

01330/23

D-1291/23

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

24  
24 6/25  
9-45 pm

पश्चिम बंगाल WEST BENGAL

U-980517/23

81AB 695440



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

*[Signature]*

District Sub-Registrar-V  
Alipore, South 24 Parganas

25 APR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 24<sup>th</sup> day of  
April, in the year Two Thousand and Twenty Three  
(2023);

BETWEEN

No. 1662 Date 18 APR 2023 Rs. 10.00

Name.....

Address.....

VENDOR : MAMATAJUDDIN GAZI  
ALIPORE JUDGES' COURT  
KOLKATA-700027

T. Chowdhury  
Advocate  
Alipore Judge's Court  
Kolkata-27

Signature of Vendor

Dheeraj Lalwan



V. C. T. I  
1037

Dheeraj Lalwan



V. C. T. I  
1038



Sulekha Majumdar



V. C. T. I  
1039

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
24 APR 2023

Tina Majumdar

**(1) SULEKHA MAJUMDER (PAN- CBGPM0193K, Aadhaar No. 8680 2109 0545)**, wife of Late Samir Majumder, by faith- Hindu, by nationality- Indian, by occupation- House hold duties, residing at Kamrabad, Carshed Road, P.O. & P.S.= Sonarpur, Kolkata- 700150, **(2) TINA MAJUMDER (PAN- BBOPM1586R, Aadhaar No. 6864 5480 7035)**, daughter of Late Samir Majumder, by faith- Hindu, by nationality- Indian, by occupation- House hold duties, residing at Kamrabad, Carshed Road, P.O. & P.S.= Sonarpur, Kolkata- 700150, **(3) LEENA MAJUMDER (PAN- HTAPM6370K, Aadhaar No. 7852 8853 5961)**, daughter of Late Samir Majumder, by faith- Hindu, by nationality- Indian, by occupation- House hold duties, residing at Kamrabad, Carshed Road, P.O. & P.S.= Sonarpur, Kolkata- 700150, **(4) MINATI CHATTERJEE (PAN- BAWPC2142N, Aadhaar No. 2640 1088 9813)**, wife of Tapan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 32L/2, Mahesh Dutta Lane, Alipore, Kolkata- 700027, **(5) MANDIRA DEY (PAN- BPHPD2135L, Aadhaar No. 2084 2132 4910)**, wife of Sri Swapan Dey, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at Kamrabad Bose Para, P.O. &



V.C.T. I  
1040

Leena Majumdar



V.C.T. I  
1041

Minku Chatterjee



V.C.T. I  
1042

Mandira Das



V.C.T. I  
1043

Rina Chakraborty



V.C.T. I  
1044

Tapas Chandra  
S/o Late S. Chandra  
\*Citizens Group Council  
Kolkata - 700027  
Associate



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DISTRICT SUB REGISTRAR-V  
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24 APR 2023

P.S.= Sonarpur, Kolkata- 700150 and **(6) RINA CHAKRABORTY** (**PAN- BQWPC7593R, Aadhaar No. 3864 3157 2585**), wife of Sri Tapan Chakraborty, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 303, Purba Sinthi Bye Lane, Ghughudanga, Kolkata- 700030, hereinafter called and referred to as the **VENDORS** (which expression shall excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038, hereinafter called and referred to as the **PURCHASER** which expression shall excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**



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24 APR 2023

**WHEREAS** one Jyotirmoy Majumder by virtue of a Deed of Conveyance dated 07.03.1972 purchased 10.14 satak land at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S.- Sonarpur, District- South 24 Parganas from Jyotirmoy Chattopadhyay. The said Deed of Conveyance was duly registered before S.R. Sonarpur and recorded in Book No.I, Volume No. 11, pages 291 to 294, being no. 697 for the year 1972.

**AND WHEREAS** said Jyotirmoy Majumder by virtue of a Deed of Conveyance dated 07.03.1972 purchased 10.14 satak land at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S.- Sonarpur, District- South 24 Parganas from Jamini Chattopadhyay. The said Deed of Conveyance was duly registered before S.R. Sonarpur and recorded in Book No.I, being no. 698 for the year 1972.

