. Jadavpur, in the District of South 24-Parganas, hereinafter referred to as the "D O N E E" (which term or

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expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by an Indenture of Deed of Sale made on 24th day of December, 1982 between Smt Kanak Prava Debi, wife of Sri Kshitish Chandra Chakraborty, described therein as the Vendor of the One Part and Smt Rekha Bhattacharjee, wife of Sri Keshabananda Bhattacharjee described therein as the Purchaser of the Other Part the said Vendor sold, transferred and conveyed ALL That piece and parcel of entire vacant roof of the ground floor of the building upon the land measuring of land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93, in the District of South 24-Parganas and conferred absolute right, title and interest in favour of the said Purchaser and the said Deed of Sale was registered on the even date in the office of the District Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No.425, Pages 74 to 83, Being No.16926 for the year 1982 and delivered possession thereof.

AND WHEREAS since then the said Purchaser Smt Rekha Bhattacharjee, wife of Sri Keshabananda Bhattacharjee while thus

absolutely seized and possessed of the said ALL THAT piece and parcel of entire vacant roof of the ground floor of the building upon the land measuring of land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur and thereafter the said Purchaser erected and/or constructed one floor upon the said roof of the building and had been paying taxes regularly. Which is morefully and Particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS thereafter the said owner Smt Rekha Bhattacharjee, wife of Late Keshabananda Bhattacharjee while thus exercising all her right of ownership and possession over the said first floor flat of the building died intestate on 29th day of March, 2009 leaving him surviving her two sons namely (1) Sri Arup Bhattacharjee and (2) Sri Sudip Bhattacharjee i.e. the present Donor and Donee herein as her sole and absolute legal heirs and successors under the Hindu Law of Succession then in force and her husband predeceased her and she had no other legal heirs and successors at the time of her death except the aforementioned legal heirs.

AND WHEREAS since then the aforementioned owners (1) Sri Arup Bhattacharjee and (2) Sri Sudip Bhattacharjee i.e. the present Donor and Donee herein have been jointly exercising all their right of ownership and possession over the said first floor flat of the building

and got their names mutated in the records of the Kolkata Municipal Corporation being known and numbered as Municipal Premises No.14, North Road, Kolkata-700 032, P.S.-Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93, having Municipal Assessee No.21-093-07-0100-2, in the District of South 24-Parganas and by paying taxes regularly which is morefully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS thereafter the present Donor Sri Arup Bhattacharjee got ownership in respect of the said flat i.e. undivided 1/2th(half) share by way of inheritance i.e the present Donor exercising all his right of ownership and possession over the said first floor flat having undivided 1/2(half) share, which is morefully described in the second schedule hereunder written.

AND WHEREAS, the present Donee is the younger brother of the Donor and who is very much respectful, dutiful and affectionate to the Donor and the Donor also very much affectionate to the Donee and Donee take proper care of the Donor in all manner and at present Donor and Donee living together in a single mess along with the family members for which the present Donor thinks to protect the interest of the Donee in respected of the said property for avoiding future complication for which the present Donor voluntarily executed this Deed of Gift in favour of the Donee.

AND WHEREAS the Donor has great affection and love towards the Donee who is the younger brother of the Donor and the Donor has now gifted ALL THAT piece and parcel of undivided 1/2th(half) share of entire first floor flat, measuring about 1600 square feet of super built up area is measuring 800 square feet of super built up area be the same a little more or less of the four storied building lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93, having Municipal Assessee No.21-093-07-0100-2, in the District of South 24-Parganas, which is morefully and particularly mentioned and described in the Third Schedule hereunder written.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of natural love and affection which the Donor had and still have for the Donee the Donor do hereby grant, convey, transfer, give and assure unto and to the use of the Donee freely, voluntarily and absolutely ALL THAT piece and parcel of undivided 1/2(half) share of entire first floor flat, measuring about 1600 square feet of super built up area is measuring 800 square feet of super built up area be the same a little more or less of the four storied building lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93, having Municipal Assessee No.21-093-07-0100-2, in the District of South 24-Parganas, more

