

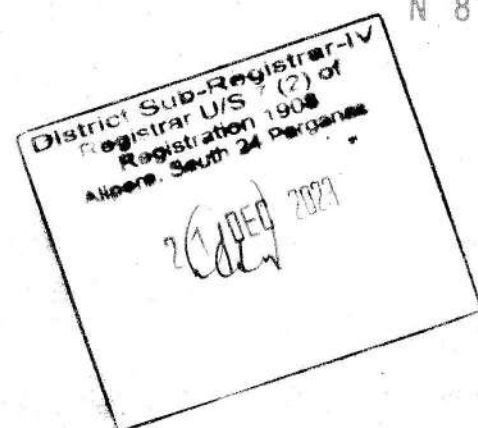


I-15336/23

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 815594

21/12/2023
G-3003112943/2023



Certification that the document is submitted as per the law. The signature stamp and the seal/counter stamp attached with the document are the part of this document.

The Deed of Transfer of Land Acquired for the Baisnabghata Development Scheme In Favour of the Settler in the Scheme.

THIS INDENTURE made this 21st day of December Two thousand Twenty three BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL hereinafter called "THE Executor" (which terms and expression shall unless Excluded by or repugnant to the context, be deemed to mean and include his successor-in-office and assigns) of the ONE PART.

AND

Smt. Ratna Guha, Aadhar No 939261898607, PAN No - AWRPG7374A Mobile.No..8017370137, Daughter of Late Bimalendu Das residing at **P-9 (103) Kanungo Park, Post- Garia, P.S.- Patuli, Kolkata- 700084** hereinafter referred to as "**THE ALLOTEE**"(which term and expression shall, unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators ,representatives and assigns)of the **OTHER PART.**

1. **WHEREAS** the Government of West Bengal (hereinafter referred to as "**THE GOVERNMENT**") acquired certain chunk of land under section 4 of the West Bengal Land Development and Planning Act, 1948 (hereinafter referred as the said Act) for settlement of public purposes as defined under section 2(d) of the said Act and created development scheme under section 2(b) of the said Act.

2. **The Government** appointed / Kanungo's Co-operative Credit Society Ltd.(1955)/ (hereinafter referred to as the said "Society / Samity / Company") which had its registered office at **35 Gopalnagar Road, Kolkata -**

700027 in the District of South 24-Parganas for resettlement of immigrants and creation of better living condition in Mouza- Baishnabghata, J. L.No. **-28** (hereinafter referred to as "**said land**"), under the said Act and took possession of the said land on Baishnabghata development scheme whereupon the said land vested absolutely in the Government of West Bengal free from all encumbrances.

3. **AND WHEREAS** pursuant to the provision of section 10 of the said Act, the said Society / Samity/Company entered into an agreement with the Government on 1st day of April, 1950 (hereinafter referred to as the said "**Agreement**") whereby it was agreed inter alia that the said Society/ Samity/ Company should pay to the Government all and every compensation that will be payable in respect of the acquisition of said land and all cost, charge and expenses of the acquisition proceedings as maybe estimated by the Collector of 24 Paraganas under the said Act.

4. **AND WHEREAS** in accordance with the provision of the said Agreement, possession of the said land was made over to the said Society/Samity/ Company with the right to have the land transferred to the said Society/Samity/Company upon full payment of the amount of compensation and the cost, charges and expenses as aforesaid to enable the said Society/Samity/ Company to transfer the said land to bonafide immigrants of the state of West Bengal in terms of the said Agreement.
5. **AND WHEREAS** In terms of an agreement made on Secretary /Director of the said Society / Samity /Company had agreed to allot to Sri **Bimalendu Das**, Son of **Late Bishnupada Das**, the plot of land of area mentioned in the schedule hereunder written, forming part of portion of the said land so acquired as aforesaid under the said Act for residential purpose, on payment of **Rs. 5,860/- (Rupees Five Thousand Eight Hundred and Sixty)**only towards the price of the said land.

