

6904

Q 4038/29



30/4/24 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/907945/24

Y 260152

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

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

30 APR 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 30th day of April, Two Thousand and Twenty Four [2024] in the Christian Era.

BETWEEN

নং : 6811 25 APR
সন ও তারিখ :
ক্রেতার নাম : Minimal Pandan & Brother
ঠিকানা : Habana, Sandapal 152
মূল্য : 12
ক্রেতার :
জেলী : উত্তর 28 পরগণা
গির্দা তাং : 12 APR 2024
সিটি স্ট্যাম্প : RS 300000
ট্রেজারী বরিলিড
ভিক্টর : শ্রী পদ্মাট রোশ

এই নথিটি হলো একটি প্রমাণপত্র যা
এই নথিটিতে উল্লিখিত বিষয়ে
এই নথিটিতে উল্লিখিত বিষয়ে
এই নথিটিতে উল্লিখিত বিষয়ে

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এই নথিটিতে উল্লিখিত বিষয়ে
এই নথিটিতে উল্লিখিত বিষয়ে
এই নথিটিতে উল্লিখিত বিষয়ে



Krishna Kumar chowrasia.
s/o-Late Ganesh bhagat chowrasia.
Hatecra Dekhin math
post-Hatecra p.s- Eco park.
Dist-North 24 pgs.
Kol- 700157.
Occupation-Business.

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

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1] **MR. BIRENDRA KUMAR DUBEY [PAN- AAPPD0249R]** [Aadhaar No. 5034 8010 2902] son of Late Shivakant Dubey, 2] **MR. SHAILENDRA KUMAR DUBEY [PAN- AHNPD9039L]** [Aadhaar No. 5755 7643 8548] son of Late Shivakant Dubey, both by nationality - Indian, by faith - Hindu, by occupation - Business, both are residing at - FD-393, Salt Lake City, Sector-III, Post Office - Bidhannagar IB Market, Police Station -South Bidhannagar, Pin-700106, District 24 Parganas North, West Bengal, hereinafter collectively jointly called and referred to as the **"VENDORS"** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

AND

1] **MR. MRINAL SARDAR [PAN- CSFPS3955P]** [Aadhaar No. 4287 5559 2365] son of Late Puspita Ranjan Sardar, 2] **MR. PARIMAL SARDAR [PAN- DHGPS5174F]** [Aadhaar No. 4956 5057 5904] son of Late Pushpita Ranjan Sardar, both by nationality - Indian, by faith - Hindu, by occupation - Business, both are residing at Hatiara, Sardar Para, Pandit Battala, Post Office- Hatiara, Police Station- formerly Newtown presently Eco Park, Pin - 700157, District 24 Parganas North, West Bengal, hereinafter collectively jointly called and referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART;**

AND WHEREAS by virtue of a deed of gift dated 9th day of May, 1962, registered at the office of the sub -Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 62, Pages 112 to 142, Being Deed No. 3993, for the year 1962, one Habibur Rahaman son of Late Md. Hatem Ali Mondal of Hatiara referred therein as Donor, for the consideration natural love and affection mentioned therein, grant convey and transferred his right, title and interest in favour of his only son namely Safiuddin Ahmed, referred therein as Donee, ALL THAT piece and parcel