particularly delineated in the Map or Plan annexed hereto and thereon shown with boundary lines in RED verge which is morefully and particularly mentioned and described in the Third Schedule hereunder written along with all right of easement of septic tank, swewrage and drainage line, electrical meter room and all other common facilities, utilities and benefits belonging and appurtenant thereto of the said demarcated portion lying and situated upon the land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur, in the District of South 24-Parganas hereinafter referred to as the "said property" and delivered possession of the same forthwith unto and in favour of the Donee TO HAVE AND TO HOLD the said demarcated portion of the property hereby gifted unto and to the sole use, peaceful enjoyment and benefit absolutely and unconditionally forever together with all right of easements, facilities, utilities and benefits belonging or appurtenant thereto to the Donee absolutely and free from all encumbrances and the Donee shall and will at all times hereafter peaceably and quietly hold, possess and enjoy the said property and every part thereof absolutely and realise rents, issues and profits thereof and has right to transfer, sell, lease, Will or mortgage etc. without any lawful interruption, interference, claim, demand whatsoever from or by the Donor or by any person or persons lawfully and equitably claiming through them or in trust for their free and clear of all manners of claim

demands charges liens attachments whatsoever and the Donor hereby further covenant with the Donee that the Donor at all times hereafter at the request of the costs of the Donee shall do or execute or cause to be done or executed all such acts, deeds and things or further better and more perfectly assuring the said property and every part thereof unto and to the use of the Donee her heirs, executors, administrators, legal representatives and assigns as may reasonably be required.

AND THAT the Donee accepts the gift of the said property hereunder made as to testified by him being a party hereto and executing these presents. The estimated value of the property is Rs.6,00,000/- (Rupees six lakh)only.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur, now within the local limits of The Kolkata Municipal Corproation under Ward No. 93, in the District of South 24-Parganas, which is butted and bounded in the manner following :-

On the North : By Premises No. 14A, North Road;
On the South : By Premises no. 13B, Central Road;

On the East : By Premises No.6B, North Road;

On the West : By K. M. C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :
(Description of Toal Property)

ALL THAT piece and parcel of entire first floor flat, measuring about 1600 square feet of super built up area be the same a little more or less of the building more particularly delineated in the Map or Plan annexed hereto and thereon shown with boundary lines in RED verge together with undivided proportionate impartible share or interest in the land of the said premises attributable to the said flat along with proportionate right of stair case, common passage, roof of the building and all other common areas, facilities, utilities, benefits, amenities and other appurtenances along with all right of easements belonging and appurtenant thereto of the building lying situate at and being known as Municipal Premises No..14, North Road, Kolkata-700 032, P.S. Jadavpur, now within the local limits of The Kolkata Municipal Corproation under Ward No. 93, having Municipal Assessee No.210930701002, in the District of South 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(Description of Gifted Property)

ALL THAT piece and parcel of undivided 1/2(half) share of entire first floor flat, measuring about 1600 square feet of super built up area is measuring 800 square feet of super built up area be the same a little

Anup Bhattacharya

more or less, having mosaic flooring of the building together with undivided proportionate impartible share or interest in the land of the said premises attributable to the said flat along with proportionate right of stair case, common passage, roof of the building and all other common areas, facilities, utilities, benefits, amenities and other appurtenances along with all right of easements belonging and appurtenant thereto of the building lying situate at and being known as Municipal Premises No..14, North Road, Kolkata-700 032, P.S. Jadavpur, now within the local limits of The Kolkata Municipal Corporation under Ward No. 93, having Municipal Assessee No.210930701002, in the District of South 24-Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(The Common Areas and Utilities)

1. The proportionate undivided impartible share or interest in the land comprise in the said premises and proportionate all easements right and appurtenances on which the building is constructed thereon. No LIFT facility in the building.
2. The foundation column supports main walls, corridors, bodies, passage, staircases, entrances and exists of the building along with proportionate right of roof on the top of the building.
3. Installation of common services such as power, light, water, sewerage and Telephone lines etc.

