

2860/24

T-2831/2024

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 699142

421521/24

... this deed of conveyance is an instrument  
Registration, and... and the  
... with the  
...  
27 FEB 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 27<sup>th</sup> day of February, Two Thousand and Twenty Four (2024),

BETWEEN

✓ Sagar Ghosal

NIRMALYA CONSTRUCTION  
As The Constituted Attorney  
For & On Behalf Of  
BHASKAR KUMAR SEN  
ARATI MONDAL

1) SMT. ANINDITA CHAKRABORTY, having PAN: AXCPC4893Q, having Aadhaar No. 5333 7550 0241, wife of Shri Sujit Chakraborty, by occupation – Housewife, residing at - 3(2) Surya Sen Sarani, Math Para, Barackpur, Post Office: Nona Chandanpur and Police Station - Titagarh, Kolkata - 700122, in the District of North 24 Parganas and 2) SMT. NABANITA MUKHERJEE, having PAN: BFFPM7478M, having Aadhaar No. 5632 2572 4986, wife of Shri Sekhar Mukherjee, by occupation – Housewife, residing at - 32/1A, Abhay Bidyalankar Road, Post Office: Parnashree Pally and previous Police Station – Behala, at present Police Station – Parnashree, Kolkata - 700060, in the District of South 24 Parganas, hereinafter called and referred to as the "OWNERS /VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

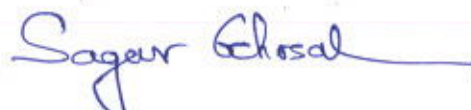
AND

MR. BHASKAR KUMAR SEN, having PAN:BOBPS6249K, Aadhaar No. 3328 9054 5967, son of Late Kamal Kumar Sen, by faith Hindu, by occupation - Business, now residing at P-12, Senhati Colony, Post Office and Police Station -Behala; Kolkata-700034, in the District of South 24 Parganas, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART

WHEREAS initially Mongal Sarder at all material times was seized and possessed of or otherwise sufficiently entitled to as the sixteen annas owner of ALL THAT piece and parcel of residential land property measuring area about 6 (Six) satak be the same a little more or less, lying and situated at Mouza – Mamudpur, Pargana : Magura, J.L No. 7, Touzi No: 23,26,32 and 411, R.S No. 195, comprising Dag No. 67, under old Khatian No: 114, Police Station- Behala, within the then South Suburban Municipality, the then District of 24 Parganas, at present District South 24 parganas which is referred to as original properties.

AND WHEREAS on 21<sup>st</sup> day of April, 1945, said Mongal Sarder while seized, possessed and during physical possession and occupation of the original properties due to some urgent need of money sold, transferred and conveyed executed one Bengali written registered Deed of Conveyance in respect of entire portion of the original properties in favour of Shri Narendranath Sadhukhan, son of Late Lakhmanchandra Sadhukhan which was registered in the office of Joint Sub- Registrar of Alipore at Behala and recorded in Book No.1, Volume No. 6, Pages 67 to 69, Being No. 257 for the year 1945.

AND WHEREAS on 10<sup>th</sup> day of July, 1946, said Shri Narendranath Sadhukhan while seized, possessed and during physical possession and occupation of the original properties due to some bonafide ground sold, transferred and conveyed executed one Bengali



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written registered Deed of Conveyance in respect of the original properties in favour of Smt. Kiran Bala Devi, wife of Shri Sudhir Kumar Bandhyopadhyay and Smt. Nihar Bala Devi, daughter of Shri Sudhir Kumar Bandhyopadhyay, which was registered in the office of Sub Registrar at Behala and recorded as Book No.1, Volume No. 11, Pages from 120 to 123, Being No. 983 for the year 1946.

**AND WHEREAS** after the said purchase said of Smt. Kiran Bala Devi and Smt. Nihar Bala Devi stepped into joint possession and at their own cost and expenses constructed brick built structure upon the aforesaid original properties and had been exercising various acts of possession by mutating their names in the records of the South Suburban Municipality and in the settlement offices concerned and paid rent and taxes to the authority concerned regularly.

**AND WHEREAS** while in khas possession and enjoyment of undivided  $\frac{1}{2}$  (Half) share of original properties said Kiran Bala Devi died intestate on 27<sup>th</sup> day of October, 1966 leaving behind surviving her husband namely Shri Sudhir Kumar Bandhyopadhyay and two married daughters namely Smt. Saraju Bala Chakraborty, wife of Shri Nityananda Chakaraborty and Smt. Nihar Bala Devi, wife of Shri Birendra Nath Chattopadhyay as her only heirs and legal representatives as per Hindu Succession Act, 1956 and the said heirs of the said Kiran Bala Devi became the joint Owners of the aforesaid original properties and by virtue of inheritance Shri Sudhir Kumar Bandhyopadhyay and Smt. Saraju Bala Chakraborty alias Smt. Saraju Bala Debi were enjoying **undivided  $\frac{1}{6}$ <sup>th</sup> share each** of the aforesaid original properties and by virtue of inheritance and aforesaid registered Deed of Conveyance Smt. Nihar Bala Devi was enjoying **undivided  $\frac{2}{3}$ <sup>rd</sup> ( $\frac{1}{2} + \frac{1}{6}$ <sup>th</sup>) share absolutely** of the aforesaid original properties in khas without any interruption and / or interferences and is free from all sorts of encumbrances, charges liens, lispensens whatsoever in nature.

