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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 367705

3-40
29/08/18
R.N. 1306613/18

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

District Sub-Registrar-II
Alipore, South 24 Parganas

29 AUG 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 29th day of
August Two Thousand and Eighteen (2018)

BETWEEN

SRI NEMAI CHAKRABORTY, (PAN : AFVPC7258J) son of Late Shyamapada Chakraborty, by creed; Hindu, Indian by National, residing at 135, Netaji Subhas Road, Post Office-Behala, Police Station-Parnasree, Kolkata-700034, District : 24 Parganas (South), hereinafter called and referred to as the **OWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

SRI DEBJYOTI BHATTACHARJEE, (PAN : AJQPB9775Q) son of Late Shiba Prosad Bhattacharjee, by faith-Hindu, by occupation-Business, residing at 327, Diamond Harbour Road, P.O. & P.S. Behala, Kolkata-700034, hereinafter called and 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 assigns) of the **SECOND PART:**

WHEREAS one Bhusan Mohan Das was raiyat under zamindar Naba Kumar Mondal and others was in possession of various landed properties including the properties morefully and

particularly mentioned and described in the Schedule there under written.

AND WHEREAS while seized and possessed of and sufficiently entitled to all such properties said Bhusan Mohan Das sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 5 Cottahs 10 Chittaks homestead land appertaining to Touzi No.346, R.S.No.83, J.L.No.2, R.S. Dag No.11998, R.S. Khatian No.5198 of Mouza Behala, together with structure lying and situate at Municipal premises No. 97, Netaji Subhas Road, P.S. Behala, Kolkata 700034 and other properties in favour of one Mahendra Nath Mitra referred therein as Purchaser for valuable consideration. The said Deed of Sale was duly registered at the Office of Joint Sub-Registrar Alipore and duly recorded in Book No.I, Volume No.6, Pages 240 to 244, **Being No.382** for the year 1924.

AND WHEREAS on purchase of afore-mentioned properties in the manner stated heretofore said Mahendra Nath Mitra stepped into the shoes of said Bhusan Mohan Das and became the owner of all such landed properties under his possession without payment of any rent under zamindar Naba Kumar Mondal and accordingly

recorded his name as owner in possession in the record of Right during the Revisional survey conducted by Government State of West Bengal and published the same.

AND WHEREAS while enjoying and remaining in absolute possession, said Mahendra Nath Mitra constructed building over the property morefully described heretofore for dwelling purpose and thereafter died intestate leaving behind and surviving him two sons namely Prabodh Chandra Mitra and Subodh Chandra Mitra as his legal heirs and successors and the properties left behind including the aforesaid property devolved upon them jointly by way of succession.

AND WHEREAS by virtue of aforesaid succession said Prabodh Chandra Mitra and Subodh Chandra Mitra jointly became the absolute owner of all such properties including the property mentioned heretofore stated and subsequently said Prabodh Chandra Mitra by virtue of Deed of Settlement registered at the office of Registrar of Assurances settled his undivided half share of properties in favour of his nephew Amal Kumar Roy prior to his death. The said Deed of Settlement was duly recorded as Book No.3,

Volume No.2, pages from 245 to 250, **Being No. 284** for the year 1975.

AND WHEREAS after the demise of said Probodh Chandra Mitra , said Amal Kumar Roy and Subodh Chandra Mitra jointly became the absolute owner of the aforesaid properties heretofore mentioned.

AND WHEREAS while jointly enjoying the aforesaid properties said Amal Kumar Roy and Subodh Chandra Mitra Partitioned their entire property into two lot by metes and bounds for their respective enjoyment by virtue of Deed of partition registered at the Office of Sub-Registrar, Behala and duly recorded in Book No. I, **Being No.1096** for the year 1984.

AND WHEREAS accordingly said Subodh Chandra Mitra was entitled with Lot 'Kha' consisting of landed properties and also of land measuring about 5 Cottahs 10 Chittacks morefully described therein.