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of revenue paying Rayat Dakhali Swattiya Sali land measuring about 1 (One) Bigha 9 (Nine) Katha 12 (Twelve) Chatak more or less, from the western side of C.S. Dag No. 4059, R.S. Dag No. 4063 under C.S. Khatian Nos. 21,119 & 179, R.S. Khatian Nos. 23,45,128,133 & 136 AND an area of 4 (Four) Bighas 3 (Three) Katha 2 (Two) Chatak more or less, from the eastern side of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, both together forming one compact block of 5 (Five) Bighas 12 (Twelve) Katha 14 (Fourteen) Chatak more or less lying and situated at Mouza - Hatiara, J.L.No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by to diverse deeds of sale dated 20th day of March 1968 and 19th day of July 1968, both registered at the office of the Sub -Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 40, Pages 141 to 147, Being Deed No. 2457, for the year 1968 and in Book No. I, Volume No. 77, Pages 209 to 216, Being Deed No. 6138, for the year 1968, the said Safiuddin Ahmed, referred therein as vendor for the consideration mentioned therein sold, transferred and conveyed his right, title and interest to Sri Bhabotosh Chandra Dey, Amar Kumar Dey, Bimal Kumar Dey and Parimal Chandra Dey referred therein as purchasers ALL THAT piece and parcel of the aforesaid land measuring about 1 (One) Bigha 9 (Nine) Katha 12 (Twelve) Chatak more or less in one lot comprised in part of C.S. Dag No. 4059, R.S. Dag No. 4063, and an area of 4 (Four) Bighas 3 (Three) Katha 2 (Two) Chatak more or less, in another lot comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L.No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of a deed of sale dated 14th day of August, 1980 registered at the office of the Sub - Registrar Cossipore Dum Dum copied in Book No. I, Volume No. 83, Pages 275 to 282, Being Deed No. 6513, for the year 1980 the said Sri Bhabotosh Chandra Dey, Amar Kumar Dey, Bimal Kumar Dey and Parimal Chandra Dey jointly referred therein as Vendors for the consideration

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mentioned therein sold, transferred and conveyed their right, title and interest to Sri Asish Kumar Basak, referred therein as purchaser ALL THAT piece and parcel of the land measuring about 14 (Fourteen) Katha 9 (Nine) Chatak 23 (Twenty Three) Square feet more or less comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L.No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of a deed of sale dated 28th day of May 1991, registered at the office of the Additional District Sub Registrar Bidhan Nagar (Salt Lake City) copied in Book No. I, Volume No. 77, Pages 209 to 222, Being Deed No. 4235, for the year 1991, the said Sri Asish Kumar Basak, referred therein as vendor for the consideration mentioned therein sold, transferred and conveyed his right, title and interest to Sri Ram Chandra Agarwal, referred therein as purchaser ALL THAT piece and parcel of land measuring about 5 (Five) Katha more or less out of the aforesaid plot of land being scheme Plan Plot No. "A" comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L.No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of an another deed of sale dated 28th day of May 1991, registered at the office of the Additional District Sub Registrar Bidhan Nagar (Salt Lake City) copied in Book No. I, Volume No. 77, Pages 195 to 208, Being Deed No. 4234, for the year 1991, the said Sri Asish Kumar Basak also referred therein as vendor for the consideration mentioned therein sold, transferred and conveyed his right, title and interest to Sri Mantu Agarwal, referred therein as purchaser ALL THAT the remaining piece and parcel of land measuring about 9 (Nine) Katha 9 (Nine) Chatak 23 (Twenty Three) Square feet more or less, being scheme Plan Plot No. "B" comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L.No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.



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AND WHEREAS by virtue of a deed of sale executed on 28th day of December, 1995 and registered on 8th day of January, 1996 registered at the office of the Additional District Sub Registrar Bidhan Nagar (Salt Lake City) copied in Book No. I, Volume No. 2, Pages 233 to 242, Being Deed No. 69, for the year 1996, the said Sri Ram Chandra Agarwal and Sri Mantu Agarwal, jointly referred therein as Vendors for the consideration mentioned therein sold, transferred and conveyed their right, title and interest to Birendra Kumar Dubey and Shailendra Kumar Dubey, jointly referred therein as purchasers ALL THAT piece and parcel of land measuring about 5 (Five) Katha more or less being scheme plan Plot No. "AB" comprised in part of C.S. Dag No. 4060, R.S. Dag No. 4064, under C.S. Khatian No. 748, R.S. Khatian No. 837, lying and situated at Mouza - Hatiara, J.L.No.14, Police Station- Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said purchase Birendra Kumar Dubey and Shailendra Kumar Dubey, the Vendors herein jointly became the absolute owners and during their possession and enjoyment mutated or recorded their name in the present L. R. Settlement Operation under **L.R. Khatian Nos.10454** (Birendra Kumar Dubey) & **10455** (Shailendra Kumar Dubey), in respect of the Shali vacant land measuring about 5 (Five) Katha more or less which is specifically mentioned in the Schedule hereunder and they have every right to transfer the same to anybody in any way.