4. The underground reservoir and overhead water tank, motor pumps, pipes and ducts and in general all appurtenances and installation for common use.
5. Other parts of the premises necessary or convenient to its maintenance safety or normally in common use morefully mentioned and described in the Fourth Schedule forming part of this Deed of Conveyance.
6. The proportionate undivided share of land of the said entire first floor flat, measuring 1600 Square feet of super built up area be the same a little more or less of the building hereinabove gifted, transferred, granted and assured unto and in favour of the Donee and the proportionate right in common areas shall always remain impartible.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

PART-I

1. The Donee shall be entitled to all rights, privileges vertical and lateral, easements, quasi-easements, appendages and appurtenances whatsoever belonging to or in any way appurtenant to the said flat together with usually held occupied or enjoyed or reputed or known as part or parcel thereof or appurtenant thereto which are hereafter and hereinbefore more fully specified.

2. The right of access in common with the other occupiers and/or the owners of the said building at all times and for all normal purposes connected with the use and enjoyment of the pathway staircases leading to their respective flats.
3. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said flat with or without vehicles over and along the common passage comprised in the said building provided always and it is hereby declared that nothing herein contained shall permit the Donee or any person deriving title under them and his servants agents and invitees to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage or other person or persons entitled to such way as aforesaid along with such common passage.
4. The right of protecting the said flat by or from all parts of the building so far as they (all co-sharers of the flat) now protect the same but they should take care from the damage of the building.
5. The right of passage in common as aforesaid electricity water and soil from all to the said flat through pipes drains wires and conduits lying or being in under through or over the said building and premises so far as may be reasonable and

necessary for the beneficial occupation of the said flat for all purposes whatsoever.

6. The Donee shall have full proprietary rights and interests and shall be entitled to sell, mortgages, let out, lease out or transfer in any manner permitted by law, without requiring to have or seek and consent for the purpose from the vendors or any other owner or owners of the flat or from any Association that may be formed.
7. The Donee shall have the right to enter to any other flat in the said building for the purpose of effecting repair of services pipe line and portions of their flat as may reasonably necessitate such entry with a week's advance intimations of their such intended entry to the owner concerned and shall and will allow owners of other such entry into their flat under similar prior notice in writing.
8. The proportionate undivided share of land in the demarkated portion of the said flat hereinabove transferred, conveyed, granted and assured unto and in favour of the customer and the proportionate right in common areas shall always remain impartible.

PART-II

1. Entrance and Exit Gate.
2. Boundary Walls and main gate.
3. Drainage and sewerage lines and other installations of such facilities (barring only those which are installed within the exclusive area of any flat and/or exclusively for its use).
4. Electrical meter board under the staircase and the electrical wirings and other fittings (excluding such of the wiring etc. which are installed within the exclusive area of any flat and/or exclusively for its use).
5. Lift, Staircases lobbies on all the floors.
6. Entrance lobby, Electric Meter space of the building.
7. Water pumps, water reservoir underground and overhead with all common plumbing installations for carriage of water (barring only those which are exclusively within the exclusive area of any flat and/or exclusively for its use).
8. Water supply line(s) of the Kolkata Municipal Corporation and the installations thereto related within the said premises.
9. The whole of the exterior of the building.

10. Such other common parts, areas, equipments, installation, fittings, fixtures and spaces in or around the land and the building as are necessary for passage to and/or user of the flat in common by the co-owners with right of roof on the top of the building.

PART-III

• (Common expenses to be shared by the Donée proportionately)

1. The proportionate expenses for maintaining repairing redecorating etc. of the main structure and rain water pipes of the building water pipes, sanitary pipes, gas pipes and electrical wires and installations in under or upon the building and enjoyed or used by the flat owners in common with the other owners occupiers of the other flats and main entrances passages landings and staircases of the building as enjoyed by the flat owners or use by the flat owners in common with the other owners/occupiers of other flats as aforesaid and the boundary walls of the building compounds.
2. The proportionate cost of decorating the exterior of the building.
3. The proportionate costs of cleaning and lighting the passage landings staircase and other parts of the building as enjoyed by the flat owners in common as aforesaid.