**AND WHEREAS** by virtue of aforesaid two Deed of Conveyance, said Jyotirmoy Majumder became the sole and absolute owner of 20.28 satak land at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S.- Sonarpur, District- South 24 Parganas.



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DISTRICT SUB REGISTRAR-V  
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**AND WHEREAS** said Jyotirmoy Majumder after sold out some properties by different deeds to different persons and seized and possessed remaining land measuring 3 Cottahs 00 Chittacks 00 sq.ft. along with one storied pucca structure.

**AND WHEREAS** said Jyotirmoy Majumder duly mutated his name in the Office of Rajpur Sonarpur Municipality, being Holding no. 909, Kamrabad, Ward no. 9.

**AND WHEREAS** said Jyotirmoy Majumder while seized and possessed aforesaid land measuring 3 Cottahs 00 Chittacks 00 sq.ft. along with one storied pucca structure died intestate on 28.01.2008 leaving behind the vendors herein, as his legal heirs and successors, who jointly inherited the aforesaid property left by Jyotirmoy Majumder according to Hindu Succession Act, 1956.

**AND WHEREAS** thus by virtue of inheritance, the Vendors herein are now joint owners of **ALL THAT** piece and parcel of land measuring 3 Cottahs 00 Chittacks 00 sq.ft. along with one storied pucca structure standing thereon at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S.- Sonarpur, within the limits of Rajpur Sonarpur Municipality,



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Ward No. 09, Holding No. 909, Kamrabad Road, Kolkata-700150, District- South 24 Parganas and duly mutated their names in the office of the B.L. & L.R.O. vide L.R. Khatian Nos. 28309, 28310, 28306, 28311, 28308 & 28307 and L.R. Dag no. 2741, also also mutated their names in the office of Rajpur Sonarpur Municipality, being Holding no. 909, Kamrabad, and since then the vendors herein jointly seized and possessed the same free from all encumbrances by paying taxes regularly to the concerned authorities.

**AND WHEREAS** the Vendors have agreed to sell and the purchaser has agreed to purchase the said **ALL THAT** piece and parcel of land measuring 3 Cottahs 00 Chittacks 00 sq.ft. along with one storied pucca structure, measuring 1150 sq.ft. more or less, standing thereon at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, L.R. Khatian Nos. 28309, 28310, 28306, 28311, 28308 & 28307, R.S. Dag No. 2725, L.R. Dag No.2741, P.S.- Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 09, Holding No. 909, Kamrabad Road, Kolkata-700150, District- South 24 Parganas, more fully described in the Schedule hereunder at a total consideration of



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**Rs.30,00,000/- (Rupees thirty lakhs) only** and an Agreement for Sale has been executed on 28<sup>th</sup> day of September, 2022 by and between the parties herein.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement for Sale and in consideration of the said sum of **Rs.30,00,000/- (Rupees thirty lakhs) only Purchaser** paid to the Vendors on or before the execution of these presents the receipt whereof the Vendors doth hereby as well as the by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the **Purchaser** and also the said land with two storied structure with all easements. The Vendors doth hereby grant, transfer, convey, assign and assure unto the **Purchaser** his executors, administrators and assigns the said **ALL THAT** piece and parcel of land measuring 3 Cottahs 00 Chittacks 00 sq.ft. along with one storied pucca structure measuring 1150 sq.ft. more or less, standing thereon at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, L.R. Khatian Nos. 28309, 28310, 28306, 28311, 28308 & 28307, R.S. Dag No. 2725, L.R. Dag No.2741, P.S.- Sonarpur, within the limits of



