

003060/2018

I- 2903/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

8/28/18

8-15 PM

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R NO. 1251728/2018.

MV = Rs. 10,68,751/-

V.C. Case No. 666..... R 245339

J (I) Rs. 250/-

J (II) Rs. 300/-

Total Rs. 550/-

Received on 08/2/18

R 245339

8

Alipore South 24 Pz

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

District Sub-Registrar-1
Alipore South 24 Pz

23 AUG 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 8th Day of August, Two Thousand Eighteen (2018) A.D.

BETWEEN

Japan Worker

✓

SRI. TARUN CHAKRABORTY, (PAN-BVGPC9627P), son of Late Anil Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 133, Postal Park, P.O. & P.S. Bansdrani, Kolkata-700070, hereinafter called and referred to as the "**OWNER/VENDOR**", (which term and expression shall unless excluding by or repugnant to the context be deemed to mean and include his respective legal heirs, successors, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

SRI. TAPAS NASKAR, (PAN-ADBPN9237G), son of Sri. Anukul Naskar, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 14, Postal Park, P.O. & P.S. Bansdrani, Kolkata-700070, hereinafter called and referred to as the "**PURCHASER**", (which term and expression shall unless excluding by or repugnant to the context be deemed to mean and include his respective legal heirs, successors, executors, administrators, representatives and assigns) of the **ONE PART**.

WHEREAS the predecessor-in-interest of (1) Sri. Samiran Chakraborty, (2) Sri. Anup Chakraborty, (3) Sri. Arup Chakraborty, (4) Sri. Amit Chakraborty and Sri. Tarun Chakraborty namely Smt.

per Naskar

Binapani Chakraborty since deceased purchased **ALL THAT** piece and parcel of land measuring 01 Cottah 02 Chittaks lying and situated at Mouza-Bansdroni, Touzi No. 63 & 64, Khatian No. 379, Dag No. 1366/1774, J.L. No. 45, under P.S. Bansdroni, K.M.C. Premises No. 45/2, Postal Park, Kolkata-700070, within the limit of K.M.C. Ward No. 112, from Sri. Dinish Chandra Sen, son of Late Shib Chandra Sen of 314, Kundu Lane, P.S. Bhowanipore, District - South 24-Parganas by virtue of a Registered Deed of Conveyance before the Sub-Registrar at Alipore Sadar and was recorded in Book No. I, Volume No. 127, pages from 59 to 62, Being No. 7317,, for the year 1957 after purchasing the said Binapani Chakraborty enjoyed the same uninterruptedly.

AND WHEREAS said (1) Sri. Samiran Chakraborty, (2) Sri. Anup Chakraborty, (3) Sri. Arup Chakraborty, (4) Sri. Amit Chakraborty and Sri. Tarun Chakraborty and inherited the property **ALL THAT** piece and parcel of land measuring about 01 Cottah 02 Chittak lying and situated at Mouza - Bansdroni, Touzi No. 63 & 64, Khatian No. 379, Dag No. 1366/1774, J.L. No. 45, under P.S. Bansdroni, K.M.C. Premises No. 45/2, Postal Park, Kolkata-700070, within the limits of K.M.C. Ward No. 112, being Assessee

Jagan Narayan

No. 31-112-14-0242-0, after the demise of their mother said Binapari Chakraborty, who died intestate on 18/01/2012 and the pre-decease father of them died on 30/06/2006 and they inherited 1/5th share each.

AND WHEREAS thereafter (1) Sri. Samiran Chakraborty, (2) Sri. Anup Chakraborty, (3) Sri. Arup Chakraborty, (4) Sri. Amit Chakraborty gifted their 4/5th share of the aforesaid landed property to their full blooded brother namely Sri. Tarun Chakraborty, the Owner/Vendor herein by way of a Deed of Gift, which was duly registered at D.S.R.-I, Alipore on 24/12/2013 vide Book No. I, CD Volume No. 21, Pages from 3101 to 3114, being No. 04955 for the year 2013.

AND WHEREAS as such the Owner/Vendor herein became the absolute owner of **ALL THAT** piece and parcel of land measuring about 01 Cottah 02 Chittak lying and situated at Mouza - Bansdroni, Touzi No. 63 & 64, Khatian No. 379, Dag No. 1366/1774, J.L. No. 45, under P.S. Bansdroni, K.M.C. Premises No. 45/2, Postal Park, Kolkata-700070, within the limits of K.M.C. Ward No. 112, being Assessee No. 31-112-14-0242-0, by way of the

Jagan Warrier

or reminders and the rents issues and profits of and in connection with the said property and also the easement right, interest, property, claim and demand whatsoever of the Owner in, to, out, of or upon the said land with structure and undivided proportionate share in the land, passage of the building for the purpose of ingress and egress to the said property leading from the Municipal Road and common user of all other premises herein comprised and every part or parts thereof respectively together with the rights and appurtenances whatsoever grant, transfer and convey unto the purchaser absolutely and forever free from all encumbrances, charges, liens and attachments, together with all existing facilities like as electricity connection, Corporation Water connection, existing electrical and plumbing fittings together with right of easements.