AND WHEREAS now the Vendors hereby have agreed to execute a proper Deed of Conveyance unto the favour of the purchasers herein conveying the ownership right, title and interest of ALL THAT piece and parcel of Shali land measuring about 05 Katha more or less, being scheme Plan Plot No. "AB" lying and situated at Mouza - Hatiara, J.L. No. 14, Re.Sa.No.188, Touzi No. 169, comprised in C.S. Khatian No. 748, R.S. Khatian No. 837, L.R. Khatian Nos.10454 & 10455, in respect of C.S. Dag No. 4060, R.S. & L.R. Dag No. 4064, under Police Station formerly Rajarhat presently Eco Park, within the limits of formerly Rajarhat Gopalpur Municipality, Ward No. 20, presently under Bidhannager Municipal Corporation, Ward No. 14, within the locality of Hatiara Jhil Bagan, Post Office -



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Hatiara, Kolkata- 700157, with all easement right attached or belonged thereto, more fully mentioned in the Schedule hereunder written at or for the total consideration of **Rs.74,50,000/- (Seventy Four Lakh Fifty Thousand)** only free from all sorts of encumbrances and for greater clearance of the said property.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement BETWEEN the VENDORS and the PURCHASERS referred to above and in total consideration of the said sum of **Rs. 74,50,000/- (Seventy Four Lakh Fifty Thousand)** only paid by the Purchasers to the Vendors on or before the execution of this present indenture (the Receipt whereof the Vendors doth hereby as well as the Memo of Consideration hereunder written admit acknowledge and of and from the same and every part thereof release and discharge the Purchasers for ever) the said VENDORS doth hereby grant transfer sell convey assign and assure to unto and to the use of the said PURCHASERS ALL THAT piece and parcel of the said land more fully and particularly described in the **Schedule** hereunder written, fully delineated in the sketch map or plan hereto annexed and therein demarcated and shown within *red border* ALONG WITH drains sewerage water courses rights privileges easements assessments appendages and appurtenances whatsoever to the said property or any part thereof, usually held used occupied enjoyed or accepted reputed known as part or parcel or member thereof or appurtenant thereto and the reversion or reversions remainder or remainders and profits thereof and all and every part thereof **AND ALL** the estate right title interest uses trust property claim and demand whatsoever both at law or in equity TOGETHER WITH all deeds and evidence of title relating exclusively to the said property or any part thereof which are/were or may hereinafter be in possession or custody of the Vendors of and from when the Vendors may procure the same without any action either at law or in equity to HAVE AND TO HOLD the said property measuring about **05 (Five) Katha** more or less, scheme plan Plot No. "AB" lying and situated at Mouza - Hatiara, J.L. No. 14, Re.Sa.No.188, Touzi No. 169, comprised in C.S. Khatian No. 748, R.S. Khatian No. 837, L.R. Khatian Nos.10454 & 10455, in respect of C.S. Dag No. 4060, R.S. & L.R. Dag No. 4064, under Police Station formerly Rajarhat presently Eco Park, within the limits of formerly Rajarhat Gopalpur Municipality,



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Ward No. 20, presently under Bidhannager Municipal Corporation, Ward No. 14, within the locality of Hatiara Jhil Bagan, Post Office - Hatiara, Kolkata- 700157 with all others benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be to and unto and in favour of the use of the Purchasers absolutely and forever free from all encumbrances whatsoever.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as under:-