6. **AND WHEREAS** the said Society/Samity/ Company failed to comply with terms and conditions of the Agreement and Government determined the said Agreement entered between the said Society/Samity /Company and the Government, and resumed the said land which remained vested absolutely in the Government for dealing and disposing of the same in execution of the development scheme and appointed an administrator for the execution of the said scheme.
7. **AND WHEREAS** the ALLOTTEE had prior to the Termination of the said Agreement, deposited with the said Society/Samity/Company the sum of **Rs.5,860/- (Rupees Five Thousand Eight Hundred and Sixty only)** towards allotment of the plot of land hereinafter mentioned and described in the schedule hereunder but no transfer had been effected by the said Society / Samity/Company in favour of the Allottee.
8. **AND WHEREAS** a deed of transfer being No. **1756** has been executed between the ALLOTTEE/ LEGAL HEIR of the allottee and the State of West Bengal on **11th** day of

July 1986 on deposition of sum of Rs. **4,610/- (Rupees Four Thousand Six Hundred Ten)** only) in addition to the amount of Rs. **1,250/- (Rupees One Thousand Two Hundred Fifty)** only) paid by the allottee to the Society.

9. **AND WHEREAS** the Government has considered to regularize all the applications of the occupiers on the land comprised in the Development Schemes under the said Act;
10. **AND WHEREAS** the HEIRS OF ALLOTEE has now applied to the Administrator for settlement of the plot of land mentioned in the schedule hereunder, forming part or portion of the said land so acquired as aforesaid under the said Act for residential purposes.
11. **AND WHEREAS** in terms of Notification No.787/1(5)-2P-8/2013 dated 25.2.21 of the Department of Land & Land Reforms and Refugee Relief & Rehabilitation, demand notice was issued for payment of Rs. 0 (Rupees zero) towards acquisition cost as remain unpaid in full/part with interest on arrear to the allottee, among others;

12. **AND whereas** the Allottee has made payment of all dues in full. Complete and up to date in compliance of the demand notice No. Nil dated. nil of the Administrator, Baisnabghata Development Scheme.
13. **AND WHEREAS** the Allottee have requested the Government to execute these presents for the purpose of the plot of land mentioned in the Schedule hereunder, allotted to them and the Transferee and the government has agreed to do so.
14. **AND WHEREAS** It has been decided by the Government to execute a Free Hold Title Deed (FHTD) for the said plot of land in favour of the ALLOTEE so as to confer absolute right, title and interest of possession in the land more fully described in the schedule hereunder;

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The EXECUTOR doth hereby execute this deed and transfer absolute title unto the ALLOTEE ALL THAT PIECE AND PARCEL OF LAND more fully described and specified in the schedule

hereunder TO HAVE AND TO HOLD THE SAID land hereby given, granted and transferred unto and to the use of the ALLOTEE forever.

- II. That on execution of this deed, the ALLOTEE shall be in possession of the parcel of land more fully described under SCHEDULE to this deed and shall continue to remain in possession subject to the terms and conditions of this deed.

- III. That pursuant to the Law and Rules framed thereunder with Regulation applicable for entering into the agreement of allotment of land etc. for the EXECUTOR, this instant deed has been entered into and as such, the above-mentioned Law/Rules and Regulation will strictly adhere to the both parties of this deed in all terms. Further, this agreement would be treated as the substitute deed for the agreement, if so entered into earlier between the both parties of this Deed. After execution of this instant deed, all-earlier agreement, if any, executed between the parties, would be considered as invalid and non-operational in law for all purposes;

- IV. That the ALLOTEE(S) shall pay the annual Land Revenue in favour of the Government of West Bengal in the Department of Land & Land Reforms and Refugee Relief & Rehabilitation as raiyat, at the rate prescribed under the West Bengal Land Reforms Act, 1955 and Rules in the office of the Block Land & Land Reforms Officer or any other place or places as may be specified for such purposes.
- V. That the ALLOTEE(S) shall pay all rates, taxes, cesses and other outgoing payable in respect of the allotted parcel of land to the State and/or Central Government, and any other local or public authority in time as payable for a raiyat for the time being in force.
- VI. That the allottee/allotees shall enjoy the right, title and ownership over the land so allotted, as prescribed in section 4 of the West Bengal Land reforms Act, 1955;
- VII. That the ALLOTEE(S) shall pay all charges for consumption of water and/or electricity in the premises to concerned authorities;
- VIII. That the ALLOTEE(S) shall be eligible to apply before the concerned authorities for mutating their name/s as raiyat(s) in the revenue records accordingly on execution and registration of this deed.