I. THE OWNER DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- (i) The interest which the Owner doeth hereby profess to transfer subsists and that he had good and marketable title, right, full power and absolute authority to grant, convey, transfer, assign and assure the said property

Japan Norton

aforesaid Gift and by way of inheritance, which is more-fully and particularly mentioned in the SCHEDULE hereunder written.

AND WHEREAS at present due to urgent need of money the Owner/Vendor herein has declared to sell the aforesaid property as mentioned in the SCHEDULE hereunder written and knowing this the Purchaser herein has agreed to purchase the said property at a marketable consideration of Rs. 3,00,000/- (Rupees Three Lakh), and by way of executing and registering of this Deed of Conveyance the Owner/Vendor herein is transferring, conveying, assigning the right, title, interest of the SCHEDULED property in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of the said sum of **Rs. 3,00,000/- (Rupees Three Lakh) only** for the lawful money of the Union of India well and truly paid by the Purchasers to the Owners on or before the execution of these presents, the receipt whereof granted as per Memo of Consideration appended hereunder, the Owner doth hereby grant, convey, transfer, assure and assign **ALL THAT** the Scheduled property and hereinafter referred to as "**the said property**" **TOGETHER WITH** all reversion or reversions, reminder

Jagan Manjun

together with undivided proportionate share of land including all other common amenities annexed thereto in the said building hereby granted, conveyed, transferred, assigned and assured unto the Purchaser in the manner aforesaid.

- (ii) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and hold and enjoy the said property together with undivided proportionate share of land including all other common amenities annexed thereto in the said land with structure and to avail of all facilities from Municipal or other authorities and to receive the rents, issues and profits thereof without any interruption, disturbances, claim or demands whatsoever from or by the Owner or any person or persons claiming through or under or in trust for him.
- (iii) The said property and the undivided proportionate share of land including common amenities annexed thereto in the said building are freed and discharged from and against all manner of encumbrances whatsoever.

Japan Markon

- (iv) That the Owner and all other person or persons claiming or under her estate or interest in the said building or any part thereof or in trust for the Owner shall and will at all reasonable times hereafter at the request and cost of the Purchaser do and execute or caused to be done or executed all such acts, deeds and things for further and more perfectly assuring the said property together with undivided proportionate share of land including common amenities annexed thereto along with passages of the said building, facilities and enjoyment thereto unto the Purchaser as the Purchaser may reasonably require.

II. THE PURCHASER DOETH HEREBY COVENANT WITH THE OWNER AS FOLLOWS:-

- (i) The Purchaser so as to bind the Owner for the time being of the said property and so that this covenant shall be for the benefit of the other portion of the said land with structure and every part thereof hereby covenants with the Owner that the Purchaser and all other person deriving title under them with at all times hereafter observe the restrictions set out in the Schedule hereunder written.

Jagan Narayan

- (ii) The Purchaser hereby covenant with the Owner that the Purchaser shall at all times hereafter regularly and punctually make payment of all Corporation Taxes and other outgoings in respect of the said Land with structure or other taxes impositions and outgoings which may be imposed become payable in respect of the said Land with structure.
- (iii) To keep the said property and other party walls, sewers, drains, pipes and appurtenances in good and habitable condition.
- (iv) To contribute and pay one equal proportionate part of the costs, expenses and outgoings mentioned in the Schedule "B" hereunder written.
- (v) To keep the said Land with Structure in good and substantial repair and also to keep the said Land with Structure in the said building in good repair as necessary to form such support and projection to the other parts of the said building as now enjoy.
- (vi) To keep the said Land with structure and other party walls, seers, drains, pipes and entrance and main entrance exclusively serving the said Land with

Japan Warden

structure clean and in good condition and proper repairs.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **01 Cottah 02 Chittak** lying and situated at **Mouza - Bansdroni**, Touzi No. 63 & 64, Khatian No. 379, Dag No. 1366/1774, J.L. No. 45, under **P.S. Bansdroni, K.M.C. Premises No. 45/2, Postal Park, Kolkata-700070**, within the limits of **K.M.C. Ward No. 112**, being **Assessee No. 31-112-14-0242-0**, District-South 24-Parganas, within the jurisdiction of A.D.S.R. Alipore, D.S.R.-I, Alipore, which is marked by **RED** border in the annexed Map and which is butted and bounded as follows:-

ON THE NORTH	:	12' wide Road.
ON THE SOUTH	:	Land of Anup Chowdhury.
ON THE EAST	:	Land of Amit Chakraborty.
ON THE WEST	:	Land of Mr. Mukherjee.