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**DISTRICT SUB REGISTRAR-V**  
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Rajpur Sonarpur Municipality, Ward No. 09, Holding No. 909, Kamrabad Road, Kolkata-700150, District- South 24 Parganas, with the right of use of all easement morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and bordered "**RED**" therein **OR HOWSOEVER OTHERWISE** the said land hereditament hereby transferred or conveyed or any part thereof now or is or at any time heretobefore were or was situated butted, bounded, called, known, numbered, described or distinguished together with all erection, fixtures, sewers, drains, ways, passages, water, water courses, liberties, easements, privileges, right, advantages, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining to or with the same or any part thereof held used occupied or enjoyed or reputed to belonging or be appurtenant thereto **AND ALL THE ESTATE RIGHT TITLE INTEREST AND DEMAND** whatsoever to the said Vendors in to and upon the said land hereditaments and/or any or every part thereof and all deeds, pattahs, writings and evidence of title which anywise exclusively relate to the said land hereditament or any part of parcel thereof and which now are or hereafter shall or may be in the custody power or possession of



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the said Vendors or any person or persons from whom she can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditament hereby granted, transferred and conveyed or expressed or intended so to be **UNTO AND TO THE USE** of the said **Purchaser** his heirs, executors, legal representatives and assigns and also his individuals heirs, executors, absolutely and forever and free from all encumbrances **AND** Vendors doth hereby for themselves their heirs, executors, administrators and representatives covenant with the **Purchaser** his heirs, executors, administrators, representatives and assigns **THAT NOT WITHSTANDING** any act deed matter or things whatsoever by said Vendors done or executed or knowingly suffered to the contrary the said Vendors now are lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said land hereditament and hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust claim, demand or lien and both in himself good right full power and absolute authority to grant, transfer and convey the said land hereditament and hereby granted,



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DISTRICT SUB REGISTRAR-V  
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transferred and conveyed or expressed or intended so to be unto the use of the said **Purchaser** in manner aforesaid **AND** that the said **Purchaser** shall and may at all times, hereafter peaceably and quietly possess and enjoy the said land hereditament and receive the rents, issues and profits without any lawful eviction, interruption claim or demand whatsoever from or by said Vendors any person or persons lawfully or equitably claiming from under or in trust for their **AND** that free from all encumbrances whatsoever or suffered by said Vendors or any person lawfully or equitably claiming from under or in trust for the **AND FURTHER** that said Vendors and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said hereditament and premises or any part thereof from under or in trust for the said Vendors shall and will from time to time and at all times hereafter at the request and costs of the said **Purchaser** and execute or cause to be done or executed all such acts, deed and things whatsoever for further and more perfectly assuring the said land hereditament and every part thereof unto and to the use of the said **Purchaser** has right to sell lease out or rented or otherwise transferred his respective shares of land with other persons.



DISTRICT SUB REGISTRAR-V  
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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of bastu land measuring **3(three)** **Cottahs 00 Chittacks 00 sq.ft. i.e. 4.95 decimals** along with one storied pucca structure, measuring **1150 sq.ft. more or less**, standing thereon, having cemented flooring, used as residential, at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, L.R. Khatian No. 28309 (land measuring 8 Chittacks), L.R. Khatian No. 28310 (land measuring 8 Chittacks), L.R. Khatian No. 28306 (land measuring 8 Chittacks), L.R. Khatian No. 28311 (land measuring 8 Chittacks), L.R. Khatian No. 28308 (land measuring 8 Chittacks) & L.R. Khatian No. 28307 (land measuring 8 Chittacks), R.S. Dag No. 2725, L.R. Dag No. 2741, P.S.- Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 09, Holding No. 909, Kamrabad Road, Kolkata-700150, Road Zone : Kamrabad Main Road, District- South 24 Parganas, which is delineated in the Plan annexed hereto and shown thereon by "**RED**" boarder lines and butted and bounded as follows :-

<b>ON THE NORTH :</b>	Land in R.S. Dag No. 2725.
<b>ON THE SOUTH :</b>	11' - 9" wide common passage.
<b>ON THE EAST :</b>	12' feet wide municipality road.
<b>ON THE WEST :</b>	Land in R.S. Dag No. 2725.



DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
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**IN WITNESSES WHEREOF** the **Parties** hereto have hereunto set and subscribed their respective hands and seals the day, month and year written above.