AND WHEREAS while enjoying the aforesaid property exclusively said Subodh Chandra Mitra being the absolute owner,

gifted the entire property measuring about 5 Cottahs 10 Chittaks property in favour of his son, Tapan Kumar Mitra out of natural love and affection. The said Deed of Gift was duly registered at the office of Sub- Registrar Behala and duly recorded in Book No. I, Volume No. 77, Pages from 493 to 504, **Being No. 5081** for the year 1983.

AND WHEREAS while seized and possessed of and sufficient entitled to the property measuring about 5 Cottahs 10 Chittacks together with structure standing thereon being the Municipal premises No.97, Netaji Subhas Road, P.S. Behala, Kolkata- 700 034 within the limits of The Kolkata Municipal Corporation Ward No.130 as absolute owner, said Tapan Kumar Mitra being the Vendor referred therein sold, transferred and conveyed 10 Chittaks of land out of 5 Cottahs 10 Chittaks more or less in favour of Juthika Roy wife of Gobinda Roy purchaser named therein for valuable consideration mentioned therein. The said Deed of Sale was duly registered at the office A.D.S.R. Behala and duly recorded in Book No. I, Vol. No. 2, pages 179 to 188, being no. 1068 for the year 2001.

AND WHEREAS while seized and possessed of and sufficiently to **ALL THAT** piece and parcel of land measuring an area of 5

Cottahs be the same a little more or less, situate and lying at Mouza-Behala, Pargana-Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, under C.S. Khatian No. 1855, corresponding to R.S. Khatian No. 5198, appertaining to C.S. Dag No. 3884, being the part of Municipal Premises No. 97, Netaji Subhas Road (mailing address 135, Netaji Subhas Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.130, Additional District Sub-Registry Office at Behala, District: 24 Parganas (South), as absolute owner, said Tapan Kumar Mitra, by virtue of a Deed of Sale, sold, conveyed and transferred ALL THAT piece and parcel of land measuring 9 Chittaks 26 Sq.Ft. together with 200 Sq.ft. brick built structure standing thereon, at the south east side of the said premises along with right of egress and ingress through common passage & user right of drainage on the southern side togetherwith terms and conditions covenanted therein morefully and particularly described in the schedule therein at or for valuable consideration in favour of Nemai Chakraborty referred therein as purchaser. The said Deed of Sale was duly registered at the office of DSR-II Alipore and recorded in Book No. I, Vol. No. 17, Pages from 840 to 857, Being No. 3676 for the year 2005:

AND WHEREAS the Vendor herein in urgent need of money, declared to sell and transfer **ALL THAT** piece and parcel of land measuring an area of 9 (Nine) Chittacks 26 (Twenty Six) Square Feet be the same a little more or less, together with brick built structure measuring about 200 Sq.ft. situate and lying at Mouza-Behala, Pargana-Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, under C.S. Khatian No. 1855, corresponding to R.S. Khatian No. 5198, appertaining to C.S. Dag No. 3884, R.S. Dag No. 1198, being the part of Municipal Premises No. 97, Netaji Subhas Road (mailing address 135, Netaji Subhas Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.130, Additional District Sub-Registry Office at Behala, District: 24 Parganas (South), morefully described in the schedule hereunder written and hereinafter called the **SAID SCHEDULED PROPERTY** at or for the total price of **Rs.5,22,000/-** (Rupees Five Lakhs Twenty Two Thousand) Only **AND** the Purchaser of these Agreement has agreed to purchase the said Scheduled property at a consolidated price of **Rs.5,22,000/-** (Rupees Five Lakhs Twenty Two Thousand) Only, subject to good and clear marketable title, right, interest, possession of the Vendor of this Agreement, in respect of the said Scheduled property, being made out.