**AND WHEREAS** by virtue of inheritance said Sudhir Kumar Bandhyopadhyay got possession of undivided  $\frac{1}{6}$ <sup>th</sup> share of the aforesaid original properties i.e undivided 1(One) satak of bastu land property of the aforesaid original properties and subsequently on **12<sup>th</sup> day of July, 1968**, the said Shri Sudhir Kumar Bandhyopadhyay while seized and possessed of ALL THAT piece and parcel of undivided bastu land measuring area about 1(One) satak be the same a little more or less together with proportionate share of brick built structure standing thereon lying and situated at Mouza - Mamudpur, Pargana : Magura, J.L No. 7, Touzi No: 23,26,32 and 411, R.S No. 195, comprising Dag No. 67, under Khatian No: 114, Municipal Holding No. 130, Satyen Roy Road, within the jurisdiction of the then South Suburban Municipality, Police Station - Behala, District Sub-registrar office at Alipore, in the District of 24 Parganas, out of love and affection gifted, transferred his entire portion of the above mentioned property in favour of his two married daughter namely Smt. Saraju Bala Chakraborty and Smt. Nihar Bala Devi by virtue of one registered Bengali written Deed of Gift and which was duly registered at the office of the Sub-Registrar of Alipore, District 24 Parganas and recorded in its Book No. I, Volume No. 93, Pages 131 to 133, Being No.4588 for the year 1968.




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**AND WHEREAS** said Smt. Saraju Bala Chakraborty and Smt. Nihar Bala Devi were seized and possessed of or otherwise sufficiently entitled to as joint owners of ALL THAT piece and parcel of bastu land property measuring area about 6(Six) satak be the same a little more or less together with brick built structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under Khatian No: 114, Police Station- Behala, premises No. 130, Satyen Roy Road , Kolkata-700034, within the jurisdiction of the then South Suburban Municipality, the then District of 24 Parganas, at present District South 24 parganas , referred to as original property .

**AND WHEREAS** on 12<sup>th</sup> day of July, 1968, said Smt. Saraju Bala Chakraborty and Smt. Nihar Bala Devi, while possessing ,enjoying of the original property in khas without any interruption and / or interferences as joint owners thereof ,separated the original property according to their will and to maintain their good relationship and to avoid their disputes in future, they were amicably divided shared, partitioned, demarcated the aforesaid original property by metes and bounds by way of one Bengali written registered Deed of Partition along with attached plan , which was registered in the office of Sub –Registrar of Alipore, District 24 Parganas and recorded in Book No. I, Volume No.91, Pages 136 to 140, Being Deed No. 4590 , for the year 1968 according to said registered Deed of Partition they were in peaceful possession and enjoyment freely and separately as well as in adversely to others without any dispute and difference in between them .

**AND WHEREAS** as per the said registered Deed of Partition said Smt. Nihar Bala Devi alias Smt. Nihar Bala Chakraborty ,the Party of the Second Part of the aforesaid Deed of Partition became the absolute owner of ALL THAT piece and parcel of land measuring area about 2 (Two) Cottahs 08(Eight ) Chittaks and 30(Thirty ) Square feet be the same a little more or less together with passage on the east side and one brick built two storied structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under Khatian No: 114, Police Station- Behala, premises No. 130, Satyen Roy Road , within the jurisdiction of the then South Suburban Municipality the then District of 24 Parganas, at present District South 24 parganas, **referred to as aforesaid property no. 1** , as mentioned and described in schedule Gha thereof marked as LOT - "B" and bordered by YELLOW colour in the plan annexed in the said partition deed together with municipal road and passage shown therein and other easement and accessory rights and have been possessing the said plot of land as absolute owner thereof and to have hold possess and enjoy the same as her own freed and discharged from all rights in common and claims and demands whatsoever of the other parties concerning the same.

**AND WHEREAS** the said Smt. Nihar Bala Devi, sufficiently got possession of the aforesaid property no. 1 and mutated her name in respect of the aforesaid property no. 1 in the office of the then South Suburban Municipality as absolute Owner and as well as in the office of the other competent Authority, subsequently the aforesaid property no. 1 was numbered as



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**Municipal Premises No: 1, Satyen Roy Road, under ward No 120, being Assessee No.41-120-12-0291-0, within the jurisdiction of The Kolkata Municipal Corporation .**

**AND WHEREAS** on 12<sup>th</sup> day of May, 2011, the said Smt. Nihar Bala Devi while seized and possessed of the owner of ALL THAT piece and parcel of bastu land measuring area about 2 (Two) Cottahs 08(Eight ) Chittaks and 30(Thirty ) Square feet be the same a little more or less and one brick built two storied structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195, comprising Dag No. 67, under Khatian No: 114, within the jurisdiction of the then South Suburban Municipality, at present Municipal Premises No. 1, Satyen Roy Road, under ward No.120 within the jurisdiction of The Kolkata Municipal Corporation , corresponding to postal premises No. 130, Satyen Roy Road , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, gifted her entire portion of the above mentioned property in favour of Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee , the present owner herein by virtue of one registered Deed of Gift and which was duly registered at the office of the Additional District Sub-Registrar Behala and recorded in its Book No. I, C.D. Volume No. 11, Pages from 3204 to 3219, Being Deed No.04351 for the year 2011.

**AND WHEREAS** in the manner aforesaid gift , said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee became absolute joint owners of the ALL THAT piece and parcel of bastu land measuring about 2 (Two) Cottahs 08(Eight ) Chittaks and 30(Thirty ) Square feet be the same a little more or less and one brick built two storied structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195, comprising Dag No. 67, under Khatian No: 114, premises No. 130, Satyen Roy Road , within the jurisdiction of the then South Suburban Municipality, at present **Municipal Premises No. 1, Satyen Roy Road, under ward No.120 within the jurisdiction of The Kolkata Municipal Corporation, Kolkata-700034, Police Station - Behala,** Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, along with exclusive right over the private passage and got possession of the said homestead land property and their name had been mutated in the office of The Kolkata Municipal Corporation in respect of the said homestead land with structure ,after the said mutation the office of The Kolkata Municipal Corporation issue tax bill in favour of them and they used to pay municipal taxes in respect of the said homestead land property as lawful owner thereon, for the sake of brevity it is to be called and referred as the **"Said Premises No: 1"**.

