

5191

I-5400/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

02/1788404/23

K 291070

2/17/23

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

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas Barasat

DEED OF CONVEYANCE

17 JUL 2023

THIS DEED OF CONVEYANCE is made on this 17th.....day of

July....., 2023 (Two Thousand Twenty Three) in Christian Era.

BETWEEN

ক্রমিক নং 1048 তারিখ 13/7/23
নামে নারায়ণ চন্দ্র মজুমদার
আব বারাকপুর্ন কোর্ট.
মূল্য ৫৫০০ টাকা পয়সা
ডেডার শ্রী
আমডাসা এ.ডি. এস. আর. অফিস
উত্তর ২৪ পরগণা
ক্রয়ের তারিখ 13 JUN 2023
মোট মূল্য 450000
ট্রেজারী অফিস - বারাসাত
ডেডার - শ্রী গোবিন্দ প্রসাদ মিত্র



Identified by me -

Narayan Ch. Majumdar.

Advocate

Barackpore Court

S/o Late Ramesh Ch. Majumdar

157 M.B. Road, P.O. Biralali

P.S. Nimla, Kolkata - 700051

District North 24 Pys.

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(1) SMT. ARATI BASU(PAN-ACXPB7573J, Voter ID No. WB/20/138/051257), wife of Late Asish Basu, (2) SMT. BHARATI SARKAR (PAN-GVZPS8193A , Voter ID No. WB/20/139/675468), wife of Sri Manas Sarkar, (3) SMT. PRANATI HALDER, (PAN- ALFPH 9446R , Voter ID No. XVM2122679), wife of Sri Ranjit Halder, (4) SMT. SWAPNA SAHA (PAN- AXDPS0526K , Voter ID No. YMM2958742), wife of Sri Sitangsu Saha, (5) SMT. TAPASHI BISWAS, (PAN- CACPB 9229A , Voter ID No. WB/20/134/450156), wife of Late Goutam Biswas, (6) SMT. MANASHI BISWAS (PAN- ANAPB6684J , Voter ID No. ZMU0464487), wife of Late Satish Chandra Biswas, and (7) SMT. SWATI SARKAR (PAN- ALGPS3116A , Voter ID No. DKN0050393), wife of Sri Nitish Kanti Sarkar, all are daughters of Late Sudhir Ranjan Biswas, all are by faith-Hindu, by Nationality- Indian, by occupation- Household workers and all are residing at E-13, East Nabanagar, Madhya Nilachal, P.O. Birati, P.S. Airport, Kolkata- 700051, District North 24 Parganas, hereinafter jointly called and referred to as "VENDORS/SELLERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs / representatives / successors / administrators / legal representatives and assigns) of the **FIRST PART.**

A N D



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(1) **MD. SOHAIB (PAN-NNXPS9532J, Voter ID No. XVM2294841)**, son of Md. Naim, residing at M.A. Sarani, New Bankra, P.O. Birati, P.S. Airport, Kolkata- 700051, Dist. North 24 Parganas, (2) **SMT. RINKU DAS (PAN- AHKPD7731J, Voter ID No. BWC3163532)**, wife of Sri Madhai Das, residing at 461/4, Nilachal, Birati, P.O. Nilachal, P.S. Airport, Kolkata- 700134, Dist. North 24 Parganas and (3) **SRI AVISHEK LODH (PAN- AFTPL4696K, Voter ID No. XOY497198)**, son of Sri Pradip Lodh, residing at AE245, Salt Lake, Tank-4, Sector-1, P.O. C.C. Block, P.S. Bidhannagar North, Kolkata- 700064, District North 24 Parganas, by faith- Sl. No. 1 Muslim, Sl. No. 2 & 3 Hindu , by Nationality- Indian, by occupation- Business, hereinafter jointly called and referred to as "**PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their legal heirs / representatives / successors / administrators / legal representatives and assigns) of the **OTHER PART.**

WHEREAS one **Brojendra Nath Biswas**, son of Late Rasik Chandra Biswas and **Smt. Latika Biswas**, wife of Sri Manoranjan Biswas were jointly purchased a plot of land measuring about 63 decimals lying and situated at Mouza- Bisharpara, Re. Sa. No. 89, J.L.No. 5, Touzi No. 172, R.S. Khatian No. 398 under Rayati Mourashi Mokrori Satya Bishista, Khatian No. 243, R.S. Dag No. 262, by virtue of a Bengali Saf Kobala Dalil from Bhadu Gagi,



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Atapuddin Gagi, Setapuddin Gagi and Khayrannecha Bibi, all are resident at Bisharpara, the said Saf Kobala Dalil was fully registered in the Office at Cossipore Dum Dum and recorded in Book No.1, Volume No. 2, pages from 175 to 177, being Deed No. 30, dated 02.01.1953.