- XI. That the ALLOTEE(S) shall be at liberty to mortgage charge or encumber the said land as prescribed under section 7 of the West Bengal Land Reforms Act,1955;
- X. That the ALLOTEE(S) shall have right save as hereinafter provided to alienate or transfer the land comprised in the schedule hereunder written in any manner whatsoever to any intending purchaser PROVIDED THAT such Subsequent purchaser(s) shall remain bound to adhere the terms and covenants of this Deed;

SCHEDULE

ALL THAT PIECE OR PARCEL OF LAND with the following particulars:

- | | |
|---|---|
| 1. District: | Kolkata. |
| 2. Police Station: | Patuli. |
| 3. Name of Mouza: | Baishnabghata |
| 4 J.L.No.: | 28. |
| 5. Plot No.: | P-103/Rs. Plot No. 562/1538 |
| 6. Total area of the plot (in decimal): | 7.7089 |
| 7. Respective area of the plot allotted (in decimal): | 7.7089 |
| 8 Respective area of the plot allotted (in sq. fect): | 3,358 |
| 9. Premises no. | 9, Kanungo Park, Assessee No. 311100700091 |
| 10. Boundary of the allotted plot/area: | |
| North- | Plot No. 96, |
| East- | Plot No. 102, |
| South - | K.M.C. ROAD |
| West- | Plot No. 104. |

IN WITNESS WHERE OF THE EXECUTOR and ALLOTTEE(S) have hereunto set and subscribed the irrespctive hands the day, month and year first above-written.

For and on behalf of the Governor,

Signed and delivered by the Administrator,
Baishnabghata Development Scheme



S. BASU, WBCS (Exe.)
Administrator

Shri

Baishnabghata Development Scheme
& Joint Secretary

L & LR and RR & R Department
Government of West Bengal

(Name, Designation and Seal)

For and on behalf of the
Government of West Bengal,
Land & Land Reforms and Refugee
Relief & Rehabilitation Department

In the presence of:

1st witness *Charita Deb Biswas*
Address *150 Kanungo Park, Kolkata - 700084*
Occupation *Business*
2nd witness *Goutam Guha*
Address *103, Kanungo Park, Kolkata - 700084*
Occupation *Retired Serviceman*



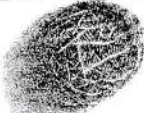







Ratna Guha

Signed by the ALLOTTEE(S)

1st witness *Goutam Guha*
Occupation *Retired Service man*
Address *103, Kanungo Park, Kolkata - 700084*
2nd witness *Charita Deb Biswas*
Occupation *Business*
Address *150 Kanungo Park, Kolkata - 700084*

SPECIMEN FORM FOR TEN FINGERPRINTS
FINGER



| | | | | | |
|------------|---|---|--|---|---|
| Left Hand |  |  |  |  |  |
| Right Hand |  |  |  |  |  |