AND WHEREAS knowing the aforesaid intention the purchaser herein approached the vendor to purchase the said property at or for aforesaid total consideration. The Vendor agreed to sale and purchaser agreed to purchase the said property and for which the parties hereto entered into an agreement.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of **Rs.5,22,000/-** (Rupees Five Lakhs Twenty Two Thousand) Only truly paid by the Purchaser to the vendor simultaneously with the execution of this Deed (the receipt whereof the vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said vendor as owner of the said property do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances **ALL THAT** piece and parcel of land measuring an area of 9 (Nine) Chittacks 26 (Twenty Six) Square Feet be the same a little more or less, situate and lying at Mouza-Behala, Pargana-Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, under C.S. Khatian No. 1855, corresponding to R.S. Khatian No. 5198, appertaining to C.S. Dag No. 3884, R.S. Dag No. 1198, being the part of Municipal Premises No. 97, Netaji Subhas Road (mailing address 135, Netaji

Subhas Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.130, Additional District Sub-Registry Office at Behala, District: 24 Parganas (South), with right to take electric, tap water, drainage etc. connection through the adjacent common passage, together with all easements rights and appurtenances thereto and every part thereof **TO HAVE AND TO HOLD** the said property hereby sold, transferred unto the Purchaser absolutely and forever. That the vendor doth hereby covenants with the Purchasers that notwithstanding any act, deeds, hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property and the said property is neither effected by K.M.D.A., K.I.T. nor K.M.C. and there is no suit or dispute or case pending in any court in respect of the said property and the vendor has full power and absolute authority to sell, transfer the said property in manner aforesaid. That the Purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the vendor or any persons. That the vendor covenants with the Purchaser to save the said land harmless and shall at all time hereafter indemnify and

keep indemnified the Purchaser from or against all encumbrances, losses, damages, and charges whatsoever. That the vendor further covenants with the Purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the vendor in respect of the schedule below property in that event the vendor shall be bound to make good or to compensate all losses, damages, sustained by the Purchaser.

BE IT FURTHER STATED BY THE VENDOR that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over and through Road adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to arrange for electric connection, water connections, drainage system over the said Road.

THAT the Purchaser shall have all right to mutate their names as owners and occupiers in respect of the schedule below property in the records of the Kolkata Municipal Corporation and in the records of any other authorities.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the vendor shall and will from time to time or at all times hereafter at the cost and request of the

Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land and hereditaments to the Purchaser as shall or may be reasonably required.

THE Vendor also declares that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transpired and there is no charge, lien, lispendens or any attachment. There is no case, suit or proceeding pending before any court of law. The Vendor sold the said land while having khas possession and delivered khas possession of the said land to the Purchaser.

IF any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same.

IF any error or omission is transpired in this Deed in future the Vendor shall at the cost and request of the Purchaser execute and register any supplementary Deed or Deed of Rectification / Declaration in favour of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring an area of 9 (Nine) Chittacks 26 (Twenty Six) Square Feet be the same a little more or

less, together with 200 Sq.Ft. Brick built structure standing thereon situate and lying at Mouza-Behala, Pargana-Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, under C.S. Khatian No. 1855, corresponding to R.S. Khatian No. 5198, appertaining to C.S. Dag No. 3884, R.S. Dag No. 1198, being the part of Municipal Premises No. 97, Netaji Subhas Road (mailing address 135, Netaji Subhas Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.130, Additional District Sub-Registry Office at Behala, District: 24 Parganas (South), along with right to take Electric, Tap water, Telephone etc., connections through, over and under the 4 feet wide common passage adjacent to the said Plot of land together with all easement rights and appurtenance thereto and the said land is delineated in the Map or Plan annexed hereto and depicted by **RED** border lines and the said Map/Plan is the Part and Parcel of this Deed and the said plot of land is butted and bounded in the following manner :

| | |
|----------------|---|
| ON THE NORTH : | Land and Property of Tapan Kumar Mitra. |
| ON THE SOUTH : | 4 ft. wide Common Passage. |
| ON THE EAST : | Land and Property of Tapan Kumar Mitra. |
| ON THE WEST : | Land and Property of Juthika Roy. |

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

WITNESSES:

1. Pratim Banerjee
6 Kedar Chatterjee Lane Kat-700034

2. Tanakela Chatterjee
70, A.B. Nayar
Kat-61.

Nimai Chatterjee

SIGNATURE OF THE VENDOR:

Drafted by me:



Advocate

Alipore Police Court,
Kolkata-700027.