AND WHEREAS said Smt. Latika Biswas, wife of Sri Manoranjan Biswas, was purchased .3334 decimal land from Sri Brojendra Nath Biswas out of his said 31 decimal land which was duly registered in the Office of the Sub-Registrar Cossipore Dum Dum and recorded in Book No.I, Volume no.106, pages from 273 to 275, being Deed No. 7237 dated 01.08.1999.

AND WHEREAS (i) Sri Dulal Krishna Biswas, (ii) Sri Bhabani Sankar Biswas, (iii) Sri Rabi Sankar Biswas, (iv) Smt. Krishna Roy, wife of Sri Samar Roy (v) Smt. Shipra Biswas, wife of Sri Goutam Biswas, all are sons/daughter of Late Manoranjan Biswas became joint owners as legal heirs/successors in respect of the above mentioned property of said Latika Biswas after demise their mother said Latika Biswas and their father Manoranjan Biswas.

AND WHEREAS one Sudhir Ranjan Biswas, son of Late Rasik Chandra Biswas of East Nabanagar, Nilachal, Birati, was purchased a plot of land measuring about 3 cottahs 8 chittacks more or less lying and situated at Mouza- Bisharpara, J.L.No.5, Re.Sa.No.89, Touzi No.172, R.S.Khatian No.398, R. S. Dag No.262, P. S. Airport, District-North 24 Pgs. at present Ward No. 33, North Nilachal under North Dum Dum Municipality from the above named legal heirs of said Latika Biswas, wife of Late Manoranjan Biswas, by virtue of a registered Bengali Sal Bikray Kobala Dalil which was



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duly registered in the Office at District Sub-Registrar^{II} and recorded in Book No.1, Volume No.132, pages from 339-344 being Deed No. 7247/2002.

AND WHEREAS during lawfully enjoying the above mentioned said plot of **Bastu land measuring about 3 Cottahs 8 Chittacks more or less along with a Tile Shed Room measuring about 200 sq.ft.** said Sudhir Ranjan Biswas, son of Late Rasik Chandra Biswas died intestate on 06.01.2013 and his wife namely Amiya Biswas died on 30.12.2021 leaving behind their 7 married daughters herein Land Owners namely (1) Smt.Arati Basu, wife of Late Ashis Basu, (2) Smt.Bharati Sarkar, wife of Sri Manas Sarkar (3) Smt. Pranati Halder, wife of Sri Ranjit Halder, (4) Smt. Swapna Saha, wife of Sri Sitangsu Saha (5) Smt.Tapashi Biswas, wife of Late Goutam Biswas, (6) Smt. Manashi Biswas, wife of Late Satish Chandra Biswas and (7) Smt. Swati Sarkar, wife of Sri Nitish Kanti Sarkar as legal heirs/successors in respect of the aforesaid property morefully mentioned in the **SCHEDULE** hereunder written and they are also lawfully seized and possessed of otherwise well and sufficiently entitled the aforesaid property which is free from all encumbrances and hereinafter referred to as the “**said property**”

AND WHEREAS the above named Vendors have agree to sale the under mentioned schedule property due to their need of money and the Purchasers of this Deed of Conveyance having come to learn the intention of the Vendors has agreed to purchase the same hereinafter called the “said property” and morefully and particularly described in the Schedule hereinunder written with a total consideration price of



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Rs.24,50,000/- (Rupees Twenty-four Lakh fifty thousand) only and the Vendors having come to learn the said intention of the Purchasers have agreed to sale the said property at the said market price.