**SIGNED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES**

1. Konabi Guin  
Advocate  
Alipore Judges Court  
Kat- 27

2. Dilip Khande  
138 Greenpark  
p.o - Narendrapur  
p.s - Narendrapur  
KOL 700103

1. Sulekha Majumder .

2. Tina Majumder

3. Leena Majumder 2

4. Minuti Chatterjee

5. Manjira Dey

6. Rina Chakraborty

**SIGNATURE OF THE VENDORS**

Dheeraj Kalweni

**SIGNATURE OF THE PURCHASER**

Drafted by me :

[Signature]  
Advocate F/378/413/90

Alipore Judges Court  
Kolkata-700027

Print at :

S. Pradhan  
Alipore Judges Court  
Kolkata-700027



DISTRICT SUB REGISTRAR-V  
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**MEMO OF CONSIDERATION**

**RECEIVED** a sum **Rs.30,00,000/-** (Rupees thirty lakhs) only as full and total consideration amount from the above named **PURCHASER** as per memo below.

<b>Cheque No./ Cash/ NEFT/ RTGS/DD</b>	<b>Date</b>	<b>Drawn on</b>	<b>Amount Rs.</b>
818002	28.09.2022	SBI, New Alipore	5,00,000/-
818003	28.09.2022	SBI, New Alipore	5,00,000/-
818004	28.09.2022	SBI, New Alipore	5,00,000/-
818005	28.09.2022	SBI, New Alipore	5,00,000/-
818006	28.09.2022	SBI, New Alipore	5,00,000/-
521016	21.04.2023	SBI, Norendrapur	5,00,000/-

**Total Rs.30,00,000/-**  
=====

**(Rupees thirty lakhs) only**

**WITNESSES**

1. Karabi Guin  
Advocate
2. Dilip Kumar Das

1. Sulekha Majumdar.
2. Tina Majumdar
3. Leena Majumdar
4. Minuti Chatterjee
5. Mondira Deb
6. Rina Chakrabarty

**SIGNATURE OF THE VENDORS**

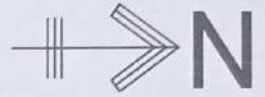


DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
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**SITE PLAN OF PLOT AT R.S. DAG NO. - 2725, L.R. DAG NO. - 2741,  
 R.S. KH. NO. - 724, L.R. KH. NO. - 28306, 28307, 28308, 28309, 28310,  
 28311, J.L. NO. - 41, MOUZA- KAMRABAD, WARD NO. - 9, HOLDING  
 NO. - 909, KAMRABAD, P.S.- SONARPUR, DIST - SOUTH 24  
 PARGANAS UNDER RAJPUR SONARPUR MUNICIPALITY.**

AREA OF LAND = 03 K. 00 CH. 00 S.FT.  
 (MARKED WITH RED BORDER)

**SCALE - 1:150**



Sulekha Majumder  
 Tina Majumder  
 Leena Majumder  
 Minuki Chatterjee  
 Mandira Dey  
 Rina Chakraborty

**SIGNATURE OF VENDOR**

*Dheeraj Kalwar*  
**SIGNATURE OF PURCHASER**

*Amit Sen*  
**AMIT SEN**  
 (Civil Engineer,  
 Class-II LBS, Kolkata Municipal Corporation  
 LBS NO.- 1876 (II)  
**DRAWN BY-**  
**AMIT SEN**  
 (9883249877)



DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
24 APR 2023

AMIT SEN

(Civil Engineer)  
Class-3 1st, 1st Year Municipal Corporation,  
1st NO - 1878 (B)

SIGNATURE OF PURCHASER

SIGNATURE OF VENDOR



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name .....

Signature Sulekha Majumder



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name .....

Signature Tina Majumder



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name .....

Signature Leena Majumder



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name .....

Signature Minti Mukherjee



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DISTRICT SUB REGISTRAR-V  
ALIPORE SOUTH 24 PGS.  
24 APR 2023

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring finger      Small Finger



Left hand					
Right hand					

Name .....