- (i) That notwithstanding any act deed matter or thing by the Vendors or predecessor-in-title done executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY and all other benefits and rights hereby granted sold conveyed transferred assigns and assured or expressed intended so to be and every part thereof;
- (ii) And that the Vendors have never done or executed knowingly suffered or been partly or privy to any act deed matter or things whereby the SAID PROPERTY and all other benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can be or may be impeached encumbered or affected in title;
- (iii) That notwithstanding any act deed or things whatsoever done as aforesaid, the Vendors have got in their self good right and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and the SAID PROPERTY and all other benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) And that the SAID PROPERTY and all other rights and benefits hereby granted sold conveyed transferred assigned and assured or expressed or intended to be and every part of their are now free from all encumbrances liens



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attachments leases lis pendens uses debutter wakf or trust made or suffered by the Vendors saves those expressly mentioned herein;

(v) And that the Purchasers shall and may at all times hereafter peaceably and quietly use possess hold and enjoy the SAID PROPERTY and all other benefits and rights hereby granted sold conveyed, transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits whatsoever thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any other persons having or lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof from under or in trust for the Vendors or predecessor-in-title for the Vendors;

(vi) And further that the Vendors or any other persons having or lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof from under or in trust for the Vendors or predecessor-in-title for the Vendors shall and will from the date of execution of this present indenture be absolutely barred from claiming any such right title and interest whatsoever in the SAID PROPERTY and any such claim shall not be entertained and be denied everywhere and by every court of law having the jurisdiction in this regard;

(vii) That the SAID PROPERTY is not affected by attachment including attachment under any Certificate Case or any proceedings started at the instance of the Income-tax Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no Certificate Case or proceedings against the Vendors for realization of arrears of Income-tax or Sales Tax, or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the SAID PROPERTY is not otherwise charged, mortgaged or encumbered;

(viii) That the SAID PROPERTY is not affected by any notice or scheme of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority and that no declaration has been made or published for



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acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or any other Acts or Enactments in force and there is no impediment under the West Bengal Land Reforms Act, 1955 restraining the Vendors from conveying the said property.

(ix) That subsequently it transpired that the SAID PROPERTY hereby sold, conveyed and transferred and assigned by the vendors, if not free from all encumbrances as herein covenant, the vendors shall be bound to refund to the purchasers, the full consideration money paid hereunder together with the cost of the stamp duty and registration charges incurred by the purchasers herein, if any inadvertent mistake or error is revealed in this deed, the Purchasers shall issue a written requisition letter to the Vendors for such rectification and upon receiving such letter with sufficient and reasonable explanation for such rectification, the Vendors will execute all such acts deeds and things whatsoever for further within reasonable time for the benefit of the Purchasers at the cost of Purchasers.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the Said Property)

ALL THAT Piece and Parcel of Shali land measuring about **5 (Five) Katha** more or less, Scheme plan Plot No. "AB" lying and situated at **Mouza - Hatiaara**, J.L. No. 14, Re.Sa. No. 188, Touzi No. 169, comprised in C.S. Khatian No. 748, R.S. Khatian No. 837, **L.R. Khatian Nos. 10454 & 10455**, in respect of C.S. Dag No. 4060, **R.S. & L.R. Dag No. 4064**, under Police Station formerly Rajarhat presently Eco Park, within the limits of formerly Rajarhat Gopalpur Municipality, Ward No. 20, presently under Bidhannager Municipal Corporation, Ward No. 14, within the locality of **Hatiaara Jhil Bagan**, Post Office - Hatiaara, Kolkata- 700157, Additional District Sub Registrar Office Rajarhat, within limit of District 24 Parganas North and the



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property has been delineated with **Red Colour** in the Map or Plan annexed hereto as the part and parcel of this present Indenture.

Details of the Land is given hereunder:-

Mouza	R.S. & L.R. Dag No	L.R. Khatian No.	Nature of Land	Recorded Owner	Sold Area
Hatiara	4064	10454	Shali	Birendra Kumar Dubey	2 Katha 8 Chatak
Hatiara	4064	10455	Shali	Shailendra Kumar Dubey	2 Katha 8 Chatak

Total area of Land **5 Katha** more or less

The said land is butted and bounded by the following:

ON THE NORTH : Scheme Plan Plot No. B of Part of
R.S. & L.R. Dag No. 4064.