NOW THIS INDENTURE WITNESSETH:-

That in pursuance of the said agreement and in consideration of the sum of **Rs.24,50,000/-** (Rupees Twenty-four Lakh fifty thousand) only paid by the Purchasers to the Vendors before the execution of this present being full price or consideration of the said property hereunder and the Vendors do hereby admit and acknowledge and for the same and every part thereof doth hereby acquit release and discharge the purchaser the said property morefully mentioned in the Schedule hereunder written together with right of ingress and egress into the said property along with the all easements and appurtenances belonging to or appurtenant thereof together with the right, advantages, benefits, privileges, and all the estate, right, title, interest, claims, demands whatsoever of the Vendors into or upon the said property. The Vendors doth hereby sell, grant, transfer, convey, assign unto the purchasers free from all encumbrances attachment, charges, liens, lispendances all that the said property morefully mentioned in the Schedule hereunder written to save and to hold the said property hereby granted transferred conveyed and assigned or expressed or



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intended so to be with the appurtenances unto the purchasers absolutely for ever free from all encumbrances whatsoever.

**THE VENDORS HEREBY COVENANT WITH THE PURCHASERS AS
FOLLOWS:**

1. That notwithstanding any such act, deed or thing whatsoever aforesaid the Vendors now have good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assigns their said property mentioned in the Schedule written hereby granted and assigned or expressed or intended to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
2. That free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Vendors were and sufficiently saved, defended, kept, harmless and other estates right title claim mortgage liens lispendens attachments and encumbrances whatsoever.
3. That notwithstanding any act deed matter or thing whatsoever done by the Vendors or predecessor-in-title of



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any of them done, executed or suffered to the contrary, the Vendors are fully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or extended to be free and perfect indefeasible estate of inheritance without any manner or condition, use, trust or other thing to alter or to make void the same.

4. That the said property or any every part thereof is not attached in any proceedings stated by or at the instance of the Income Tax, Wealth tax authorities or department or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provision of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate duty authorities. That no notice issued under the public demand recovery act has been served upon the Vendors.
5. That the Vendors have not yet received any notice or requisition or acquisition of the property described in the schedule below.
6. Further that the Vendors and all person or persons having



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lawfully claiming any estate right title or interest whatsoever unto or upon their said property and every part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such acts, assurances and things whatsoever for further better and perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said purchasers in the manner aforesaid as may be reasonably required.

7. That the purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the said property hereby granted rents and profits thereof for their joint use and benefits without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendors or any person or persons whatsoever.
8. That no right easement of any kind is available to any other person or persons in respect of the use and enjoyment of



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the said property described in the schedule below.

9. That it is hereby declared that the said property described in the schedule below is inherited property of the Vendors and they are not benamdar of the any one. And the Vendors doth delivered this day khass possession of the said property into the purchasers named herein before and it is further stated by the Vendors that the purchasers have full right to mutate the said property sold to them by the Vendors from mutation authorities.
10. That the above named purchasers have joint right to sell, mortgage, lease, rents, gift and / or any type of transfer of the said property morefully and particularly mentioned in the Schedule hereunder written.
11. That the Vendors shall not do anything or make any grant whereby the rights of the purchasers hereby and hereunder given or granted may be prejudicially or adversely effected and shall do all acts and deeds as may be necessary to ensure and uphold the rights to the Purchasers.
12. That the Vendors and Purchasers shall duly fulfilled and performed their obligations and covenants elsewhere contained.



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13. A site plan attached with this Deed of Conveyance which will be treated a part and parcel of this Deed of Conveyance.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of **Bastu** Land measuring about **3 (Three) Cottahs 8 (Eight) Chittacks more or less** (Delineated by **RED** colour on the plan which has been attached with this Deed of Conveyance) **alongwith a Tile shed room measuring about 200 (Two hundred) Sq. Ft. with cemented floor** (Delineated by **YELLOW** colour on the plan which has been attached with this Deed of Conveyance) lying and situated at **Mouza- Bisharpara**, Touji No. 172, R.S. No. 89, J.L.No. 5, **R.S. Khatian No. 398, L.R. Khatian Nos. 1087&1241** (Recorded in favour of Smt. Latika Biswas wife of Sri Manoranjan Biswas and Sri Brojendra Nath Biswas son of Late Rasik Chandra Biswas respectively) **R.S./L.R. Dag No. 262, P.S. Airport**, District North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar Office at Bidhannagar Salt lake City, **in Ward No. Old 2 New 33, Holding No. 319(306) North Nilachal** under North Dum Dum Municipality, **Kolkata- 700051**. The said Plot is butted and bounded as follows :