4. The proportionate common rates and taxes, costs and salaries of caretakers, chowkidars, sweepers, malies etc.
5. The proportionate costs of working maintenance of pumps and common equipments or any other equipments which may be provided in future.
6. • Proportionate expenses for recurring expenditure for replacement of all or any items comprised in general common area and facilities.
7. Capital or recurring expenditure replacement or repair of such common utilities such as underground reservoir and overhead tank, pump and motor and other equipments whatsoever which are or may be installed or situated in any common parts or common portion in the said building. .

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands hereunto this the day, month and year first above written.

SIGNED AND DELIVERED BY THE
WITHIN NAMED DONOR AT
KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. Dipali Bhattacharjee.
14, JADAVPUR NORTH ROAD
KOL-32

2. Bijay Singh.
156, P. G. H. SHAH ROAD
KOL-32

Anup Anup Bhattacharjee,
SIGNATURE OF THE DONOR

SIGNED AND DELIVERED BY THE WITHIN
NAMED DONEE IN TOKEN ACCEPTANCE
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. Dipank Bhattacharjee.
14, JADAVPUR NORTH ROAD.
KOL-32

2. Bijay Singh.
156, P. G. H. SHAH ROAD
KOL-32

Dipank Bhattacharjee
SIGNATURE OF THE DONEE

DRAFTED BY :

B. Shaw
(BIJOY SHAW)

ADVOCATE
JUDGES COURT, ALIPORE,
KOLKATA - 700 027
W.B. 725/1999.

TYPED BY :

Jharna Chowdhury
JHARNA CHOWDHURY
JADAVPUR, KOLKATA - 32

Thumb 1st finger Middle Finger Ring Finger Little finger

Left Hand :

Right Hand

Name:

Signature



Left Hand :

Right Hand

Thumb 1st finger Middle Finger Ring Finger Little finger

Name: Arup Bhattacharjee

Signature



Left Hand :

Right Hand

Thumb 1st finger Middle Finger Ring Finger Little finger

Name:

Signature Sudip Bhattacharjee

Thumb 1st finger Middle Finger Ring Finger Little finger

Left Hand :

Right Hand

Name:

Signature



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



192024250289664268

GRN Details

GRN: 192024250289664268
GRN Date: 25/11/2024 23:11:41
BRN: 2318943514715
Gateway Ref ID: CHR7421623
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Bank/Gateway: SBIPay Payment Gateway
BRN Date: 25/11/2024 23:12:07
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Payment Ref. No: 2002974305/3/2024
[Query No*/Query Year]