ON THE SOUTH : Scheme Plan Plot No. AB/1 of Part of
R.S. & L.R. Dag No. 4064.

ON THE EAST : R.S. & L.R. Dag No. 4079.

ON THE WEST : 14 Feet wide Road.



Moorthurhail District sub-registrar,
Rajarhat, New Town, North 24-Pgs

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IN WITNESS WHEREOF the Vendors and the Purchasers hereto set and subscribe their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors and the Purchasers

hereto at 24 Parganas (North)

In presence of

WITNESSES:

1. Krishna Kumar Chowdhury.
S/o Late-Ganesh Bhagat
Chowdhury,
Halisra Dhakhin-math.
Post-Halisra p.s. Ecopark.
Dist- North 24 pgs.
KOL-700157.

1) Birendra Kumar Doley

2. Rahul Pandey
S/O - Akhilesh Pandey.
P-256 Laketown Block B
Lake View Apartment
Flat-1C Kolkata-700089.
P.O Laketown
P.S - Laketown

2) Shailendra Kumar Doley
(Signature of the VENDORS)

1) Manish Sardar

2) Parineel Sardar
(Signature of the PURCHASERS)

Drafted by me:-

Sankar prosad Dutta

Sankar prosad Dutta
Advocate
Barasat Judge's Court,
(File No. 92/2014)



Metropolitan District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

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MEMO OF CONSIDERATION

Received from the within named PURCHASERS the within mentioned amount of Rs. 74,50,000/- (Seventy Four Lakh Fifty Thousand) only being the consideration amount in full, and as per the memorandum hereunder written:-

Sl. No	Description	Date	Amount
1.	Cheque No. 928991, Indian Overseas Bank, Helabattala, Rajarhat Branch.	03.03.2024	10,00,000/-
2.	Cheque No. 818979, Indian Bank, Hatiara Branch.	03.03.2024	10,00,000/-
3.	Cheque No. 928996, Indian Overseas Bank, Helabattala, Rajarhat Branch.	21.04.2024	27,25,000/-
4.	Cheque No. 818980, Indian Bank, Hatiara Branch.	21.04.2024	27,25,000/-
		Total	74,50,000/-

Amount in words (Seventy Four Lakh Fifty Thousand) Only.

Witnesses:

1. Krishna Kumar Chowdhury.
S/o Late: Ganesha Bhagat
Chowdhury,
Hatiara Dakshin Math.
P.S - ECO park, post - Hatiara,
Kolkata - 700157.
Dist - North 24 PGS.

2. Rahul Pandey
S/O Akhilesh Pandey
P-256 Lakeview Apartment
Laketown Block B Flat 10
Kolkata - 700089
P.O - Laketown
P.S - Laketown

1) *Birendra Kumar Duly*

2) *Shailendra Kumar Duly*

(Signature of the VENDORS)