**AND WHEREAS** simultaneously as per the said registered Deed of Partition said Smt. Saraju Bala Chakraborty , the Party of the First Part of the aforesaid Deed of Partition became the absolute owner of ALL THAT piece and parcel of land measuring area about 13(Thirteen) Chittaks and 21(Twenty One) Square feet be the same a little more or less and one brick built tile shed structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195, comprising Dag No. 67, under



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Khatian No: 114, Police Station- Behala, premises No. 130, Satyen Roy Road , within the jurisdiction of the then South Suburban Municipality , the then District of 24 Parganas, at present District South 24 parganas , **referred to as aforesaid property no. 2** , as mentioned and described in schedule **Kha** thereof marked **LOT - "A"** and bordered by **RED** colour in the plan annexed in the said partition deed together with municipal road and other easement and accessory rights and have been possessing the said plot of land as absolute owner thereof and to have hold possess and enjoy the same as her own freed and discharged from all rights in common and claims and demands whatsoever of the other parties concerning the same.

**AND WHEREAS** the said Smt. Saraju Bala Chakraborty, sufficiently got possession of the aforesaid property no. 2 and mutated her name in respect of the aforesaid property no. 2 in the office of the then South Suburban Municipality as absolute Owner and as well as in the office of the other competent Authority, subsequently the aforesaid property no. 2 was numbered as **Municipal Premises No: 02, Satyen Roy Road, under ward No 120, being Assessee No.41-120-12-0292-2**, within the jurisdiction of The Kolkata Municipal Corporation .

**AND WHEREAS** said Smt. Saraju Bala Chakraborty during her life time published her Last will and Testament, by which she bequeathed and devised her aforesaid property no. 2 in favour of Jyotsna Chakraborty to the extent of sixteen annas share absolutely.

**AND WHEREAS** while seized, possessed and during physical possession and occupation of the aforesaid property no. 2 as absolute owner thereof said Saraju Bala Chakraborty died on 11<sup>th</sup> day of May ,2013 leaving behind the said will and after demise of the said Saraju Bala Chakraborty , said Jyotsna Chakraborty obtained the probate of the said last Will on 18.09.2014 of the said Saraju Bala Chakraborty in Act 39 Case No. 290 of 2013 from the Court of Ld. District Delegate at Alipore.

**AND WHEREAS** after obtaining the probate of the said Will of the said Saraju Bala Chakraborty, said Jyotsna Chakraborty as legatee seized possessed, managed and enjoyed the aforesaid property no. 2 as absolute owner .

**AND WHEREAS** on 19<sup>th</sup> day of December, 2014, the said Smt. Jyotsna Chakraborty while seized and possessed of absolute owner of **ALL THAT** piece and parcel of land measuring about 13(Thirteen) Chittaks and 21(Twenty One) Square feet be the same a little more or less and one brick built tile shed structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195, comprising Dag No. 67, under Khatian No: 114, premises No. 130, Satyen Roy Road , within the jurisdiction of the then South Suburban Municipality, **at present Municipal Premises No. 02, Satyen Roy Road, under ward No.120 within the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala**, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, gifted her entire portion of the above mentioned property in favour of Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee , the present owners herein by




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virtue of one registered Bengali written Deed of Gift and which was duly registered at the office of the Additional District Sub-Registrar Behala and recorded in its Book No. I, C.D. Volume No. 34, Pages from 2459 to 2473, Being Deed No.10661 for the year 2014.

**AND WHEREAS** in the manner aforesaid Deed of Gift ,said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee became absolute joint owners of **ALL THAT** piece and parcel of land measuring about 13(Thirteen) Chittaks and 21(Twenty One) Square feet be the same a little more or less and one brick built tile shed structure standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under Khatian No: 114, within the jurisdiction of the then South Suburban Municipality, **at present Municipal Premises No. 02, Satyen Roy Road**, under ward No.120 within the jurisdiction of The Kolkata Municipal Corporation , corresponding to postal premises No. 130/1, Satyen Roy Road , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas , and got possession of the said homestead land property and their name had been mutated in the office of The Kolkata Municipal Corporation in respect of the said homestead land with structure ,after the said mutation the office of The Kolkata Municipal Corporation issue tax bill in favour of them and they used to pay municipal taxes in respect of the said homestead land property as lawful owner thereon, for the sake of brevity it is to be called and referred as the "**Said Premises No: 2**".

**AND WHEREAS** the said parties of the said deed of partition as referred earlier had also four feet wide private passage for ingress and egress purpose for their own use on the east side of the original property and by virtue of the said deed of Partition said Smt. Nihar Bala Devi got absolute possession of the said passage which was running from south Side to the northern side joining main road which was measuring area about Three Chittaks and Forty One square Feet .

**AND WHEREAS** in the manner aforesaid two gift deeds, said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee, got possession of the said Premises No. 1 and 2. along with exclusive right over the private passage measuring area about Three Chittaks and Forty One square Feet and have become the absolute rightful Owners , occupier seized and possessed of or otherwise well and sufficiently entitled to the landed properties and the said two plots are being contiguous to each other, they jointly got the said two (2) plots combined comprising the total area of land measuring area about 6( Six) satak equivalents to 3(Three) Cottahs 10(Ten ) Chittaks 02(Two) Square Feet be the same a little more or less together with an old dilapidated structures standing thereon and they also mutated, recorded their name B.L. &L.R.O as absolute joint Owners and had been regularly paying the revenue against valid receipts in their name.

  
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**AND WHEREAS** while seized and possessed the **Said Landed Properties** as mentioned above, the said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee, being the Owners , further got their names mutated in the present L.R. Records of Rights in L.R. Dag No. 67 under Mouza – Mamudpur and two separate L.R. Khatian No. has been created in the name of present owners as **L.R. Khatian No. 714, land area 3 (Three) satak** in the name of the present owner Smt. Nabanita Mukherjee **AND L.R. Khatian No. 715, land area 3 (Three) satak** in the name of the another owner Smt. Anindita Chakraborty .