Signature *Ratna Guha*

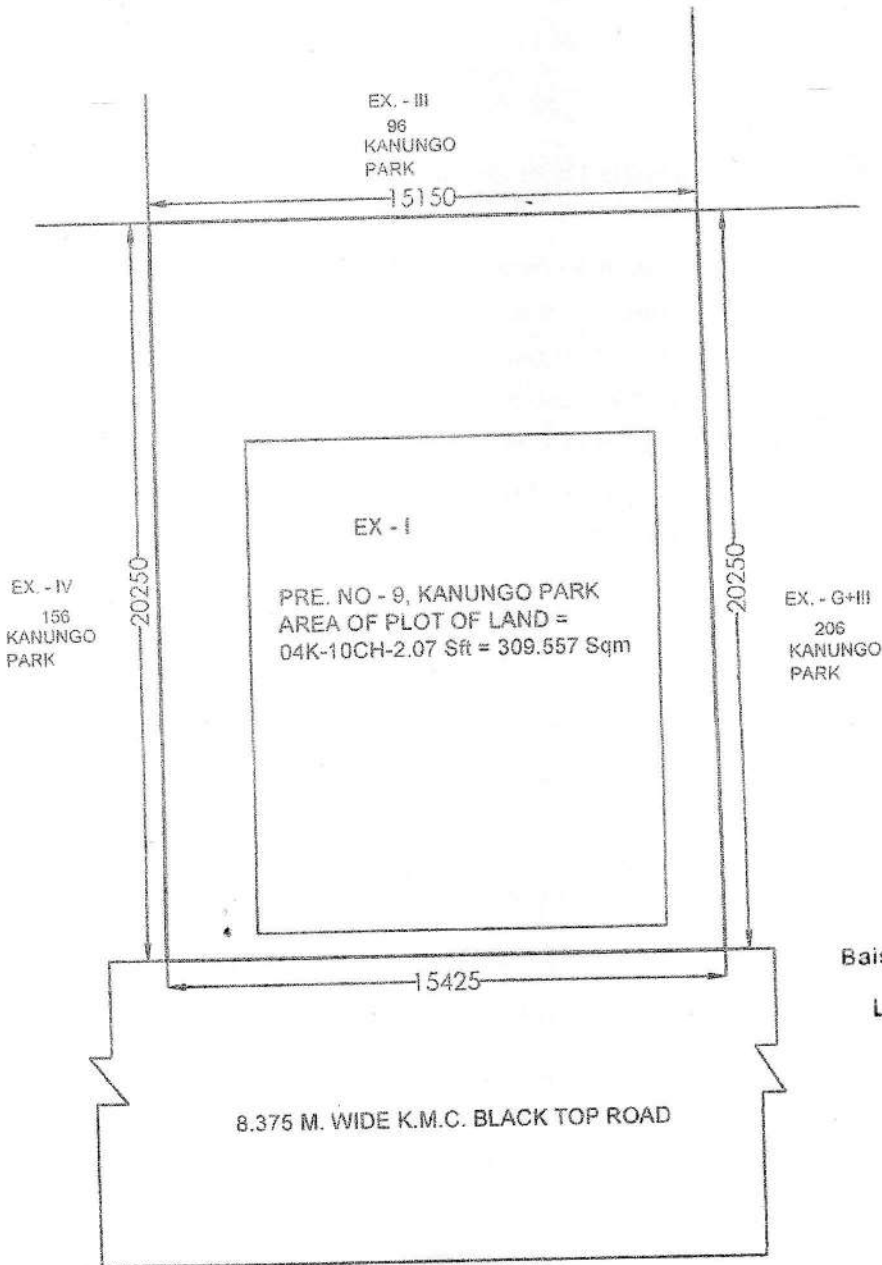
Name *Ratna Guha*

PLAN AT MOUZA - BAISHNABGHATA, J.L. NO - 28, PLOT NO - 103 OF
KANUNGO PARK UNDER K.M.C. BUILDING RULE 2009 AT PREMISES NO - 9,
KANUNGO PARK IN WARD NO - 110, BOROUGH - XI, P.S. - PATULI, KOLKATA -
700084,

ALL DIMENSIONS ARE IN MILLIMETERS

SCALE = 1:200

AREA OF PLOT OF LAND = 04K - 10CH - 2.07 Sft = 309.557 Sqm



S. Basu
S. BASU, WBCS (Exe.)
Administrator
Baishnabghata Development
& Joint Secretary
L & LR and RR & R D
Government of West Bengal

Ratna Guha

SIGNATURE OF OWNER



12-236/23

Letter of Allotment

Government of West Bengal
Land & Land Reforms and Refugee Relief & Rehabilitation Department
L.Dev. Branch, 6th Floor, Nabanna

Memo No- 13/L.Dev./28012/34/2023

Dated- 04/12/2023

✓ To : **Smt. Ratna Guha**
9, Kanungo Park, P.O. - Garia,
P.S.- Patuli, Kolkata, PIN- 700084.

Sub:- Letter of Allotment in pursuance of Notification 787/1(5)-2P-8/2013 dated 25.2.21

In reference to the above, I am directed to inform you that the State Govt. has approved the proposal for conversion for leasehold land acquired under Land Development and planning Act, 1948 to Raiyati Land in the below mentioned schedule in favour of original leasee. You are requested to execute deed of Transfer as attached within by 2(two) months from the date of issuance of this letter. At the time of Registration of Deed of Transfer Stamp-duty will be waived according to Deptt. Notification No. 595-2P-08/2013, dated 10-05-2023 & Finance Deptt. U.O. No. Group A-II/2023-2024/0002, U.O. Date :13/04/2023.

Schedule of Land

1. District: **South 24-Parganas.**
2. Police Station: **Patuli**
3. Name of Mouza: **Baishnabghata**
4. J.L.No: **28**
5. Plot No: **P-103/ R S Plot No. 562/1538**
6. Total area of the plot (in decimal): **7.7089 Dec.**
7. Respective area of the plot allotted (in decimal): **7.7089 Dec.**
8. Respective area of the plot allotted (in sq. feet): **3,358 sq.ft.**

Administrator,
Baishnabghata Development Scheme.