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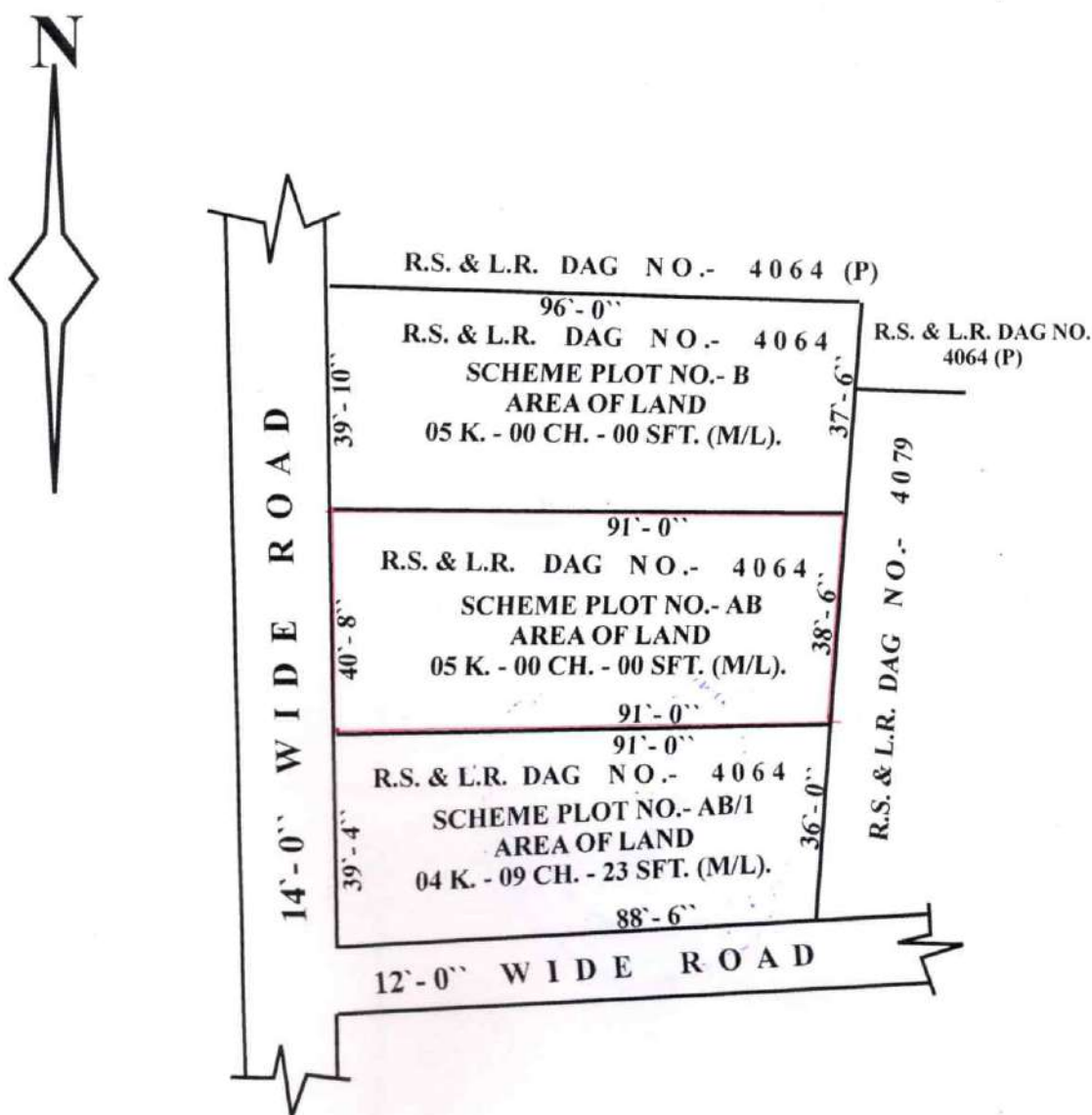
SITE PLAN OF LAND AT MOUZA- HATIARA, J.L. NO.- 14, R.S. & L.R. DAG NO.- 4064, R.S. KHATIAN NO.- 837, L.R. KHATIAN NOS.- 10454 & 10455, P.S. FORMERLY RAJARHAT PRESENTLY ECOPARK, FORMERLY UNDER RAJARHAT GOPALPUR MUNICIPALITY, WARD NO.- 20, PRESENTLY UNDER BIDHAN NAGAR MUNICIPAL CORPORATION, WARD NO.- 14, KOLKATA- 700157, DIST- NORTH 24 PARGANAS.

SCHEME PLOT NO.- AB

AREA OF LAND : 05 K. - 00 CH. - 00 SFT. (M/L).

PURCHASERS : 1) MRINAL SARDAR.

2) PARIMAL SARDAR.



1) Birendra Kumar Doley

2) Shailendra Kumar Doley

SIG. OF VENDORS

1) Mrinal Sardar

2) Parimal Sardar

SIG. OF PURCHASERS



Additional District Sub-Registrar,
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SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B. -

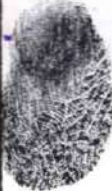
LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Birendra Kumar Dubey	LH					
	RH.					