**AND WHEREAS** said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee became absolute joint owners of the **ALL THAT** piece and parcel of Bastu land measuring about **2 (Two) Cottahs 12(Twelve ) Chittaks and 26(Twenty Six ) Square feet be the same a little more or less** ( land area measuring area about 2 (Two) Cottahs 08(Eight ) Chittaks and 30(Thirty ) Square feet be the same a little more or less together with adjacent exclusive right over the private passage measuring area about 3 Chittaks and 41 square Feet) and one brick built two storied structure measuring area about 1000 square feet ( 500 Sqft. on each floor) more or less standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under previous Khatian No: 114,L.R. Khatian No. 714,715, within the jurisdiction of the then South Suburban Municipality, at present **Municipal Premises No. 1, Satyen Roy Road, under ward No.120 ,being Assessee No.41-120-12-0291-0, within the jurisdiction of The Kolkata Municipal Corporation**, corresponding to Postal premises No. 130, Satyen Roy Road , **Kolkata-700034, Police Station - Behala**, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, for the sake of brevity hereafter called and referred to as the "**PART-I of the SAID PROPERTY**" which is more fully and particularly described in the "**SCHEDULE**" hereunder written.

**AND WHEREAS** said Smt. Anindita Chakaraborty and Smt. Nabanita Mukherjee also became absolute joint owners of the **ALL THAT** piece and parcel of Bastu land measuring area about **13(Thirteen) Chittaks and 21(Twenty One) Square feet** be the same a little more or less and one brick built tile shed structure measuring area about 500 Square feet more or less standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under previous Khatian No: 114,L.R. Khatian No. 714,715, within the jurisdiction of the then South Suburban Municipality, at present **Municipal Premises No. 02, Satyen Roy Road, under ward No.120, Assessee No.41-120-12-0292-2, within the jurisdiction of The Kolkata Municipal Corporation , ,Kolkata-700034, Police Station - Behala**, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas , for the sake of brevity hereafter called and referred to as the "**PART-II of the SAID PROPERTY**" which is more fully and particularly described in the "**SCHEDULE**" hereunder written.



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**AND WHEREAS** that five numbers of tenants are residing and running their business in part- I and II of the Said property.

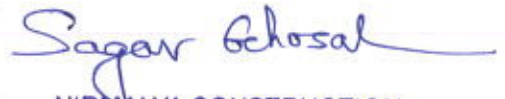
**AND WHEREAS** being lawful and absolute owner thereafter and during peaceful possession and enjoyment over the PART-I and II of the Said Property , due to some bonafide ground the present OWNERS / VENDORS herein , said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee , declare to sell their entire PART-I and II of the Said Property in total area of land measuring area about 3(Three) Cottahs 10(Ten ) Chittaks 02(Two) Square Feet be the same a little more or less together with structures standing thereon , which is morefully and particularly described in the PART-I and II of **SCHEDULE** hereunder written, for a total valuable consideration price amount of **Rs.52,00,000/- (Rupees Fifty Two Lakhs) only** as it where is basis, having free from all encumbrances, liens, charges etc with marketable title to transfer the same by them to anybody by any ways whatsoever.

**AND WHEREAS** knowing the same and relying upon the said representation by the OWNERS/VENDORS herein SMT. ANINDITA CHAKRABORTY AND SMT. NABANITA MUKHERJEE and believing them to be true, and **MR. BHASKAR KUMAR SEN**, the PURCHASER herein offered to purchase the Said Property at or for the said total price of **Rs.52,00,000/- (Rupees Fifty Two Lakhs) only**, to the OWNERS / VENDORS herein and the OWNERS / VENDORS herein has agreed to sell and the PURCHASER herein has agreed to purchase the Said Property, morefully described and written in the **SCHEDULE** hereunder written.

**AND WHEREAS** One Agreement for sale was executed on 6<sup>th</sup> day of March , 2023, between SMT. ANINDITA CHAKRABORTY AND SMT. NABANITA MUKHERJEE the OWNERS /VENDORS herein and therein and **MR. BHASKAR KUMAR SEN** the PURCHASER herein and therein, in respect of the Said Property , whereas it was agreed and settled by and between the parties the said Agreement for Sale ,the OWNERS / VENDORS herein have agreed to sell and the PURCHASER herein have agreed to purchase the PART-I and II of the Said Property, morefully described and written in the PART-I and II of the **SCHEDULE** hereunder and shown in "**RED**" and "**BLUE**" border line in a map or plan attached hereto as part of these presents at and for the total consideration of **Rs.52,00,000/- (Rupees Fifty Two Lakhs) only**, which is the highest price as per prevailing market.

**NOW THIS DEED WITNESSETH** as follows :-

That in pursuance of the said Agreement for sale 6<sup>th</sup> day of March , 2023, and in consideration of the said total sum of **Rs.52,00,000/- (Rupees Fifty Two Lakhs) only**, truly paid by the PURCHASER to the OWNERS/VENDORS herein, simultaneously with the execution of these presents (the receipts whereof the OWNERS/VENDORS doth hereby admit and acknowledge as hereunder mentioned in Memo of Consideration) the OWNERS/VENDORS as the owner of the Part – I and II of SAID PROPERTY doth hereby