On the North	:	Land of Smt Rinku Das and Others..
On the South	:	Land of Smt Rinku Das and Others..
On the East:	:	Land of Smt Rinku Das and Others...
On the West	:	20 Feet wide North Nilachal Road



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

SIGNED, SEALED & DELIVERED

IN THE PRESENCE OF:

1) Narayan Ch. Majumder
Advocate
Barrackpore Court

2) Madhavi
461/4, Niladhar
Girish. No. 134

1. Arati Basu

2. Bharati Sarkar.

3. Prerna Halder.

4. Swapna Saha

5. Tapashi Biswas

6. Harashi Sikka

7. Swati Sarkar

Signature of the Vendors

1. MD Jahaib

2. Rinku Das.

3. Anshuk Lodh

Signature of the Purchasers

Drafted by :

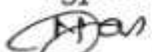
Narayan Ch. Majumder.

Narayan Ch. Majumder,
Advocate,

Enrolment No. WB-722/99

Barrackpore Court,

Typed by:



N. Das, Birati, Kolkata-51



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MEMO OF CONSIDERATION PRICE

We, the above named Vendors received following full consideration price of **Rs.24,50,000/-** (Rupees Twenty four Lakh fifty thousand) only from the above named Purchaser due to sale our said property mentioned in the Schedule of this Deed of Conveyance, the day, month and year first above written.

Date	Vendors Name	Bank Details	Cheque No.	Amount(Rs.)
18.03.23	Tapashi Biswas	SBI Bankra, Birati	773834 RTGS	1,00,000.00
Do	Bharati Sarkar	Do	773833 RTGS	1,00,000.00
Do	Swati Sarkar	Do	773831 Transafer	1,00,000.00
06.05.23	Swapna Saha	IDBI Bank, Birati	130522 RTGS	1,00,000.00
06.05.23	Manashi Biswas	Do	130521 RTGS	1,00,000.00
13.07.23	Tapashi Biswas	SBI New Town	904005 RTGS	2,00,000.00
Do	Bharati Sarkar	Do	904006 RTGS	2,00,000.00
Do	Swati Sarkar	Do	904012	2,00,000.00
Do	Swapna Saha	Do	904007 RTGS	2,00,000.00
Do	Manashi Biswas	Do	904008	2,00,000.00
Do	Arati Basu	Do	904010 RTGS	3,00,000.00
Do	Pranai Halder	Do	904011	3,00,000.00
15.07.23	Tapashi Biswas	SBI Bankra Birati	360580 RTGS	50,000.00
Do	Bharati Sarkar	Do	360583 RTGS	50,000.00
Do	Swati Sarkar	Do	360588	50,000.00
Do	Swapna Saha	Do	360584 RTGS	50,000.00
Do	Manashi Biswas	Do	360585 RTGS	50,000.00
Do	Arati Basu	Do	360586 RTGS	50,000.00
Do	Pranai Halder	Do	360587 RTGS	50,000.00
			Total Rs.	24,50,000.00

WITNESSES :

1) *Darayan Ch. Majumdar*
Advocate

2) *readhu'm*

1. *Arati Basu*

2. *Bharati Sarkar.*

3. *Pranati Halder.*

4. *Swapna Saha*

5. *Tapashi Biswas*

6. *Manashi Biswas*

7. *Swati Sarkar*

Signature of the Vendors



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Little Ring Middle Fore Thumb



left hand					
right hand					

Asati Basu



left hand					
right hand					

Asati Basu



left hand					
right hand					

Asati Basu



left hand					
right hand					

Asati Basu



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Laya



Biswas

	Little	Ring	Middle	Fore	Thumb
left hand					
right hand					

Munshi
Biswas



left hand					
right hand					



ratish

left hand					
right hand					

MD



Jahat

left hand					
right hand					



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PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
 <i>Renuka Das.</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
						
 <i>A. K. Z.</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
						
	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				



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A SITE PLAN SHOWING OF A PLOT OF BASTU LAND WITH TILE SHED ROOM LYING AND SITUATED AT MOUZA - BISHARPARA, J.L. NO. 5, R.S. KHATIAN NO. 398, L.R. KHATIAN NOS. 1087 & 1241, R.S. / L.R. DAG NO. 262, P.S. AIRPORT, DISTRICT NORTH 24 PARGANAS IN WARD NO. OLD 2 NEW 33, HOLDING NO. 319 (306) NORTH NILACHAL UNDER NORTH DUM DUM MUNICIPALITY.