ATTESTED :- Birendra Kumar Dubey

 Shailendra Kumar Dubey	LH					
	RH.					

ATTESTED :- Shailendra Kumar Dubey

 Moinul Sardar	LH.					
	RH.					

ATTESTED :- Moinul Sardar



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SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Porinel Sordar</i>	LH					
	RH.					

ATTESTED :- *Porinel Sordar*

 PHOTO	LH					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-



Additional District Sub-Registrar,
Bajarhat, New Town, North 24-Pgs

30 APR 2024



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



192024250027209211

GRN Details

GRN:	192024250027209211	Payment Mode:	Online Payment
GRN Date:	25/04/2024 11:20:24	Bank/Gateway:	State Bank of India
BRN :	IK0CSSNBD6	BRN Date:	25/04/2024 11:21:17
GRIPS Payment ID:	250420242002720920	Payment Init. Date:	25/04/2024 11:20:24
Payment Status:	Successful	Payment Ref. No:	2000907945/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	MRINAL SARDAR
Address:	HATIARA NEW TOWN N24PGS
Mobile:	9593209798
Contact No:	9830007103
Depositor Status:	Buyer/Claimants
Query No:	2000907945
Applicant's Name:	Mr Sankar Prosad Dutta
Identification No:	2000907945/3/2024
Remarks:	Sale, Sale Document Payment No 3
Period From (dd/mm/yyyy):	25/04/2024
Period To (dd/mm/yyyy):	25/04/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000907945/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	297020
2	2000907945/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	74514
Total				371534

IN WORDS: THREE LAKH SEVENTY ONE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.



Major Information of the Deed

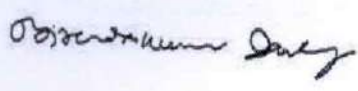
Deed No :	I-1523-07038/2024	Date of Registration	30/04/2024
Query No / Year	1523-2000907945/2024	Office where deed is registered	
Query Date	09/04/2024 7:04:24 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sankar Prosad Dutta Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980576879, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 74,50,000/-	Rs. 74,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,98,020/- (Article:23)	Rs. 74,514/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

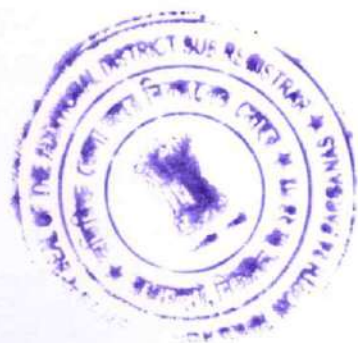
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

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-4064 (RS :-)	LR-10454	Bastu	Shali	2 Katha 8 Chatak	37,25,000/-	37,25,000/-	Width of Approach Road: 14 Ft.,
L2	LR-4064 (RS :-)	LR-10455	Bastu	Shali	2 Katha 8 Chatak	37,25,000/-	37,25,000/-	Width of Approach Road: 14 Ft.,
		TOTAL :			8.25Dec	74,50,000 /-	74,50,000 /-	
	Grand Total :				8.25Dec	74,50,000 /-	74,50,000 /-	

Seller Details :

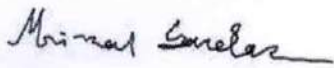
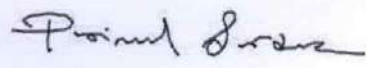
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Birendra Kumar Dubey (Presentant) Son of Late Shivakant Dubey Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 Captured LT1 30/04/2024	 30/04/2024



FD-393, Saltlake City, Sector -III, City:- , P.O:- Bidhannagar IB Market, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AAxxxxxx9R, Aadhaar No: 50xxxxxxxx2902, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Shailendra Kumar Dubey Son of Late Shivakant Dubey Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024
FD-393, Saltlake City, Sector -III, City:- , P.O:- Bidhannagar IB Market, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AHxxxxxx9L, Aadhaar No: 57xxxxxxxx8548, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				