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indefeasibly grant, convey, sell, transfer, assign and assure unto and to the said PURCHASER , having free from all encumbrances of **Part – I and II of Said Property** , **AND ALL** rights, title, interest, possession, profits, claim, demands whatsoever of the OWNERS / VENDORS into or upon the Part – I and II of SAID PROPERTY and every part thereof hereby sold, conveyed, transferred to the PURCHASER including his heirs, executors, administrators and assigns absolutely and forever. That the OWNERS/VENDORS doth hereby covenant with the PURCHASER that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the OWNERS/VENDORS are now lawfully seized and possessed of the Part – I and II of SAID PROPERTY, free from all encumbrances, of any and every nature whatsoever including but not limited to all claims ,demands, encumbrances, mortgages , charges ,liens, attachments, lispensens ,uses ,debutters, trusts prohibitions , Income tax attachments, financial institution charges, reversionary rights , residuary rights and statutory prohibitions and liabilities whatsoever and the OWNERS/VENDORS have full power and absolute authority to sell or transfer the Part – I and II of SAID PROPERTY more fully described and written in the **SCHEDULE** and covenants and described and explained hereunder and in favour of the PURCHASER above named together with the delivery of khas, vacant, peaceful , satisfactory and physical possession thereof and **TO HAVE AND TO HOLD** the Part – I and II of SAID PROPERTY and every part there of hereby granted, conveyed or expressed or intended so to be unto and to the use of the PURCHASER in occupation, possession, enjoyment and management of the PURCHASER herein forever absolutely and the OWNERS/VENDORS doth hereby covenant with the PURCHASER that the PURCHASER herein shall have the right to enjoy, possess, occupy, dispose of sell, transfer, gift, release, lease, mortgage, assign and assure as absolute owner and possessor forever free from all encumbrances charges, liens, lispensens and the OWNERS/VENDORS doth hereby covenant with the PURCHASER that **NOTWITHSTANDING** any act, deed or thing done or executed or knowingly suffered to the contrary the OWNERS / VENDORS hereto are now lawfully, rightfully absolutely seized and possessed of the Part – I and II of SAID PROPERTY granted, conveyed or expressed or intended to be and every part thereof for a perfect indefeasible estate or inheritance without any manner or condition use, trust or other things whatsoever to alter defect, encumbrance or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the OWNERS/VENDORS hereto have good rightful power and absolute authority to sell, grant, convey and transfer as the case may be the Part – I and II of SAID PROPERTY as described in the **SCHEDULE** hereunder written hereby conveyed and transferred or expressed or intended as to be unto and to the use of the PURCHASER in the manner aforesaid and the PURCHASER and his heirs, executors, administrators, legal representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the Part – I and II of SAID PROPERTY with right of sale, mortgage or any other transfer and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the OWNERS / VENDORS or any person or persons lawfully or equitably claiming from under or in trust for them AND THAT free and clear, freely and clearly and absolutely discharges, saved harmless and kept indemnified against all claims and encumbrances created by the OWNERS / VENDORS hereto or any person having lawfully or



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equitably claiming any estate or interest in the Part – I and II of SAID PROPERTY and or any part thereof from under or in trust for the OWNERS / VENDORS hereto shall/ will from time to time and at all times hereinafter at the request and cost of the PURCHASER does and executes and to be done or executed or such acts, deeds and things whatsoever for further better and more perfectly assuring the Part – I and II of SAID PROPERTY and every part thereof as also the said right of privileges unto the use of the PURCHASER in manner aforesaid as shall or may be reasonably required .

**AND THE OWNERS / VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER THAT:-**

1. That the OWNERS / VENDORS now have in themselves good right, full power and absolute authority to sell convey and transfer the said piece of land and structure hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid.

2. That the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and structure or construct building of his own on the land conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him.

3. That the PURCHASER shall hold the said land with structure and construct house of his own, free and clear and freely and clearly and absolutely acquitted, exonerated, and for ever released and discharged or otherwise by the OWNERS/VENDORS and as well as sufficiently saved, defended, kept harmless and indemnified of from and amongst all former and other estate, titles, charges and encumbrances whatsoever had made executed occasioned and suffered by the OWNERS/VENDORS or by any other person or persons claiming or to claim by from under or in trust for them.

4. That the OWNERS/VENDORS and all persons having or claiming any estate, right, title or interest in the Part – I and II of SAID PROPERTY hereby conveyed or any part thereof by from, under or in trust for the OWNERS/VENDORS or their respective heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the Part – I and II of SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASER in manner aforesaid or by the PURCHASER and his heirs, executors, or administrators and assigns shall be reasonably required.

5. That the land and structure is free from all claims, demands, encumbrances, liens, attachments, lease, restrictions, covenants, lispence, uses, Debutter



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trusts made or suffered by OWNERS / VENDORS or any person or persons arising or lawfully, rightfully or equitably claiming any part or interest therein from under or in trust for the OWNERS / VENDORS.

6. That the PURCHASER shall have full rights to sell, gift, mortgage, lease, convey or otherwise alienate, charge the Part – I and II of SAID PROPERTY and or any other purposes of his own without any obstruction from the OWNERS /VENDORS or their men or representatives whatsoever.


7. That the PURCHASER at liberty to mutate his name before The Kolkata Municipal Corporation and/or any other authority or authorities and to pay all taxes of The Kolkata Municipal Corporation . That the PURCHASER shall be entitled at any time to make any new construction, addition and/or alteration, demolition, construction of whatsoever nature of the Part – I and II of SAID PROPERTY or any part thereof whenever and whatsoever necessary.

8. That the OWNERS/VENDORS do hereby themselves, executors, administrators, legal representatives and assigns covenant with the PURCHASER that the important papers, deeds whatsoever in their possession or custody they have at present or will obtain in future relating to the Part – I and II of SAID PROPERTY shall hand over to the PURCHASER herein.

9. That the OWNERS / VENDORS and their representatives, administrators and assigns further covenant that at the cost and requests of the PURCHASER and his heirs, administrators and assigns do or execute or caused to do or to be executed all such lawful acts, deeds and things whatsoever necessary for further and more perfectly conveying and assuring the Part – I and II of SAID PROPERTY and every part thereof according to the true intent and meaning of this Deed.

**THE SCHEDULE ABOVE REFERRED TO :**  
**(SAID PROPERTY)**  
**(PART-I)**

**ALL THAT** piece and parcel of bastu land measuring area about 2 (Two) Cottahs 12(Twelve ) Chittaks and 26(Twenty Six ) Square feet be the same a little more or less and one brick built two storied structure measuring area about 1000 square feet ( 500 Sqft. on the ground floor and 500 Sqft. on the First floor) more or less standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under previous Khatian No: 114,L.R. Khatian No.