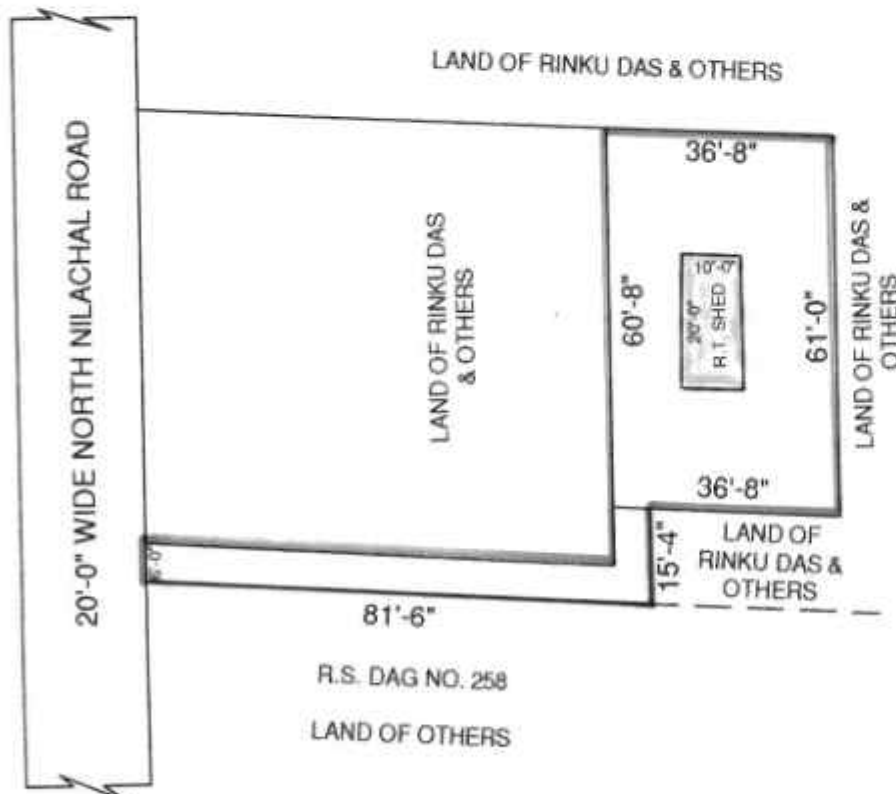
SCALE : - 1" = 32'-0"

NAME OF VENDORS : - (1) SMT. ARATI BASU (2) SMT. BHARATI SARKAR (3) SMT. PRANATI HALDER (4) SMT. SWAPNA SAHA (5) SMT. TAPASHI BISWAS (6) SMT. MANASHI BISWAS & (7) SMT. SWATI SARKAR
ALL ARE DAUGHTERS OF LATE SUDHIR RANJAN BISWAS.

NAME OF PURCHASERS : - (1) MD. SOHAIB S/O. MD. NAIM
(2) SMT. RINKU DAS W/O. SRI MADHAI DAS
&
(3) SRI AVISHEK LODH S/O. SRI PRADIP LODH

LAND AREA = 3 COTTAHS 8 CHITTACKS M/L (MARKED BY RED COLOUR)

TILE SHED = 200 SQ.FT. (MARKED BY YELLOW COLOUR)



DRAWN BY

Santanu Laskar
SANTANU LASKAR
Gold Star Planning Centre
Licence No. NDDM/LBS-8/7
Planner, Surveyor, Estimator, Valuer
Res: 4 No. Mahajati Nagar, Birati, Kailash
Near Gouripur Kailash