Signature *Mandira Dey*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



Left hand					
Right hand					

Name .....

Signature *Rina Chakrabarty*

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

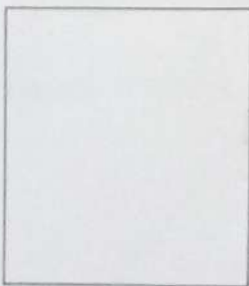


Left hand					
Right hand					

Name .....

Signature *Dheeraj Kumar*

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger



Left hand					
Right hand					

Name .....

Signature .....



DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
24 APR 2023



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



192023240023029871

GRN Details

GRN: 192023240023029871 Payment Mode: Online Payment  
GRN Date: 21/04/2023 17:57:29 Bank/Gateway: State Bank of India  
BRN : CKW7181814 BRN Date: 21/04/2023 18:01:05  
GRIPS Payment ID: 210420232002302986 Payment Init. Date: 21/04/2023 17:57:29  
Payment Status: Successful Payment Ref. No: 2000980517/3/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DHEERAJ LALWANI  
Address: 257/3 S N ROY ROAD NEW ALIPUR KOL 38  
Mobile: 9064896216  
Depositor Status: Buyer/Claimants  
Query No: 2000980517  
Applicant's Name: Mr Baidyanath Dolui  
Identification No: 2000980517/3/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 21/04/2023  
Period To (dd/mm/yyyy): 21/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000980517/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	128260
2	2000980517/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	32076
3	2000980517/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	990
			<b>Total</b>	<b>161326</b>

IN WORDS: ONE LAKH SIXTY ONE THOUSAND THREE HUNDRED TWENTY SIX ONLY.

PAID







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302000980517/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SULEKHA MAJUMDER KAMRABAD CARSHED ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Seller			Sulekha Majumder. 24.4.2023
2	Smt TINA MAJUMDER KAMRABAD CARSHED ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Seller			Tina Majumder 24.04.2023



*[Handwritten signature]*

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

24 APR 2023

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






SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt LEENA MAJUMDER KAMRABAD CARSHED ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Seller			Leena Majumder 24.4.2023
4	Smt MINATI CHATTERJEE 32L/2 MAHESH DUTTA LANE, City:- Not Specified, P.O:- ALIPUR, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Seller			Minati Chatterjee 24.04.23
5	Smt MANDIRA DEY KAMRABAD BOSE PARA, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Seller			Mandira Dey 24/4/2023



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

24 APR 2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt RINA CHAKRABORTY 303 PURBA SINTHI BYE LANE, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:- Sinthi, District:-North 24- Parganas, West Bengal, India, PIN:- 700030	Seller			<i>Rina Chakraborty</i> 24.04.2023
7	Mr DHEERAJ LALWANI 257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700038	Buyer			<i>Dheeraj Lalwani</i> 24.04.23.
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr TAPAS CHOWDHURY Son of Late S CHOWDHURY ALIPUR JUDGES COURT, City:- Not Specified, P.O:- ALIPUR, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt SULEKHA MAJUMDER, Smt TINA MAJUMDER, Smt LEENA MAJUMDER, Smt MINATI CHATTERJEE, Smt MANDIRA DEY, Smt RINA CHAKRABORTY, Mr DHEERAJ LALWANI			<i>Tapas Chowdhury</i> 24/04/2023

(Jaideb Pal)