  
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714,715, being **Municipal Premises No. 1, Satyen Roy Road, under ward No.120** being Assessee No.41-120-12-0291-0, **within the jurisdiction of The Kolkata Municipal Corporation, Kolkata-700034, Police Station - Behala**, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, the part- I of the said property is delineated with **RED** border line in a **MAP or PLAN** annexed hereto and is treated as a part of these present along with exclusive right over road along with all easement right over the said property , which is butted and bounded by as follows:-


- ON THE NORTH** : By 15" 7" wide K.M.C. maintained Road.  
**ON THE SOUTH** : Property of Arati Mondal.  
**ON THE EAST** : Property of Sankari Mondal  
**ON THE WEST** : Property of Ramani Mukherjee and vendor's Property .

**(PART-II)**

**ALL THAT** piece and parcel of Bastu land measuring area about **13(Thirteen) Chittaks and 21(Twenty One) Square feet** be the same a little more or less and one brick built tile shed structure measuring area about 500 Square feet more or less standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195, comprising Dag No. 67, under previous Khatian No: 114,L.R. Khatian No. 714,715, being **Municipal Premises No. 02, Satyen Roy Road, under ward No.120**, Assessee No.41-120-12-0292-2, **within the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala**, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, the part- II of the said property is delineated with **BLUE** border line in a **MAP or PLAN** annexed hereto and is treated as a part of these present along with exclusive right over road along with all easement right over the said property, which is butted and bounded by as follows:-

- ON THE NORTH** : By 15" 7" wide K.M.C. maintained Road.  
**ON THE SOUTH** : Property of Vendor's Property .  
**ON THE EAST** : Property of Vendor's Property.  
**ON THE WEST** : Property of Ramani Mukherjee .

Zone : The Said Property situated in between J.L. Sarani ..... Rest.  
Floor of the structures of the said property are cemented.

  
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ARATI MONDAL

by virtue of this deed of Conveyance that the Purchaser herein got total land measuring area about 3(Three) Cottahs 10(Ten) Chittaks 02(Two) Square Feet be the same a little more or less together with structure standing thereon at municipal premises No. 1 Satyen Roy Road and 02 Satyen Roy Road, ward No. 120, within The Kolkata Municipal Corporation .

**IN WITNESS WHEREOF** parties hereto have hereunto set and subscribed their respective hands and seals and the day, month and year first above written.

**SIGNED AND DELIVERED**

**By the Parties at Kolkata**

**In the Presence of :-**

**WITNESSES :-**

1. *Sunrab Chakraborty*  
3/5 Swajya Sen Sarani,  
Bachchanepore, Kol-122.

*1) Arundita Chakraborty*

*2) Nabendu Pauljee*

**SIGNATURE OF THE OWNERS/ VENDORS**

2. *Sagar Ghosal*  
P/5 Sankati Colony  
Bokala, Kol-34.

*Bhaskar Kumar Sen*

**SIGNATURE OF THE PURCHASER**

**Drafted by me:**

*Sudipta Basak*

**SUDIPTA BASAK**

**Advocate,**

Alipore Judge's Court.

Kolkata - 7000 27.

Mobile No : 9433098208

Enrolment No . WB-518//02

**Computer Print by :-**

*Print & Graphics*

Print & Graphics, Kolkata - 700 038.

*Sagar Ghosal*

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**As The Constituted Attorney**  
**For & On Behalf Of**  
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**ARATI MONDAL**

**MEMO OF CONSIDERATION :**

**RECEIVED** by the within named **OWNERS/ VENDORS** the party of the **ONE PART** herein on and from the within named **PURCHASER** the parties of **OTHER PART** herein the within mentioned sum of **Rs.52,00,000/- (Rupees Fifty Two Lakhs) only**, being as a full and final consideration money of the Part – I and II of **SAID PROPERTY** described and written in the **SCHEDULE** hereinabove as per memo :-

**MEMO**

S/L No.	RTGS/ Cheque No/ Cash	Dated	Bank	Branch	Rs.
1.	000047	06/03/2023	Bandhan Bank	Triangular Park	5,50,000/-
2.	077493	06/03/2023	State Bank of India	Behala	5,00,000/-
3.	077492	06/03/2023	State Bank of India	Behala	15,00,000/-
4.	Through RTGS SBINR52023033140924771	31/03/2023	State Bank of India	Behala	8,00,000/-
5.	Through RTGS UBINR22023040401901078	04/04/2023	Union Bank of India	Behala	2,00,000/-
6.	Through RTGS UBINR2202304041899580	04/04/2023	Union Bank of India	Behala	3,00,000/-
7.	000059	21/02/2024	Bandhan Bank	Behala	5,00,000/-
8.	Through RTGS BDBLR62024022310959152	23/02/2024	Bandhan Bank	Triangular Park	3,00,000/-
9.	Through RTGS SBINR52024022304300926	23/02/2024	State Bank of India	Behala	2,00,000/-
10.	077500	26/02/2024	State Bank of India	Behala	1,50,000/-
11.	Cash	27/02/2024	...	...	2,00,000/-
				Total	52,00,000/-