Enl No WB 116/2000

Printed by me:



Alipore Police Court,
Kolkata-700027.



DEBJYOTI
BHATTACHARJEE

SIGNATURE OF THE PURCHASER:

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the sum of **Rs.5,22,000/-** (Rupees Five Lakhs Twenty Two Thousand) Only as and by way of total consideration money as mentioned herein by the Vendor, as per Memo below :-

Nemai Choudhary

| Date | Cheque No. | Bank/Branch | Amount |
|----------|------------|--------------------------------|---------------|
| 31-03-18 | 00058 | HDFC Bank (New Alipore Br.) | Rs.3,22,000/- |
| 20.08.18 | 00068 | HDFC Bank (New Alipore Br.) | Rs.2,00,000/- |

TOTAL Rs.5,22,000/-

(Rupees Five Lakhs Twenty Two Thousand Only)

WITNESSES:

1. *Balim Banerjee*

2. *Tarakchand*

Nemai Choudhary

SIGNATURE OF THE VENDOR

SITE PLAN OF LAND AND ROOM, AT PREMISES NO. 97, NETAJI SUBHAS ROAD, P.S. PARNASREE, MOUZA-BHALA, MAILING ADDRESS-135, NETAJI SUBHAS ROAD, KOLKATA-700034, UNDER K.M.C. WARD NO. 130, T.L. NO. 2, R.S. DAG NO. 11898, R.S. KHATIAN NO. 3198, DIST. SOUTH-24 PGS