Baishnabghata Development Scheme
Kolkata-700084
Land & Land Reforms & Rehabilitation Department
Government of West Bengal

Kolkata



Gazette

Extraordinary
Published by Authority

CAITRA 8]

WEDNESDAY, MARCH 28, 2012

[SAKA 1934

PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

GOVERNMENT OF WEST BENGAL
FINANCE DEPARTMENT
REVENUE

ORDER

No. 411—FT

Kolkata, the 23rd March, 2012.

Whereas the Governor is of the opinion that there are reasonable grounds for doing so;

NOW, THEREFORE, in exercise of the power conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (2 of 1899) and sub-section (2) of section 78 of the Registration Act, 1908 (16 of 1908) and in supersession of all earlier notifications on the subject-matter, the Governor is pleased hereby to remit stamp-duty and registration fees chargeable on the amount of difference, if any, between the market value of such property and the value set forth in the deed of transfer thereof as the State Government or Government of India or any authority under the State Government or Government of India or any undertaking of the State Government or Government of India may transfer on sale/settlement/long term lease/lease in perpetuity for a fine or premium or for money advanced in addition to rent, if any, as the case may be.

2. In cases of flats/apartments etc., the benefit is allowed if the registration has been done within 30th September, 2011 and if the registration is done on any subsequent date, an interest of *one per centum* on the stamp-duty chargeable and registration fees payable is paid per month or part thereof, with effect from the 1st day of October, 2011 to the date of registration.

3. For the flats/houses which are constructed or to be constructed on a subsequent date, the benefit under this order shall be allowed if the registration is done within a period of eighteen (18) months from the date of completion as per certificate issued by the competent authority in this respect or within a period of 18 months from the date of procurement of electric connection for the flat/apartment in question. If the registration is done beyond eighteen (18) months from the date of completion as per certificate issued by the competent authority in this respect or from the date of procurement of electric connection for the flat/apartment, as the case may be, an interest of *one per centum* on stamp-duty chargeable and registration fees payable per month or part thereof shall be paid for such delay.

4. This order shall be deemed to have come into force with effect from the 1st day of October, 2011.

By order of the Governor,

H. K. DWIVEDI,
Secy. to the Govt. of West Bengal.



Workflow Based File Tracking System
Government of West Bengal
Finance - Group A-II

File No : 645563 LR-28011/1/2022-SURV SEC-Dept. of LR

Subject : Land Development Regularization proposal

Department : Land & Land Reforms

Group A-II eOffice File No. 698561FIN-13012/70/2023-GROUP A2 SEC-Dept. of FIN
(Revenue Branch e-File No.: FIN-34099/58/2023-REV SEC-Dept. of FIN)

"Finance Deptt. has no objection to the

i) draft deeds as approved by Ld. LR

ii) proposal of waiver of stamp duty for transfer of property made to the occupants who have already paid acquisition cost in full and no dues are payable as on date, subject to approval of the Cabinet.

It is also observed that for transfer of property to other occupants, in terms of order of FD vide 411-F.T. dated 23.03.2012, the stamp duty is remitted on the difference, if any, between the market value and the set forth value in respect of immovable properties transferred by the Government."

Sd/-MALAY GHOSH, SECY,(REV),(FIN)

Dated- 04.04.2023

Sd/-MANOJ PANT, ACS,(FIN)

Dated- 05.04.2023

Sd/-CHANDRIMA BHATTACHARYA, MOS,(FIN)

Dated- 11.04.2023

UO NO : Group A-II/2023-2024/0002

UO Date : 13/04/2023

Sd/-
CHANDRIMA BHATTACHARYA, MOS,(FIN)
11/04/2023

To
L&LR Deptt.