1. Arati Basu
2. Bharati Sarkar
3. Pranati Halder
4. Swapna Saha
5. Tapashi Biswas
6. Manashi Biswas
7. Swati Sarkar

SIGNATURE OF VENDORS

1. MD Sohaib
2. Rinku Das
3. Avishek Lodh

SIGNATURE OF PURCHASERS



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



192023240129251961

GRN Details

GRN:	192023240129251961	Payment Mode:	Online Payment
GRN Date:	15/07/2023 18:40:18	Bank/Gateway:	State Bank of India
BRN :	IK0CIUJKL9	BRN Date:	15/07/2023 18:42:29
GRIPS Payment ID:	150720232012925195	Payment Init. Date:	15/07/2023 18:40:18
Payment Status:	Successful	Payment Ref. No:	2001788404/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Rinku Das
Address:	46/14 Nilachal
Mobile:	6291949578
Depositor Status:	Buyer/Claimants
Query No:	2001788404
Applicant's Name:	Mr Narayan Chandra Majumder
Identification No:	2001788404/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	15/07/2023
Period To (dd/mm/yyyy):	15/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001788404/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	103060
2	2001788404/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	27024
3	2001788404/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1158
Total				131242

IN WORDS: ONE LAKH THIRTY ONE THOUSAND TWO HUNDRED FORTY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720232012925195

GRIPS Payment Detail

GRIPS Payment ID:	150720232012925195	Payment Init. Date:	15/07/2023 18:40:18
Total Amount:	131242	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CIUJKL9	BRN Date:	15/07/2023 18:42:29
Payment Status:	Successful	Payment Init. From:	mGRIPS

Depositor Details

Depositor's Name: Rinku Das
Mobile: 6291949578

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240129251961	Directorate of Registration & Stamp Revenue	131242
Total			131242

IN WORDS: ONE LAKH THIRTY ONE THOUSAND TWO HUNDRED FORTY TWO ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1502-05400/2023	Date of Registration	17/07/2023
Query No / Year	1502-2001788404/2023	Office where deed is registered	
Query Date	14/07/2023 6:36:22 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Narayan Chandra Majumder 157 M B Road,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9830561929, 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. 24,50,000/-		Rs. 27,01,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,08,060/- (Article:23)		Rs. 27,056/- (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:- Airport, Municipality: NORTH DUM DUM, Road: North Nilachal, Mouza: Bisharpara, JI No: 5, Pin Code : 700159

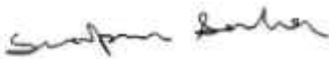
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-262 (RS :-)	LR-1087	Bastu	Bastu	1 Katha 12 Chatak	11,97,500/-	13,23,000/-	Width of Approach Road: 20 Ft.,
L2	LR-262 (RS :-)	LR-1241	Bastu	Bastu	1 Katha 12 Chatak	11,97,500/-	13,23,000/-	Width of Approach Road: 20 Ft.,
		TOTAL :			5.775Dec	23,95,000 /-	26,46,000 /-	
	Grand Total :				5.775Dec	23,95,000 /-	26,46,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	55,000/-	55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	55,000 /-	55,000 /-	

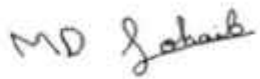
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Arati Basu Wife of Late Asish Basu Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office			
	17/07/2023	LTI 17/07/2023	17/07/2023	
E-13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: acxxxxxx3j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Bharati Sarkar Wife of Manas Sarkar Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office			
	17/07/2023	LTI 17/07/2023	17/07/2023	
E13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: gvxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Pranati Halder Wife of Ranjit Halder Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office			
	17/07/2023	LTI 17/07/2023	17/07/2023	
E13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: alxxxxxx6r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				

4	Name Swapna Saha Wife of Sitangsu Saha Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office	Photo  17/07/2023	Finger Print  LTI 17/07/2023	Signature  17/07/2023
E13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
5	Name Tapashi Biswas Wife of Late Goutam Biswas Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office	Photo  17/07/2023	Finger Print  LTI 17/07/2023	Signature  17/07/2023
E13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: caxxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
6	Name Manashi Biswas Wife of Late Satish Chandra Biswas Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office	Photo  17/07/2023	Finger Print  LTI 17/07/2023	Signature  17/07/2023
E13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
7	Name Swati Sarkar Wife of Nitish Kanti Sarkar Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office	Photo  17/07/2023	Finger Print  LTI 17/07/2023	Signature  17/07/2023