Jagan Wankar

111

IN WITNESS WHEREOF the Owner and the Purchaser have hereunto set and subscribed their respective hands and seal this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE OWNER AT KOLKATA IN
PRESENCE OF THE FOLLOWS
WITNESSES:-

1. Joy Chakrabarty
Laskarpur peyrobagan
K01-153 Pd-Sonapur
South 24 P.S.
2. Subhash Datta
Laskarpur Nakel Rajan
K01-153

9903430656
Joy Chakrabarty
SIGNATURE OF THE OWNER

Jagan Naskar
9830228336
SIGNATURE OF THE PURCHASER

Drafted by me:-

Manu Mukhopadhyay
Manu Mukhopadhyay NB-30/08

Advocate

Alipore Police Court
Kolkata-700027

Computer typed at:-

Maa Manasha Xerox

Alipore Police Court,
Kolkata-700027

By:-

MEMO OF CONSIDERATION

RECEIVED from within mentioned Purchasers **Rs. 3,00,000/-**
(Rupees Three Lakh) only as a full and final consideration amount
for dealing of within mentioned property as the following manner:-

Cheque No.	Date	Bank/Branch	Amount
000479	06/08/18	Bank of Baroda Brahmapur Br.	275,000.00
By Cash			25,000.00

Rs. 3,00,000/-

(RUPEES THREE LAKH ONLY)

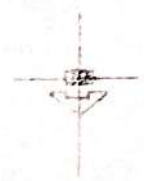
WITNESSES:-

1. *Joy Chakraborty*
2. *Shyamal Karmakar*

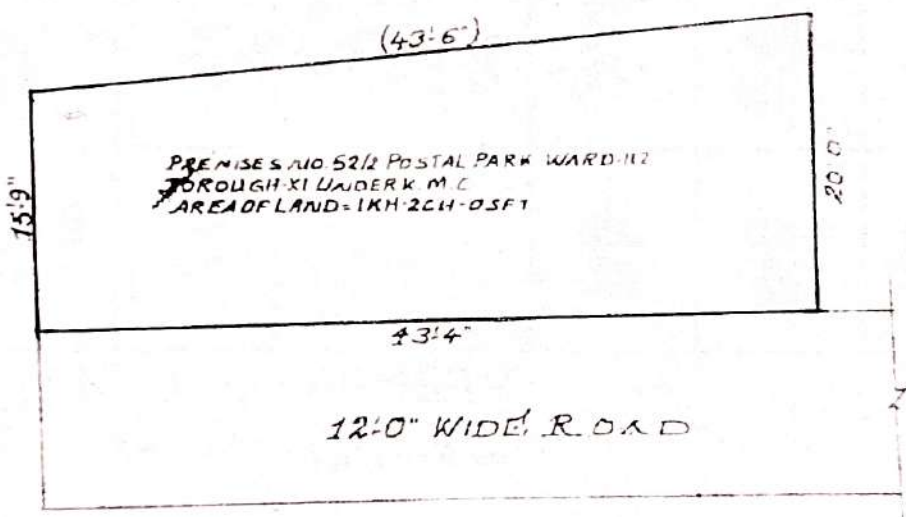
Sarun Chakraborty

SIGNATURE OF THE VENDORS

SITE PLAN OF LAND AT PLOT NO 5/1 MOUZA
 BANSDRONI, J.L. NO 47, DAG NO 1366/1775
 TOUR NO 63 & 64, KHATA NO 379, P.S. REGENT
 PARK, NOW BANSDRONI, DIST. 24 PGS (S) 1775
 K.M.C. PREMISES NO 45/2, POSTAL PARK, WARD NO 112
 BOROUGH XI UNDER K.M.C. KOLKATA 700070.