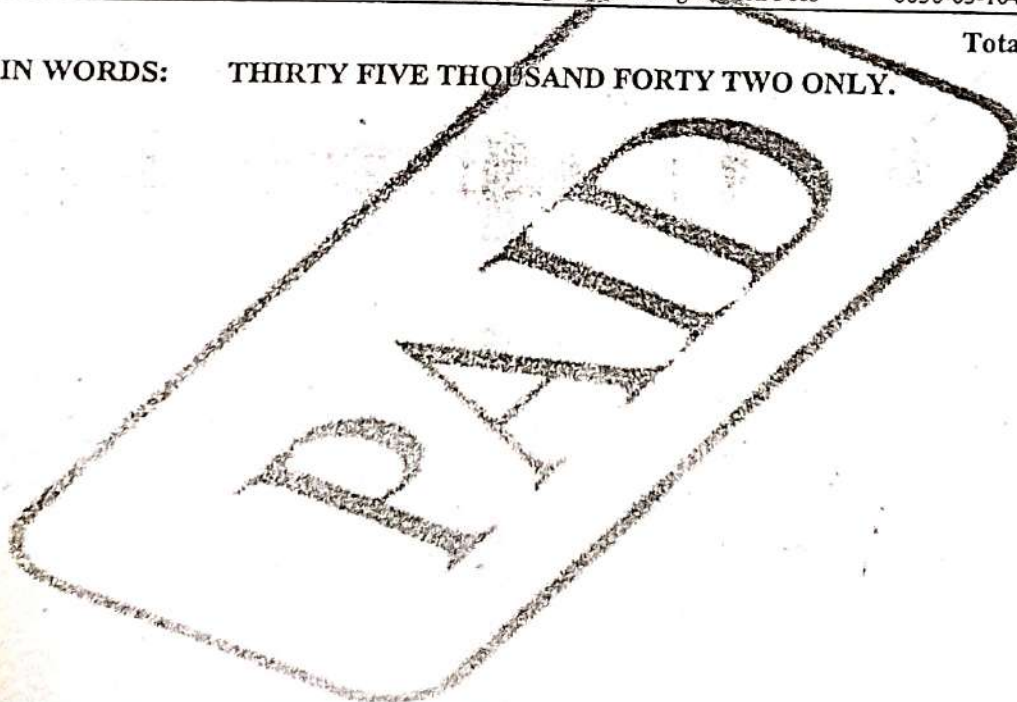
Depositor Details

Depositor's Name: Mr SUDIP BHATTACHARJEE
Address: 14,JADAVPUR NORTH ROAD
Mobile: 9734355240
Period From (dd/mm/yyyy): 25/11/2024
Period To (dd/mm/yyyy): 25/11/2024
Payment Ref ID: 2002974305/3/2024
Dept Ref ID/DRN: 2002974305/3/2024

Payment Details

S. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002974305/3/2024	Property Registration-Registration Fees	0030-03-104-001-16	35042
Total				35042

IN WORDS: THIRTY FIVE THOUSAND FORTY TWO ONLY.



Major Information of the Deed



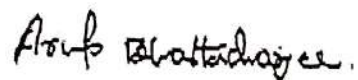
Deed No.	I-1604-12217/2024	Date of Registration	26/11/2024
Query No./Year	1604-2002974305/2024	Office where deed is registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	24/11/2024 8:07:36 PM		
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Solicitor firm		
Transaction	[0201] Gift, Gift In Favour of family members	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set-off Value	Rs. 6,00,000/-	Market Value	Rs. 35,02,800/-
Stamp Duty Paid (SD)	Rs. 1,020/- (Article:33(I))	Registration Fee Paid	Rs. 35,074/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 14, Ward No: 093, Road: North Road, Pin Code : 700032










Sl. No.	Monza/Road Zone	Plot No.	Flat No.	Area (in Sq. Ft.)	Set-off Value (in Rs.)	Market Value (in Rs.)	Other Details
A1				Super Build Area: 800, Carpet Area: 630	6,00,000/-	35,02,800/-	Floor No: 1, Apartment Type: - Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed

Donor Details :



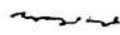
Sl. No.	Name-Address	Photo	Finger print and Signature
1	Mr ARUP BHATTACHARJEE (Presentant) Son of Late KESHABANANDANA BHATTACHARJEE Executed by: Self, Date of Execution: 26/11/2024 , Admitted by: Self, Date of Admission: 26/11/2024 ,Place : Office		 Captured 
		26/11/2024	LTI 26/11/2024
			26/11/2024

14, JADAVPUR NORTH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: AExxxxxx7N, Aadhaar No: 31xxxxxxxx5826, Status :Individual, Executed by: Self, Date of Execution: 26/11/2024 , Admitted by: Self, Date of Admission: 26/11/2024 ,Place : Office

Donee Details :