Subrata Das, S.O., Gr-AII, FIN



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



192023240322378818

GRN Details

| | | | |
|-------------------|---------------------|---------------------|--|
| GRN: | 192023240322378818 | Payment Mode: | SBI Epay |
| GRN Date: | 21/12/2023 11:53:21 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN: | 5164252006915 | BRN Date: | 21/12/2023 11:54:49 |
| Gateway Ref ID: | C1105516428 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 211220232032237880 | Payment Init. Date: | 21/12/2023 11:53:21 |
| Payment Status: | Successful | Payment Ref. No: | 3003112943/9/2023 [Query No*Query Year] |

Depositor Details

Depositor's Name: Mr RATNA GUHA
 Address: P 103 KANUNGO PARK,
 Mobile: 9330763026
 Period From (dd/mm/yyyy): 21/12/2023
 Period To (dd/mm/yyyy): 21/12/2023
 Payment Ref ID: 3003112943/9/2023
 Dept Ref ID/DRN: 3003112943/9/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 3003112943/9/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 62995 |
| | | | Total | 62995 |

IN WORDS: SIXTY TWO THOUSAND NINE HUNDRED NINETY FIVE ONLY.

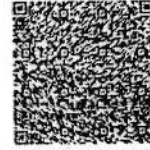


ভারত সরকার

Government of India



পুতুল নায়েক
Putul Nayak
পিতা : সুভাষ নায়েক
Father : Subhas Nayak
জন্মতারিখ / DOB : 30/01/1991
মহিলা / Female



6866 4708 0362

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:
D/O: সুভাষ নায়েক, এম এন
রায় রোড, চক্রবর্তী পাড়া,
হরিনাবী, রাজপুর সোনারপুর
(ইস্ট), দক্ষিণ ২৪ পরগণা,
পশ্চিমবঙ্গ, পিন কোড, 700148

Address:
D/O: Subhas Nayak, M N ROY
ROAD, CHAKRABORTY PARA,
HARINAVI, Rajpur Sonarpur (M),
South 24 Parganas, Harinavi,
West Bengal, 700148

6866 4708 0362

1947
300 1947

1947
www.uidai.gov.in

1947
www.uidai.gov.in

Rajpur



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

| | | |
|---|--|--|
| Query No / Year | 3003112943/2023 | Office where deed will be registered |
| Query Date | 19/12/2023 11:34:19 AM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | BAPAN DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330763026, Status :Advocate | |
| Transaction | Additional Transaction | |
| [0101] Sale, Sale Document | | |
| Set Forth value | Market Value | |
| Rs. 1/- | Rs. 62,96,260/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 2,51,850/- (Article:23) | Rs. 62,963/- (Article:A(1)) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kanungo Park, , Premises No: 9, , Ward No: 110 Pin Code : 700184

| 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 | 3358 Sq Ft | 1/- | 62,96,260/- | Property is on Road |
| Grand Total : | | | | 7.6954Dec | 1 /- | 62,96,260 /- | |

Seller Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | THE GOVERNOR OF THE STATE OF WEST BANGAL Block/Sector: 35, Gopal Nagar Road, City:- , P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |



Query No: 3003112943 of 2023, Printed On :
Dec 20 2023 1:08PM, Generated from
Registration office

Buyer Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|---|------------|--|
| 1 | Smt RATNA GUHA Daughter of Late BIMALEMDU DASP-9, 103, KANUNGO PARK, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx4A, Aadhaar No: 93xxxxxxxx8607, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|--|--|
| 1 | S BASU Son of BASU35, GOPAL NAGAR ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI | THE GOVERNOR OF THE STATE OF WEST BANGAL (as L& LR AND RR&R) |

Identifier Details :

| Name & address |
|---|
| Mr PUTUL NAYAK Son of Mr SUBHAS NAYAK HARINAVI CHAKRABORTY PARA, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt RATNA GUHA, S BASU |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--|------------------------------|
| 1 | THE GOVERNOR OF THE STATE OF WEST BANGAL | Smt RATNA GUHA-7.69543 Dec * |

Owner and Land or Building Details as received from KMC :

| Sch. No. | Property Identification by KMC | Registered Deed Details | Owner Details of Property | Land or Building Details |
|----------|---|--|--|---|
| L1 | Assessment No. : 311100700091 Premises No. : 9 Ward No. : 110 Street Name : KANANGO PARK | Ref Deed No. : 1756/86 Date Of Registration : Office Where Registered : ADSR,ALIPUR | Owner Name : SMT RATNA GUHA Owner Address : 103 KANUNGO PARK , KOLKATA Pin No. : 700084 | Character of Premises: Total Area of Land: 04 Cottah, 10 Chatak, 28 SqFeet, |

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 18-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-01-2024)