(RUPEES FIFTY TWO LAKHS) ONLY

**WITNESSES :-**

1. Pranab Chakraborty

1) Arunima Chakraborty

2) Nabendu Nathjee

2. Sagar Ghosal

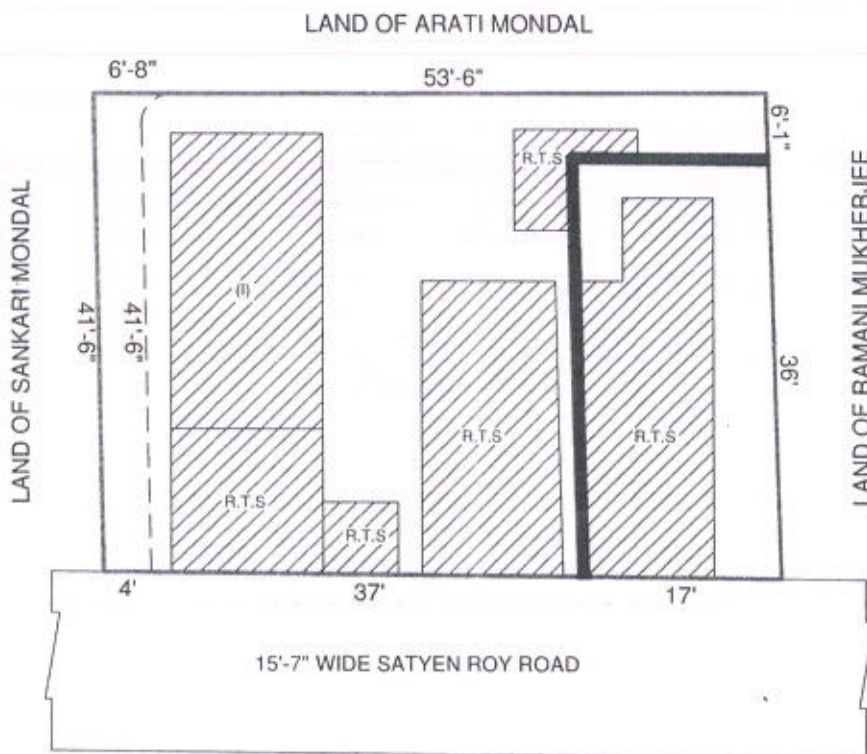
**SIGNATURE OF THE OWNERS/ VENDORS**

Sagar Ghosal

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ARATI MONDAL

**SITE PLAN AT PREMISES NO.:- 1 & 02 SATYEN ROY ROAD, WARD NO.:-  
120, BOROUGH NO.:- XIII, UNDER K.M.C. S.S.UNIT.**

LOT	ASSESSEE NO.	PREMISES NO.	NAME OF THE OWNER	AREA OF THE LAND	MARKED COLOUR
PART - I	41-120-12-0291-0	1, SATYEN ROY ROAD	ANINDITA CHAKRABORTY & NABANITA MUKHERJEE	02K12CH.26SFT	<u>RED</u>
PART - II	41-120-12-0292-2	02,SATYEN ROY ROAD	ANINDITA CHAKRABORTY & NABANITA MUKHERJEE	00K13CH.21SFT	<u>BLUE</u>



**SITE PLAN**  
SCALE :- 1:200

- 1) Anindita Chakraborty.
- 2) Nabanita Mukherjee

\_\_\_\_\_  
SIG. OF OWNER

*Bhaskar Kumar Sen*

\_\_\_\_\_  
SIG. OF PURCHESER

*Sayan Ghosal*  
**NIRMALYA CONSTRUCTION**  
As The Constituted Attorney  
For & On Behalf Of  
**BHASKAR KUMAR SEN**  
**ARATI MONDAL**



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME AMINDITA CHAKRABORTY

SIGNATURE Amindita Chakraborty



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME NABANITA MUKHERJEE

SIGNATURE Nabanita Mukherjee



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME BHASKAR KUMAR SEN

SIGNATURE Bhaskar Kumar Sen

*Sagar Ghosal*

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As The Constituted Attorney  
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BHASKAR KUMAR SEN  
ARATI MONDAL



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



192023240399983598

**GRN Details**

GRN:	192023240399983598	Payment Mode:	SBI Epay
GRN Date:	26/02/2024 13:34:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5547896732123	BRN Date:	26/02/2024 13:34:59
Gateway Ref ID:	CHP1722867	Method:	State Bank of India NB
GRIPS Payment ID:	260220242039998358	Payment Init. Date:	26/02/2024 13:34:27
Payment Status:	Successful	Payment Ref. No:	2000421521/3/2024

[Query No\*/Query Year]

**Depositor Details**

Depositor's Name:	Mr BHASKAR KUMAR SEN
Address:	P-12, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034
Mobile:	9830710780
Period From (dd/mm/yyyy):	26/02/2024
Period To (dd/mm/yyyy):	26/02/2024
Payment Ref ID:	2000421521/3/2024
Dept Ref ID/DRN:	2000421521/3/2024

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000421521/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	265491
2	2000421521/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	66394
<b>Total</b>				<b>331885</b>

IN WORDS: **THREE LAKH THIRTY ONE THOUSAND EIGHT HUNDRED EIGHTY FIVE ONLY.**

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BHASKAR KUMAR SEN  
ARATI MONDAL



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260220242039998358

## GRIPS Payment Detail

GRIPS Payment ID:	260220242039998358	Payment Init. Date:	26/02/2024 13:34:27
Total Amount:	331885	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5547896732123	BRN Date:	26/02/2024 13:34:59
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr BHASKAR KUMAR SEN  
Mobile: 9830710780

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240399983598	Directorate of Registration & Stamp Revenue	331885
Total			331885

IN WORDS: THREE LAKH THIRTY ONE THOUSAND EIGHT HUNDRED EIGHTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

*Sagar Ghosal*

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As The Constituted Attorney  
For & On Behalf Of  
BHASKAR KUMAR SEN  
ARATI MONDAL



Sudipta Basak

Government of West Bengal

Office of the D.S.R. - I | SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16022000421521/2024	Serial No/Year	1602002860/2024
Transaction id	0000520048	Date of Receipt	27/02/2024 12:37PM
Deed No / Year	I - 160202831 / 2024		
Presentant Name	Mr BHASKAR KUMAR SEN		
Seller	Smt ANINDITA CHAKRABORTY, Smt NABANITA MUKHERJEE		
Buyer	Mr BHASKAR KUMAR SEN		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 52,00,000/-	Market Value	Rs. 66,38,025/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 32/-	Fees Articles	A(1), E, H, M(b)
Standard User Charge	336/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	SAMIRAN DAS	699142	29/11/2023	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	32/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	336/-
Requisition Form Fee	50/-

Sagar Ghosal \*Total Amount Received by Cash Rs. 418/-

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(Santanu Basak)