Sl. No.	Name-Address-Photo-Finger Print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUDIP BHATTACHARJEE Son of Late KESHABANANDANA BHATTACHARJEE Executed by: Self, Date of Execution: 26/11/2024 , Admitted by: Self, Date of Admission: 26/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/11/2024</td> <td>LTI</td> <td>26/11/2024</td> <td>26/11/2024</td> </tr> </tbody> </table> <p>Son of Late KESHABANANDANA BHATTACHARJEE 14, JADAVPUR NORTH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AHxxxxxx3N, Aadhaar No: 97xxxxxxxx4287, Status :Individual, Executed by: Self, Date of Execution: 26/11/2024 , Admitted by: Self, Date of Admission: 26/11/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr SUDIP BHATTACHARJEE Son of Late KESHABANANDANA BHATTACHARJEE Executed by: Self, Date of Execution: 26/11/2024 , Admitted by: Self, Date of Admission: 26/11/2024 ,Place : Office		 Captured		26/11/2024	LTI	26/11/2024	26/11/2024
Name	Photo	Finger Print	Signature										
Mr SUDIP BHATTACHARJEE Son of Late KESHABANANDANA BHATTACHARJEE Executed by: Self, Date of Execution: 26/11/2024 , Admitted by: Self, Date of Admission: 26/11/2024 ,Place : Office		 Captured											
26/11/2024	LTI	26/11/2024	26/11/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIJOY SINGH Son of NANDALAL SINGH 156, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032		 Captured	
	26/11/2024	26/11/2024	26/11/2024

Identifier Of Mr ARUP BHATTACHARJEE, Mr SUDIP BHATTACHARJEE

Endorsement For Deed Number : I - 160412217 / 2024

On: 26-11-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) & 45(4) W.B. Registration Rules 1962)

Presented for registration at 11:12 hrs on 26-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ARUP BHATTACHARJEE, Executant.

Certificate of Market Value (W.B. Registration Rules 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,02,800/-. Family Members amount Rs 35,02,800/-

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

Execution is admitted on 26/11/2024 by 1. Mr ARUP BHATTACHARJEE, Son of Late KESHABANANDANA BHATTACHARJEE, 14, JADAVPUR NORTH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 2. Mr SUDIP BHATTACHARJEE, Son of Late KESHABANANDANA BHATTACHARJEE, 14, JADAVPUR NORTH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr BIJOY SINGH, , Son of NANDALAL SINGH, 156, P.G.H.SHAH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,074.00/- (A(1) = Rs 35,028.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 35,042/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2024 11:12PM with Govt. Ref. No: 192024250289664268 on 25-11-2024, Amount Rs: 35,042/-, Bank: SBI EPay (SBlePay), Ref. No. 2318943514715 on 25-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 1,020.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25340, Amount: Rs.1,000.00/-, Date of Purchase: 22/11/2024, Vendor name: Subhankar Das

2. Stamp: Type: Impressed, Serial no 25341, Amount: Rs.20.00/-, Date of Purchase: 22/11/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2024 11:12PM with Govt. Ref. No: 192024250289664268 on 25-11-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2318943514715 on 25-11-2024, Head of Account



Santanu Basak
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 349280 to 349306
being No 160412217 for the year 2024.



Digitally signed by SANTANU BASAK
Date: 2024.11.26 11:31:28 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 26/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Details :

Name & address		Status	Execution Admission Details :
1	Mr SUDIP BHATTACHARJEE Son of Late KESHABANANDANA BHATTACHARJEE, 14, JADAVPUR NORTH ROAD, City:-, P.O.- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth: XX-XX-1XX9, PAN No. AHxxxxxx3N, Aadhaar No.: 97xxxxxxxx4287, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr BIJOY SINGH Son of NANDALAL SINGH 156, P.G.H. SHAH ROAD, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr ARUP BHATTACHARJEE, Mr SUDIP BHATTACHARJEE

Owner and Land or Building Details as received from KMC				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
A1	Assessment No. : 210930701002 Premises No. : 14 Ward No. : 093 Street Name : JADAVPUR NORTH ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : ARUP BHATTACHARJEE, SUDIP BHATTACHARJEE Owner Address : 14, JADAVPUR NORTH ROAD, GROUND FLOOR, KOLKATA-32 Pin No. : 700032	Plan Sanction No.: Building Type : Building Height : Is Heritage: Plot Area : Total Floor Area: Covered Parking Area:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 24-12-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 24-12-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration form no. 60 together with all particulars as required