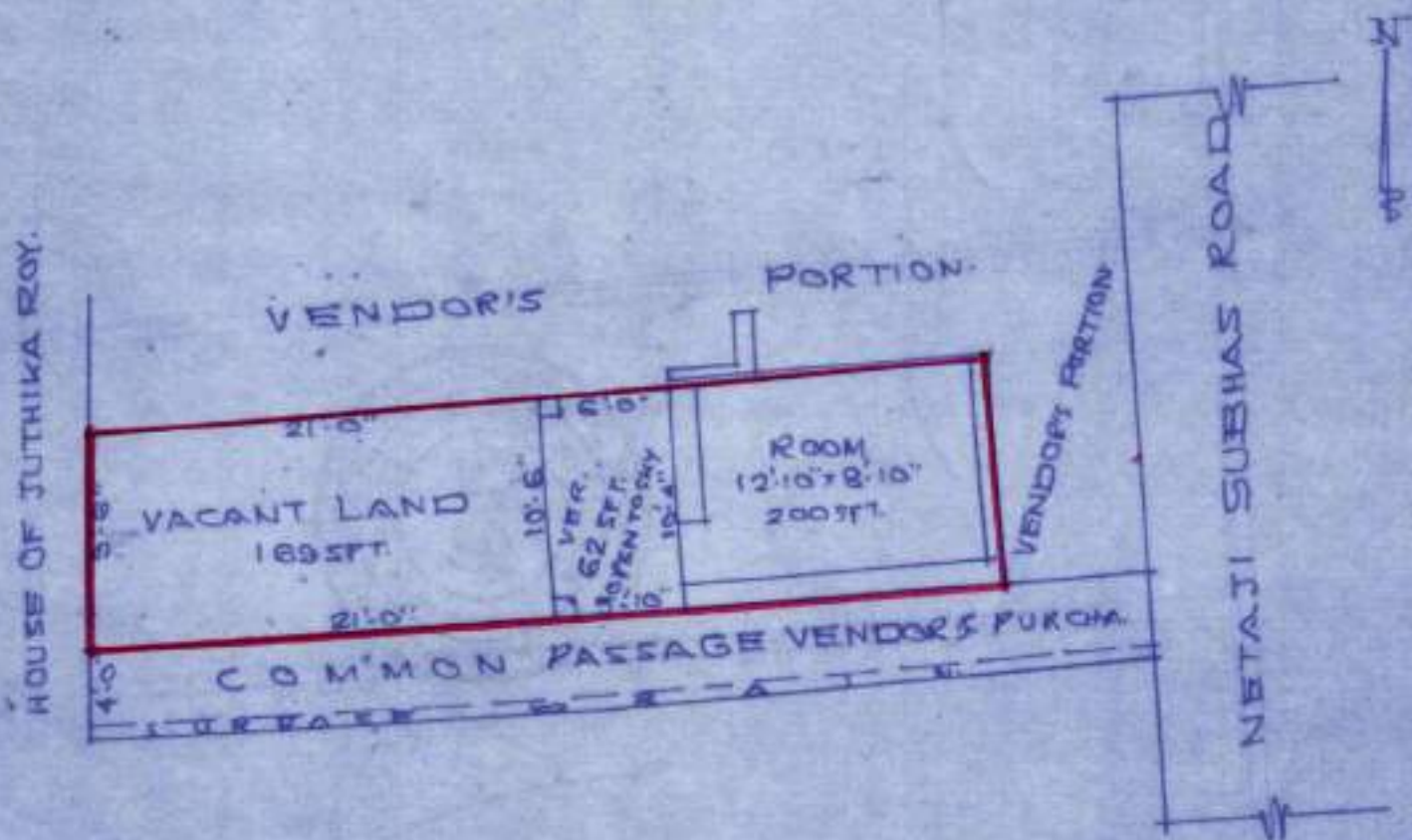
COVERED ROOM GROUND FLOOR-200 SFT (A/P).

OPEN VERANDAH 62 " "

VACANT LAND 169 " "

TOTAL AREA-431 SFT OR OK 9 CH. 26 SFT SHOWN

IN RED BORDER
SCALE-1:18-0"



Nimai Chakrabarty

[Signature]

[Signature]

Mr. B. Banerjee
Surveyor, Planer, Blupri
Alipore Police Court
Reg No -0971/09

T.M.C.R. M.



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name NEMACHAKRA BORTY

Signature Nema Chakraborty



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name DEBJYOTI BHATTACHARJEE

Signature Debjyoti Bhattacharjee

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

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

GRN: 19-201819-027462219-2 Payment Mode: Counter Payment
GRN Date: 13/08/2018 18:30:50 Bank: HDFC Bank
BRN: 17082018027 BRN Date: 17/08/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16020001306613/2/2018
[Query No./Query Year]

Name : DEBJYOTI BHATTACHARJEE
Contact No. : Mobile No. : +91 9836535603
E-mail :
Address : 327 DH ROAD BEHALA KOLKATA 700034
Applicant Name : Mr SUROJIT HALDER
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 16020001306613/2/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 80035 |
| 2 | 16020001306613/2/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 13398 |

Total

93433

In Words : Rupees Ninety Three Thousand Four Hundred Thirty Three only

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

NEMAI CHAKRABORTY
 SHYAMAPADA CHAKRABORTY
 02/04/1973
 Permanent Account Number
AFVPC7258J


 Signature




Nmai Chakraborty

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
 आयकर पैन सेवा यूनिट, UTITSL
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন
IDENTITY CARD HSV2566305
পরিচয় পত্র