### Major Information of the Deed

Deed No :	I-1602-02831/2024	Date of Registration	27/02/2024
Query No / Year	1602-2000421521/2024	Office where deed is registered	
Query Date	16/02/2024 12:03:07 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA BASAK Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433098208, 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. 52,00,000/-		Rs. 66,38,025/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,65,541/- (Article:23)		Rs. 66,426/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani – Rest) , , Premises No: 1, , Ward No: 120 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 12 Chatak 26 Sq Ft	32,00,000/-	44,75,887/-	Width of Approach Road: 16 Ft.,



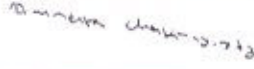


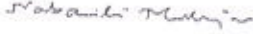
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani – Rest) , , Premises No: 02, , Ward No: 120 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :- )		Bastu	13 Chatak 21 Sq Ft	13,00,000/-	13,52,138/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.9858Dec</b>	<b>45,00,000 /-</b>	<b>58,28,025 /-</b>	


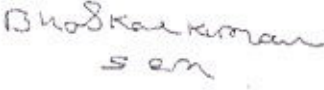
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	6,50,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	50,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>7,00,000 /-</b>	<b>8,10,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt ANINDITA CHAKRABORTY</b> Wife of Shri SUJIT CHAKARBORTY Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office		 Captured	
	27/02/2024	LTI 27/02/2024		27/02/2024
	3(2) SURYA SEN SARANI, MATH PARA BARACKPUR, City:- Barrackpore, P.O:- NONA CHANDANPUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx3Q, Aadhaar No: 53xxxxxxx0241, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office			
2	<b>Name</b> <b>Smt NABANITA MUKHERJEE</b> Daughter of Shri SEKHAR MUKHERJEE Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office		 Captured	
	27/02/2024	LTI 27/02/2024		27/02/2024
	32/1A, ABHAY BIDYALANKAR ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx8M, Aadhaar No: 56xxxxxxx4986, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office			

**Buyer Details :**


SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BHASKAR KUMAR SEN (Presentant )</b> Son of Late KAMAL KUMAR SEN Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office		 Captured	
	27/02/2024	LTI 27/02/2024		27/02/2024

Son of Late KAMAL KUMAR SEN P-12, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAGAR GHOSHAL</b> Son of Late P GHOSHAL P/5, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034		 Captured	
	27/02/2024	27/02/2024	27/02/2024
Identifier Of Smt ANINDITA CHAKRABORTY, Smt NABANITA MUKHERJEE, Mr BHASKAR KUMAR SEN			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt ANINDITA CHAKRABORTY	Mr BHASKAR KUMAR SEN-2.29854 Dec
2	Smt NABANITA MUKHERJEE	Mr BHASKAR KUMAR SEN-2.29854 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt ANINDITA CHAKRABORTY	Mr BHASKAR KUMAR SEN-0.694375 Dec
2	Smt NABANITA MUKHERJEE	Mr BHASKAR KUMAR SEN-0.694375 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt ANINDITA CHAKRABORTY	Mr BHASKAR KUMAR SEN-500.00000000 Sq Ft
2	Smt NABANITA MUKHERJEE	Mr BHASKAR KUMAR SEN-500.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Smt ANINDITA CHAKRABORTY	Mr BHASKAR KUMAR SEN-250.00000000 Sq Ft
2	Smt NABANITA MUKHERJEE	Mr BHASKAR KUMAR SEN-250.00000000 Sq Ft



**NIRMALYA CONSTRUCTION**  
As The Constituted Attorney  
For & On Behalf Of  
**BHASKAR KUMAR SEN**  
**ARATI MONDAL**

Endorsement For Deed Number : I - 160202831 / 2024

On 27-02-2024

**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 12:09 hrs on 27-02-2024, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr BHASKAR KUMAR SEN ,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 66,38,025/-

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

Execution is admitted on 27/02/2024 by 1. Smt ANINDITA CHAKRABORTY, Wife of Shri SUJIT CHAKRABORTY, 3(2) SURYA SEN SARANI, MATH PARA BARACKPUR, P.O: NONA CHANDANPUR, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession House wife, 2. Smt NABANITA MUKHERJEE, Daughter of Shri SEKHAR MUKHERJEE, 32/1A, ABHAY BIDYALANKAR ROAD, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 3. Mr BHASKAR KUMAR SEN, Son of Late KAMAL KUMAR SEN, P-12, SENHATI COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr SAGAR GHOSHAL, , Son of Late P GHOSHAL, P/5, SENHATI COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 66,426.00/- ( A(1) = Rs 66,380.00/- ,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 66,394/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2024 1:34PM with Govt. Ref. No: 192023240399983598 on 26-02-2024, Amount Rs: 66,394/-, Bank: SBI EPay ( SBlePay), Ref. No. 5547896732123 on 26-02-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,65,541/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 2,65,491/-

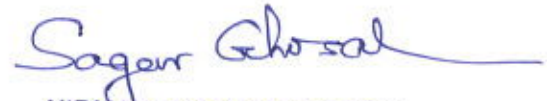
Description of Stamp

1. Stamp: Type: Impressed, Serial no 699142, Amount: Rs.50.00/-, Date of Purchase: 29/11/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2024 1:34PM with Govt. Ref. No: 192023240399983598 on 26-02-2024, Amount Rs: 2,65,491/-, Bank: SBI EPay ( SBlePay), Ref. No. 5547896732123 on 26-02-2024, Head of Account 0030-02-103-003-02



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



NIRMALYA CONSTRUCTION  
As The Constituted Attorney  
For & On Behalf Of  
BHASKAR KUMAR SEN  
ARATI MONDAL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 93718 to 93744

being No 160202831 for the year 2024.



Digitally signed by SANTANU BASAK

Date: 2024.02.27 16:45:54 +05:30

Reason: Digital Signing of Deed.

(Santanu Basak) 27/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.

**NIRMALYA CONSTRUCTION**  
As The Constituted Attorney  
For & On Behalf Of  
**BHASKAR KUMAR SEN**  
**ARATI MONDAL**