3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1604-15336/2023 | Date of Registration | 21/12/2023 |
| Query No / Year | 1604-3003112943/2023 | Office where deed is registered | |
| Query Date | 19/12/2023 11:34:19 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | BAPAN DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330763026, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | | Market Value | |
| Rs. 1/- | | Rs. 62,96,260/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 500/- (Article:23) | | Rs. 62,995/- (Article:A(1)) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kanungo Park, , Premises No: 9, , Ward No: 110 Pin Code : 700184

| 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 | 3358 Sq Ft | 1/- | 62,96,260/- | Property is on Road |
| Grand Total : | | | | 7.6954Dec | 1 /- | 62,96,260 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | THE GOVERNOR OF THE STATE OF WEST BANGAL Block/Sector: 35, Gopal Nagar Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name Smt RATNA GUHA (Presentant) Daughter of Late BIMALEMDU DAS Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office |  21/12/2023 |  LTI 21/12/2023 |  21/12/2023 |
| Daughter of Late BIMALEMDU DAS P-9, 103, KANUNGO PARK, City:- , P.O:- GARIA, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx4A, Aadhaar No: 93xxxxxxxx8607, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office | | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | S BASU Son of BASU 35, GOPAL NAGAR ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE GOVERNOR OF THE STATE OF WEST BANGAL (as L& LR AND RR&R) |



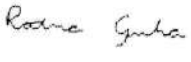
Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mrs PUTUL NAYAK Daughter of Mr SUBHAS NAYAK HARINAVI CHAKRABORTY PARA, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700148 |  21/12/2023 |  Captured 21/12/2023 |  21/12/2023 |
| Identifier Of Smt RATNA GUHA, S BASU | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--|----------------------------|
| 1 | THE GOVERNOR OF THE STATE OF WEST BANGAL | Smt RATNA GUHA-7.69543 Dec |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name Smt RATNA GUHA (Presentant) Daughter of Late BIMALEMDU DAS Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office |  21/12/2023 |  LTI 21/12/2023 |  21/12/2023 |
| Daughter of Late BIMALEMDU DAS P-9, 103, KANUNGO PARK, City:- , P.O:- GARIA, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx4A, Aadhaar No: 93xxxxxxxx8607, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office | | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | S BASU Son of BASU 35, GOPAL NAGAR ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE GOVERNOR OF THE STATE OF WEST BANGAL (as L& LR AND RR&R) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mrs PUTUL NAYAK Daughter of Mr SUBHAS NAYAK HARINAVI CHAKRABORTY PARA, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700148 |  21/12/2023 |  21/12/2023 |  21/12/2023 |
| Identifier Of Smt RATNA GUHA, S BASU | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--|----------------------------|
| 1 | THE GOVERNOR OF THE STATE OF WEST BANGAL | Smt RATNA GUHA-7.69543 Dec |

Endorsement For Deed Number : I - 160415336 / 2023

On 20-12-2023

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 62,96,260/-

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-12-2023

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

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

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

Presented for registration at 11:17 hrs on 21-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt RATNA GUHA , Claimant.

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

Execution is admitted on 21/12/2023 by Smt RATNA GUHA, Daughter of Late BIMALEMDU DAS, P-9, 103, KANUNGO PARK, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mrs PUTUL NAYAK, , Daughter of Mr SUBHAS NAYAK, HARINAVI CHAKRABORTY PARA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by profession Others

Admission Execution (for exempted person)

Execution by S BASU, , L& LR AND RR&R, THE GOVERNOR OF THE STATE OF WEST BANGAL, Block/Sector: 35, Gopal Nagar Road. City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 62,995.00/- (A(1) = Rs 62,963.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 62,995/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/12/2023 11:54AM with Govt. Ref. No: 192023240322378818 on 21-12-2023, Amount Rs: 62,995/-,
Bank: SBI EPay (SBlePay), Ref. No. 5164252006915 on 21-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,51,850/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: impressed, Serial no 187262, Amount: Rs.500.00/-, Date of Purchase: 30/11/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/12/2023 11:54AM with Govt. Ref. No: 192023240322378818 on 21-12-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 5164252006915 on 21-12-2023, Head of Account

Remission on Stamp Duty

Remitted vide FD VIDE 411 F T Dated 21/03/2012 of Finance Department, Government of West Bengal, (a) Stamp Duty Rs 2,51,850/- ON 21-12-2023.

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 468432 to 468457

being No 160415336 for the year 2023.



(Handwritten mark)

Digitally signed by Anupam Halder
Date: 2023.12.21 12:25:46 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.