Elector's Name Tarak Chakraborty

নির্বাচকের নাম তারক চক্রবর্তী

Father's Name Paresh Chakraborty

পিতার নাম পরেশ চক্রবর্তী

Sex M

লিঙ্গ পুং

Age as on 1.1.2002 25

১.১.২০০২-এ বয়স ২৫

Address:
10 Arabinida Basu Nagar 127 Thakurpukur South 24
Parganas 700061

ঠিকানা :
১০ আরবিন্দা বসু নগর ১২৭ তাকুরপুকুর দক্ষিণ ২৪ পরগণা ৭০০০৬১

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: 113-Behala West

বিধানসভা নির্বাচন কেন্দ্র : ১১৩-বেহালা পশ্চিম

Place: South 24 Parganas
Date: 23.07.2002 স্থান: দক্ষিণ ২৪ পরগণা
তারিখ: ২৩.০৭.২০০২

004001

Tarak Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBJYOTI BHATTACHARJEE
SIBA PRASAD BHATTACHARJEE
15/03/1982

Permanent Account Number
AJQPB9775Q

Signature



If card is lost or found, kindly inform / सूचना दें
 Known: The PAN Services Unit, I.T.D.S.
 Plot No. 3, Sector 11, CBD Bhopal,
 New Mumbai - 400 614.

यदि कार्ड खो जाए या स्वयं पाया जाए/पहोचाए
 ज्ञातकर्ता: पैन सेवा यूनिट, आईटीडीएस,
 प्लॉट नं. 3, सेक्टर 11, सीबीडी भोपाल,
 नई मुंबई - 400 614.

Handwritten signature



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

| | | |
|---|--|---|
| Query No / Year | 1602-0001306613/2018 | Office where deed will be registered |
| Query Date | 13/08/2018 6:31:35 PM | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | SUROJIT HALDER ALIPORE JUDGE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836535803, 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. 5,22,000/- | Rs. 13,35,250/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 80,135/- (Article 23) | Rs. 13,398/- (Article-A(1), E, M(b), H) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| 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: Netaji Subhas Road, Road Zone : (D.H Road -- Dwarik Mukherjee Road) , , Premises No. 97, Ward No: 130

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|-----|-------------------|-------------------------|-----------------------|--------------------------------|
| L1 | | | Bastu | | 9 Chatak 26 Sq Ft | 5,00,000/- | 11,85,250/- | Width of Approach Road: 4 Ft., |
| Grand Total : | | | | | .9877Dec | 5,00,000 /- | 11,85,250 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 22,000/- | 1,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 22,000 /- | 1,50,000 /- | |

Seller Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--|------------|---|
| 1 | Mr NEMAI CHAKRABORTY Son of Late SHYAMAPADA CHAKRABORTY 135, Netaji Subhas Road, 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.: AFVPC7258J, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 29/08/2018 | Individual | Executed by: Self , To be Admitted by: Self, Date of Execution: 29/08/2018 |

Buyer Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---|------------|---|
| 1 | Mr DEBJYOTI BHATTACHARJEE (Presentant) Son of Late SHIBA PROSAD BHATTACHARJEE 327, Diamond Harbour Road, 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.: AJQPB9775Q, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 29/08/2018 | Individual | Executed by: Self , To be Admitted by: Self, Date of Execution: 29/08/2018 |

Identifier Details :

| Name & address |
|---|
| Mr TARAK CHAKRABORTY Son of Late P CHAKRABORTY 70 A B NAGAR, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr NEMAI CHAKRABORTY , Mr DEBJYOTI BHATTACHARJEE |
| N |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|--|
| 1 | Mr NEMAI CHAKRABORTY | Mr DEBJYOTI BHATTACHARJEE-0.987708 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|--|
| 1 | Mr NEMAI CHAKRABORTY | Mr DEBJYOTI BHATTACHARJEE-200.00000000 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12/09/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 26/09/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1602-09285/2018 | Date of Registration | 29/08/2018 |
| Query No / Year | 1602-0001306613/2018 | Office where deed is registered | |
| Query Date | 13/08/2018 6:31:35 PM | D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas | |
| Applicant Name, Address & Other Details | SUROJIT HALDER ALIPORE JUDGE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836535603, 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. 5,22,000/- | Rs. 13,35,250/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 80,135/- (Article:23) | Rs. 13,398/- (Article:A(1), E, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (D.H Road – Dwarik Mukherjee Road) , Premises No. 97, Ward No: 130