SCALE: 1:100



Jagan Narayan












Jagan Chakraborty

TRACED BY
 A. B. Bhowmik
 NO. 1155 20/1/14

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name TARUN CHAKRABORTY

Signature Tarun Chakraborty

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name TAPAS NASKAR






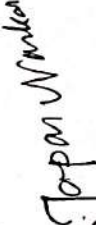
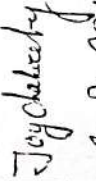
Signature Tapas Naskar



Government of West Bengal


Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16010001251728/2018

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


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Tarun Chakraborty 133, Postal Park, P.O:- Bansdrani, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Seller			 6.8.2018
2	Mr Tapas Naskar 14, Postal Park, P.O:- Bansdrani, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Buyer			 6.8.2018
Sl No.	Name and Address of identifier	Name of		Signature with date	
1	Mr Joy Chakraborty Son of Late Sisir Chakraborty 435, Peyara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700153	Mr Tarun Chakraborty, Mr Tapas Naskar		 6.8.2018	

(Debasis Patra)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

भारत सरकार



Tapas Naskar
 Date of Birth/DOB: 20/04/1968
 Male/ MALE
 Mobile No: 9830228336




3293 1625 2444
 VID : 9182 3887 1837 2453


আমার আখার, আমার পরিচয়


Tapas Naskar


भारतीय विशिष्ट पहचान प्राधिकरण
 UNICOM IDENTIFICATION AUTHORITY OF INDIA


Address :
 S/O Anukul Naskar, 14, POSTAL PARK,
 BANSDRONI, Kolkata, South 24
 Parganas,
 West Bengal - 700070

3293 1625 2444 


 1947


help@uidai.gov.in


www.uidai.gov.in


 P.O. Box No. 1947
 Bangalore-560 017

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-027747557-1

Payment Mode Online Payment

GRN Date: 21/08/2018 16:30:32

Bank : State Bank of India

BRN : CKG8596783

BRN Date: 21/08/2018 16:31:58

DEPOSITOR'S DETAILS

Name : MAA CONSTRUCTION
Contact No. :
E-mail :
Address : 14 POSTAL PARK BANSDRONI, KOLKATA 700070
Applicant Name : Mr Joy Chakraborty
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 16010001251728/4/2018
[Query No /Query Year]

Mobife No. : +91 8910746184

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001251728/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	63145
2	16010001251728/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	10734

Total 73879

In Words : Rupees Seventy Three Thousand Eight Hundred Seventy Nine only

Major Information of the Deed

Deed No.:	I-1601-02903/2018	Date of Registration	23/08/2018
Query No//Year	1601-0001251728/2018	Office where deed is registered	
Query Date	03/08/2018 11:14:31 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Joy Chakraborty Garia, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910746184, 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. 3,00,000/-	Rs. 10,68,751/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 64,145/- (Article:23)	Rs. 10,734/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Postal Park, , Premises No. 45/2, Ward No: 112

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 2 Chatak	3,00,000/-	10,68,751/-	Width of Approach Road: 12 Ft.,
Grand Total :					1.8563Dec	3,00,000 /-	10,68,751 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Tarun Chakraborty Son of Late Anil Chakraborty 133, Postal Park, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVGPC9627P, Status :Individual, Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Tapas Naskar (Presentant) Son of Mr Anukul Naskar 14, Postal Park, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPN9237G, Status :Individual, Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1601-02903/2018-23/08/2018

er Details :

Name & address	
Mr Joy Chakraborty Son of Late Sisir Chakraborty 435, Peyara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifior Of Mr Tarun Chakraborty, Mr Tapas Naskar	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Chakraborty	Mr Tapas Naskar-1.85625 Dec

Endorsement For Deed Number : I - 160102903 / 2018**On 06-08-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:15 hrs on 06-08-2018, at the Private residence by Mr Tapas Naskar ,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 10,68,751/-

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

Execution is admitted on 06/08/2018 by 1. Mr Tarun Chakraborty, Son of Late Anil Chakraborty, 133, Postal Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mr Tapas Naskar, Son of Mr Anukul Naskar, 14, Postal Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr Joy Chakraborty, , , Son of Late Sisir Chakraborty, 435, Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-02903/2018-23/08/2018

23-08-2018

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 10,734/- (A(1) = Rs 10,688/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,734/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2018 4:31PM with Govt. Ref. No: 192018190277475571 on 21-08-2018, Amount Rs: 10,734/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKG8596783 on 21-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,145/- and Stamp Duty paid by Stamp Rs 1,000/-,
by online = Rs 63,145/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2135, Amount: Rs.1,000/-, Date of Purchase: 06/08/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2018 4:31PM with Govt. Ref. No: 192018190277475571 on 21-08-2018, Amount Rs: 63,145/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKG8596783 on 21-08-2018, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-02903/2018-23/08/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1601-2018, Page from 101392 to 101414
being No 160102903 for the year 2018.



Digitally signed by DEBASIS PATRA
Date: 2018.08.28 17:02:19 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 28/08/2018 17:01:49
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)