E13, East Nabanagar, Madhya Nilachal, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: alxxxxxx6a, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023
 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Sohaib Son of Md Naim Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office			
	17/07/2023	17/07/2023	17/07/2023	17/07/2023
Son of Md Naim M A Sarani New Bankra, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: nnxxxxxx2j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Rinku Das Wife of Madhai Das Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office			
	17/07/2023	17/07/2023	17/07/2023	17/07/2023
Wife of Madhai Das 461/4 Nilachal Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700134 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ahxxxxxx1j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Avishek Lodh (Presentant) Son of Pradip Lodh Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office			
	17/07/2023	17/07/2023	17/07/2023	17/07/2023
Son of Pradip Lodh A E 245 Salt Lake Tank-4, Sec-1, City:- , P.O:- C C D, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx6k, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/07/2023 , Admitted by: Self, Date of Admission: 17/07/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Narayan Chandra Majumder Son of Late Ramesh Ch Majumder 157 M. B. Road, Birati, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			
	17/07/2023	17/07/2023	17/07/2023
Identifier Of Arati Basu, Md Sohaib, Bharati Sarkar, Pranati Halder, Swapna Saha, Tapashi Biswas, Manashi Biswas, Swati Sarkar, Rinku Das, Avishek Lodh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Arati Basu	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
2	Bharati Sarkar	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
3	Pranati Halder	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
4	Swapna Saha	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
5	Tapashi Biswas	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
6	Manashi Biswas	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
7	Swati Sarkar	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Arati Basu	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
2	Bharati Sarkar	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
3	Pranati Halder	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
4	Swapna Saha	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
5	Tapashi Biswas	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
6	Manashi Biswas	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec
7	Swati Sarkar	Md Sohaib-0.1375 Dec,Rinku Das-0.1375 Dec,Avishek Lodh-0.1375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Arati Basu	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft
2	Bharati Sarkar	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft
3	Pranati Halder	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft
4	Swapna Saha	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft
5	Tapashi Biswas	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft
6	Manashi Biswas	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft
7	Swati Sarkar	Md Sohaib-9.52381000 Sq Ft,Rinku Das-9.52381000 Sq Ft,Avishek Lodh-9.52381000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: North Nilachal, Mouza: Bisharpara, JI No: 5, Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 262, LR Khatian No:- 1087	Owner:লভিকা বিশ্বাস, Gurdian:মনোরঞ্জন , Address:নিজ , Classification:বাস্তু, Area:0.13000000 Acre,	Swati Sarkar
L2	LR Plot No:- 262, LR Khatian No:- 1241	Owner:রজেন্দ্র নাথ বিশ্বাস, Gurdian:রসিক চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.15000000 Acre,	Arati Basu

On 17-07-2023

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.

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

Presented for registration at 11:00 hrs on 17-07-2023, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Avishek Lodh , one of the Claimants.

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 27,01,000/-

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

Execution is admitted on 17/07/2023 by 1. Arati Basu, Wife of Late Asish Basu, E-13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 2. Md Sohaib, Son of Md Naim, M A Sarani New Bankra, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Muslim, by Profession Business, 3. Bharati Sarkar, Wife of Manas Sarkar, E13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 4. Pranati Halder, Wife of Ranjit Halder, E13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 5. Swapna Saha, Wife of Sitangsu Saha, E13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 6. Tapashi Biswas, Wife of Late Goutam Biswas, E13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 7. Manashi Biswas, Wife of Late Satish Chandra Biswas, E13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 8. Swati Sarkar, Wife of Nitish Kanti Sarkar, E13, East Nabanagar, Madhya Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife, 9. Rinku Das, Wife of Madhai Das, 461/4 Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by Profession Business, 10. Avishek Lodh, Son of Pradip Lodh, A E 245 Salt Lake Tank-4, Sec-1, P.O: C C D, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Narayan Chandra Majumder, , Son of Late Ramesh Ch Majuder, 157 M. B. Road, Birati, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,056.00/- (A(1) = Rs 27,010.00/- ,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 27,024/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2023 6:42PM with Govt. Ref. No: 192023240129251961 on 15-07-2023, Amount Rs: 27,024/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIUJKL9 on 15-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,08,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,03,060/-

• Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1048, Amount: Rs.5,000.00/-, Date of Purchase: 13/07/2023, Vendor name: Gobinda Prasad Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/07/2023 6:42PM with Govt. Ref. No: 192023240129251961 on 15-07-2023, Amount Rs: 1,03,060/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIUJKL9 on 15-07-2023, Head of Account 0030-02-103-003-02



Rita Lepcha

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 140442 to 140472

being No 150205400 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.07.17 14:12:55 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/07/17 02:12:55 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)