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|-----|-------------------|-------------------------|-----------------------|-------------------------------|
| L1 | | | Bastu | | 9 Chatak 26 Sq Ft | 5,00,000/- | 11,85,250/- | Width of Approach Road: 4 Ft. |
| Grand Total : | | | | | .9877Dec | 5,00,000 /- | 11,85,250 /- | |




Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 22,000/- | 1,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 22,000 /- | 1,50,000 /- | |






Major Information of the Deed :- I-1602-09285/2018-29/08/2018



Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name Mr NEMAI CHAKRABORTY Son of Late SHYAMAPADA CHAKRABORTY Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office | Photo  | Fingerprint  | Signature  |
| | | 29/08/2018 | LTI 29/08/2018 | 29/08/2018 |
| 135, Netaji Subhas Road, 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.: AFVPC7258J, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office | | | | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|--|---|
| 1 | Name Mr DEBJYOTI BHATTACHARJEE (Presentant) Son of Late SHIBA PROSAD BHATTACHARJEE Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office | Photo  | Finger Print  | Signature  |
| | | 29/08/2018 | LTI 29/08/2018 | 29/08/2018 |
| Son of Late SHIBA PROSAD BHATTACHARJEE Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJQPB9775Q, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office | | | | |

Identifier Details :

| Name & address | |
|--|--|
| Mr TARAK CHAKRABORTY Son of Late P CHAKRABORTY 70 A B NAGAR, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr NEMAI CHAKRABORTY , Mr DEBJYOTI BHATTACHARJEE | 29/08/2018 |
|  |  |

Major Information of the Deed :- I-1602-09285/2018-29/08/2018

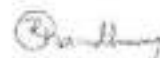
| Transfer of property for L1 | | |
|-----------------------------|----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr NEMAI CHAKRABORTY | Mr DEBJYOTI BHATTACHARJEE-0.987708 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr NEMAI CHAKRABORTY | Mr DEBJYOTI BHATTACHARJEE-200.00000000 Sq Ft. |

Endorsement For Deed Number : I - 160209285 / 2018

On 20-08-2018

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 13,35,250/-



Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-08-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:40 hrs on 29-08-2018, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr DEBJYOTI BHATTACHARJEE, Claimant.

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

Execution is admitted on 29/08/2018 by 1. Mr NEMAI CHAKRABORTY , Son of Late SHYAMAPADA CHAKRABORTY , 135, Road: Netaji Subhas Road, , P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Mr DEBJYOTI BHATTACHARJEE , Son of Late SHIBA PROSAD BHATTACHARJEE , 327, Road: Diamond Harbour Road, , P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Mr TARAK CHAKRABORTY , , Son of Late P CHAKRABORTY , 70 A B NAGAR, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Law Clerk



Major Information of the Deed :- I-1602-09285/2018-29/08/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,398/- (A(1) = Rs 13,352/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,398/-

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

Online on 17/08/2018 12:00AM with Govt. Ref. No: 192018190274622192 on 13-08-2018, Amount Rs: 13,398/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 17082018027 on 17-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,135/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 80,035/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26411, Amount: Rs. 100/-, Date of Purchase: 30/07/2018, Vendor name: Subhankar Das

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

Online on 17/08/2018 12:00AM with Govt. Ref. No: 192018190274622192 on 13-08-2018, Amount Rs: 80,035/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 17082018027 on 17-08-2018, Head of Account 0030-02-103-003-02



Rina Chaudhury

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-09285/2018-29/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 309514 to 309540
being No 160209285 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.08.30 13:27:53 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 30/08/2018 13:27:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)