DISTRICT SUB-  
REGISTRAR

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



DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
24 APR 2023

## Major Information of the Deed

Deed No :	I-1630-01291/2023	Date of Registration	25/04/2023
Query No / Year	1630-2000980517/2023	Office where deed is registered	
Query Date	18/04/2023 8:18:50 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, 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. 30,00,000/-	Rs. 32,06,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,28,270/- (Article:23)	Rs. 32,108/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kamrabad Main Road, Mouza: Kamrabad, , Holding No:909 JI No: 41, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2741 (RS :- )	LR-28309	Bastu	Bastu	8 Chatak	4,00,000/-	4,05,000/-	Width of Approach Road: 12 Ft.,
L2	LR-2741 (RS :- )	LR-28310	Bastu	Bastu	8 Chatak	4,00,000/-	4,05,000/-	Width of Approach Road: 12 Ft.,
L3	LR-2741 (RS :- )	LR-28306	Bastu	Bastu	8 Chatak	4,00,000/-	4,05,000/-	Width of Approach Road: 12 Ft.,
L4	LR-2741 (RS :- )	LR-28311	Bastu	Bastu	8 Chatak	4,00,000/-	4,05,000/-	Width of Approach Road: 12 Ft.,
L5	LR-2741 (RS :- )	LR-28308	Bastu	Bastu	8 Chatak	4,00,000/-	4,05,000/-	Width of Approach Road: 12 Ft.,
L6	LR-2741 (RS :- )	LR-28307	Bastu	Bastu	8 Chatak	4,00,000/-	4,05,000/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>4.95Dec</b>	<b>24,00,000 /-</b>	<b>24,30,000 /-</b>	
		<b>Grand Total :</b>			<b>4.95Dec</b>	<b>24,00,000 /-</b>	<b>24,30,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	1150 Sq Ft.	6,00,000/-	7,76,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1150 sq ft</b>	<b>6,00,000 /-</b>	<b>7,76,250 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt SULEKHA MAJUMDER</b>  Wife of Late SAMIR MAJUMDER KAMRABAD CARSHED ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CBxxxxxx3K, Aadhaar No: 86xxxxxxxx0545, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence</p>
2	<p><b>Smt TINA MAJUMDER</b>  Daughter of Late SAMIR MAJUMDER KAMRABAD CARSHED ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx6R, Aadhaar No: 68xxxxxxxx7035, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence</p>
3	<p><b>Smt LEENA MAJUMDER</b>  Daughter of Late SAMIR MAJUMDER KAMRABAD CARSHED ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: HTxxxxxx0K, Aadhaar No: 78xxxxxxxx5961, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence</p>
4	<p><b>Smt MINATI CHATTERJEE</b>  Wife of TAPAN CHATTERJEE 32L/2 MAHESH DUTTA LANE, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx2N, Aadhaar No: 26xxxxxxxx9813, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence</p>
5	<p><b>Smt MANDIRA DEY</b>  Wife of SWAPAN DEY KAMRABAD BOSE PARA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx5L, Aadhaar No: 20xxxxxxxx4910, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence</p>
6	<p><b>Smt RINA CHAKRABORTY</b>  Wife of TAPAN CHAKRABORTY 303 PURBA SINTHI BYE LANE, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx3R, Aadhaar No: 38xxxxxxxx2585, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2023  , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DHEERAJ LALWANI (Presentant )</b> Son of SHYAM DAS LALWANI 257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1E, Aadhaar No: 41xxxxxxxx9086, Status :Individual, Executed by: Self, Date of Execution: 24/04/2023 , Admitted by: Self, Date of Admission: 24/04/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr TAPAS CHOWDHURY</b> Son of Late S CHOWDHURY ALIPUR JUDGES COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt SULEKHA MAJUMDER, Smt TINA MAJUMDER, Smt LEENA MAJUMDER, Smt MINATI CHATTERJEE, Smt MANDIRA DEY, Smt RINA CHAKRABORTY, Mr DHEERAJ LALWANI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SULEKHA MAJUMDER	Mr DHEERAJ LALWANI-8 Chatak
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt TINA MAJUMDER	Mr DHEERAJ LALWANI-8 Chatak
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt MINATI CHATTERJEE	Mr DHEERAJ LALWANI-8 Chatak
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt LEENA MAJUMDER	Mr DHEERAJ LALWANI-8 Chatak
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA CHAKRABORTY	Mr DHEERAJ LALWANI-8 Chatak
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt MANDIRA DEY	Mr DHEERAJ LALWANI-8 Chatak
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SULEKHA MAJUMDER	Mr DHEERAJ LALWANI-191.66666700 Sq Ft
2	Smt TINA MAJUMDER	Mr DHEERAJ LALWANI-191.66666700 Sq Ft
3	Smt LEENA MAJUMDER	Mr DHEERAJ LALWANI-191.66666700 Sq Ft
4	Smt MINATI CHATTERJEE	Mr DHEERAJ LALWANI-191.66666700 Sq Ft
5	Smt MANDIRA DEY	Mr DHEERAJ LALWANI-191.66666700 Sq Ft
6	Smt RINA CHAKRABORTY	Mr DHEERAJ LALWANI-191.66666700 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kamrabad Main Road, Mouza: Kamrabad, , Holding No:909 JI No: 41, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2741, LR Khatian No:- 28309	Owner:সুলেখা মজুমদার, Gurdian:সমীর , Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt SULEKHA MAJUMDER
L2	LR Plot No:- 2741, LR Khatian No:- 28310	Owner:টিনা মজুমদার, Gurdian:সমীর , Address:নিজ , Classification:বাস্তু,	Smt TINA MAJUMDER