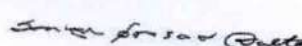
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mrinal Sardar Son of Late Puspita Ranjan Sardar Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024
Son of Late Puspita Ranjan Sardar Hatiara, Sardar Para, Pandit Battala, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157-Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: CSxxxxxx5P, Aadhaar No: 42xxxxxxxx2365, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Parimal Sardar Son of Late Pushpita Ranjan Sardar Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024



Son of Late Pushpita Ranjan Sardar Hatiara, Sardar Para, Pandit Battala, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: DHxxxxxx4F, Aadhaar No: 49xxxxxxxx5904, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Prosad Dutta Son of Late Surendra Nath Dutta Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124		 Captured	
	30/04/2024	30/04/2024	30/04/2024
Identifier Of Mr Birendra Kumar Dubey, Mr Shailendra Kumar Dubey, Mr Mrinal Sardar, Mr Parimal Sardar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Birendra Kumar Dubey	Mr Mrinal Sardar-2.0625 Dec, Mr Parimal Sardar-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Shailendra Kumar Dubey	Mr Mrinal Sardar-2.0625 Dec, Mr Parimal Sardar-2.0625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4064, LR Khatian No:- 10454	Owner:বীরেন্দ্র কুমার দুবে, Gurdian:শিবকান্ত দুবে, Address:FD/393, সল্টলেক সেক্টর III, কলি-91 , Classification:শালি, Area:0.04000000 Acre,	Mr Birendra Kumar Dubey
L2	LR Plot No:- 4064, LR Khatian No:- 10455	Owner:শৈলেন্দ্র কুমার দুবে, Gurdian:শিবকান্ত দুবে, Address:FD/393, সল্টলেক সেক্টর III, কলি-91 , Classification:শালি, Area:0.04000000 Acre,	Mr Shailendra Kumar Dubey

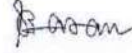


Endorsement For Deed Number : I - 152307038 / 2024

On 24-04-2024

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 74,50,000/-



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

On 30-04-2024

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:15 hrs on 30-04-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Birendra Kumar Dubey , one of the Executants.

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

Execution is admitted on 30/04/2024 by 1. Mr Birendra Kumar Dubey, Son of Late Shivakant Dubey, FD-393, Saltlake City, Sector -III, P.O: Bidhannagar IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business, 2. Mr Shailendra Kumar Dubey, Son of Late Shivakant Dubey, FD-393, Saltlake City, Sector -III, P.O: Bidhannagar IB Market, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business, 3. Mr Mrinal Sardar, Son of Late Puspita Ranjan Sardar, Hatiara, Sardar Para, Pandit Battala, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 4. Mr Parimal Sardar, Son of Late Pushpita Ranjan Sardar, Hatiara, Sardar Para, Pandit Battala, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Indetified by Mr Sankar Prosad Dutta, , Son of Late Surendra Nath Dutta, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,514.00/- (A(1) = Rs 74,500.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 74,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2024 11:21AM with Govt. Ref. No: 192024250027209211 on 25-04-2024, Amount Rs: 74,514/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CSSNBD6 on 25-04-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,98,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,97,020/-

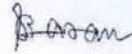
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6811, Amount: Rs.1,000.00/-, Date of Purchase: 25/04/2024, Vendor name: S BOSE

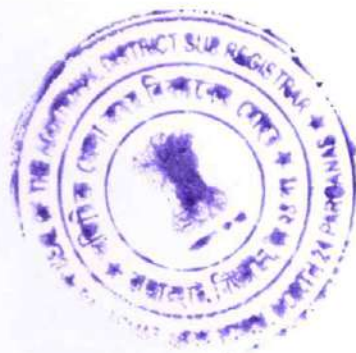
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2024 11:21AM with Govt. Ref. No: 192024250027209211 on 25-04-2024, Amount Rs: 2,97,020/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0CSSNBD6 on 25-04-2024, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 271868 to 271890
being No 152307038 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.05.16 16:37:04 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 16/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