L3	LR Plot No:- 2741, LR Khatian No:- 28306	Owner:মিনতি চ্যাটার্জী, Gurdian:তপন , Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt MINATI CHATTERJEE
L4	LR Plot No:- 2741, LR Khatian No:- 28311	Owner:নীনা মজুমদার, Gurdian:সমীর , Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt LEENA MAJUMDER
L5	LR Plot No:- 2741, LR Khatian No:- 28308	Owner:রিনা চক্রবর্তী, Gurdian:তপন , Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt RINA CHAKRABORTY
L6	LR Plot No:- 2741, LR Khatian No:- 28307	Owner:মন্দিরা দে, Gurdian:স্বপন , Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Smt MANDIRA DEY

On 24-04-2023

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

Presented for registration at 21:45 hrs on 24-04-2023, at the Private residence by Mr DHEERAJ LALWANI ,Claimant.

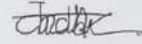
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,06,250/-

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

Execution is admitted on 24/04/2023 by 1. Smt SULEKHA MAJUMDER, Wife of Late SAMIR MAJUMDER, KAMRABAD CARSHED ROAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 2. Smt TINA MAJUMDER, Daughter of Late SAMIR MAJUMDER, KAMRABAD CARSHED ROAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 3. Smt LEENA MAJUMDER, Daughter of Late SAMIR MAJUMDER, KAMRABAD CARSHED ROAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 4. Smt MINATI CHATTERJEE, Wife of TAPAN CHATTERJEE, 32L/2 MAHESH DUTTA LANE, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 5. Smt MANDIRA DEY, Wife of SWAPAN DEY, KAMRABAD BOSE PARA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 6. Smt RINA CHAKRABORTY, Wife of TAPAN CHAKRABORTY, 303 PURBA SINTHI BYE LANE, P.O: GHUGHUDANGA, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 7. Mr DHEERAJ LALWANI, Son of SHYAM DAS LALWANI, 257/3 S N ROY ROAD, P.O: SAHAPUR, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Indetified by Mr TAPAS CHOWDHURY, , Son of Late S CHOWDHURY, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 25-04-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 32,108.00/- ( A(1) = Rs 32,062.00/- ,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 32,076/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 6:01PM with Govt. Ref. No: 192023240023029871 on 21-04-2023, Amount Rs: 32,076/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW7181814 on 21-04-2023, Head of Account 0030-03-104-001-16

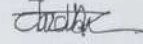
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,28,270/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,28,260/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1662, Amount: Rs.10.00/-, Date of Purchase: 18/04/2023, Vendor name: Mamtajuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 6:01PM with Govt. Ref. No: 192023240023029871 on 21-04-2023, Amount Rs: 1,28,260/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW7181814 on 21-04-2023, Head of Account 0030-02-103-003-02



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 36649 to 36679

being No 163001291 for the year 2023.



Digitally signed by Jaideb Pal  
Date: 2023.04.26 13:51:34 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/04/26 01:51:34 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)