

08852

J. 8552/18



भारतियावका परिचय वंभुल WEST BENGAL

H 906392

A 27.0718  
611095271

Certified that the document is admitted to registration. The applicant herein / parties with this document are the party / parties to the document.

Notary Public  
Kolkata West Bengal, India

27 JUL 2018

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 27th day of July Two Thousand And Eighteen of the Christian Era;

BETWEEN

1567 10-7-18 500/-

নং ডায়ারী নং

সংস্কার নাম

শ্রীমতী জেজোর বাবদ

বিধান নগর (মহানগর সিটি) এ. ডি. এর

স্বাক্ষর নাম

Iyoghi Gurper.  
AD-169-SudP

20 JUN 2018

5/12/2018

898000



Additional District Sub-Registrar,  
Rajshahi, New Town, North 24-Pg

27 JUL 2018

**SMT. SHARMISTHA SAHA** (having PAN – ALGPS4604R) wife of Late Prokash Kumar Saha, Occupation: Housewife, by Nationality Indian, by faith Hindu, residing at 32, Goabagan Lane, P.O.: Beadon Street S.O., Police Station Burtolla, Kolkata – 700 006, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**.

**A N D**

**MRS. JYOTTI GUPTA** (having PAN – AFVPG4781L) wife of Sri Sanjay Gupta, by Faith Hindu, by occupation: Business, by nationality: Indian, residing at DwarkaVedmani, AD-169, Sector-1, Salt Lake City, P.O. - Bidhannagar, P.S. – Bidhannagar North, Dist. – 24 parganas North, Kolkata –700064, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/its/their successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS THE VENDOR HEREIN HAVE REPRESENTED TO THE PURCHASER HEREIN THAT:**

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khattans, all at Mauza: Sulanganj, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Kartick Chandra Seal, Makhan Lal Seal being Benamider of Kartick Chandra Seal and to Renuka Bala



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Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and while in employment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3<sup>rd</sup> Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3<sup>rd</sup> share and Anil Chandra Seal entitled to 1/3<sup>rd</sup> share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mauza: Sulangan, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. By a Deed of Conveyance duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances. All that piece or parcel of Sali Land measuring about 0.40 acre comprised in part of R.S. Dag Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540



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both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mauza Sulangan, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadreshwar Ghosh therein called as the Purchaser free from all encumbrances whatsoever, and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 06.07.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 7911 for the year 1976, the said Sri Bhadreshwar Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mauza Sulangan, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bale Mondal wife of Sri Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

D. By another Deed of Conveyance dated 30.01.1974 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 538 for the year 1974, the said Sri Karlick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre another part of Sali Land comprised in part of R.S. Dag Nos. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mauza: Sulangan, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela



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Ghosh all therein jointly called as the Purchasers free from all encumbrances whatsoever, and after such purchase while jointly seized and possessed thereof, by a Deed of Conveyance dated 06.12.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 137, Pages: 57 to 59, Being (Deed) No. 7911 for the year 1976, the said Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh being the joint owners thereof therein as the Vendors jointly sold, conveyed and transferred free from all encumbrances, the entirety of their aforesaid purchased properties being. All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre comprised in part of R.S. Dag Nos. 598 total admeasuring 0.48 acre comprised in Part of said two Dags both under R.S. Khatian No. 228, all at Mauza: Sulangan, Police Station. Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Sukhendu Ghosh son of Tarapada Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

E. Since after the aforesaid purchase the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sali Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khatian No. 228, all at Mauza: Sulangan, Police Station. Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, as the absolute owner thereof and, while in seized and possessed thereof, by a Deed of Conveyance dated 15.11.1977 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 140, Pages: 103 to 105, Being (Deed) No. 6215 for the year 1977, the said Sri Sukhendu Ghosh therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased Sali Land total admeasuring 0.48 acre morefully described in the Schedule therein unto and in favour of Sri Bhupati Krishna Mondal the husband of aforesaid Namita Bala Mondal absolutely and forever.



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F. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 4591/1976 and 6215/1977, the said Smt. Namita Bala Mondal and her husband Sri Bhupali Krishna Mondal thus became the owners of total Sail Land measuring 0.99 acre comprised in Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khaitan No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khaitan No. 201 total admeasuring 1.31(0.99+0.32) acre of Sail Land all lying and situated at Mouza Sulangan, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and, during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under L.R. Khaitan No. 204 and the name of said Bhupali Krishan Mondal duly recorded under L.R. Khaitan No. 327 in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

G. Subsequently, the said Bhupali Krishna Mondal died intestate survived by his said wife Namita Bala, four sons namely Tarani, Satyajit, Swapan and Arniya Mondal, four daughters namely Mrs. Uma Mondal, Gouri Mondal, Parbat Nag and Miss Pratima Mondal all as the joint legal successors of said Late Bhupali Krishna Mondal and all those who since after his expiry became jointly seized and possessed of all the assets and properties including of the said 0.48 (0.24+0.24) acre of Sail Land comprised in R.S. Dag Nos. 597 & 598, at Mouza Sulangan, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, recorded under L.R. Khaitan No. 327 so left by said Bhupali Krishna Mondal since deceased and, while in joint enjoyment thereof, the said Namita Bala Mondal along with all her aforesaid sons and daughters being the joint owners thereof demarcated their aforesaid landed properties into some plots and sold out some of the plots to some different purchasers.



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H. By a Deed of Conveyance dated 13/07/1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 347 to 358, Being (Deed) No. 7009 for the year 1992, the said Namita Bala Mondal along with Tarani Mondal, Saiyajit Mondal, Swapan Mondal, Amiya Mondal, Mrs. Uma Mondal, Gouri Mondal, Parbati Nag being the joint owners thereof therein as the Vendors, sold, conveyed and transferred free from all encumbrances, out of their aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 03 Cottahs, 03 Chittaks, 20 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 12 Chittaks, 25 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597, total Sali Land admeasuring 05 Cottahs, a little more or less in Part of said two Dags under and part of R.S. Khalian No. 228 corresponding to L.R. Khalian No. 204 & 327, amalgamatedly & collectively marked as Scheme Plan Plot No. 06 alongwith common rights in and over common passage, at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in the Schedule hereunder written and also delineated in map or plan showing the said plot no. 06 bordered in Red colour and annexed thereto unto and in favour of Smt. Sharmishta Saha vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

1. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No.7009/1992 the said **Smt. Sharmishta Saha** had thus became absolutely seized and possessed of their said Plot of Land being Plot No. 07 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539 & 597, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khalian No. 228, subsequently under and part of L.R. Khalian No. 204 & 327, lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas morefully and



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particularly described in the Schedule written hereunder hereinafter for the sake of brevity referred to as the "SAID LAND"/"SAID PROPERTY".

J. The Vendor herein is fully seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the schedule hereto as the absolute Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and have a clear marketable title on and over the Said Property under the schedule hereto free from any claim, demand, charge, mortgage, attachment, lien, lispendenses and also free from any other sorts of encumbrances whatsoever, AND the Vendor herein has never dealt with the Said Property and or any portion thereof in any such manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at her own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with their 'Said Land' under the schedule as they deem fit and proper.

AND WHEREAS the Vendor has for her personal necessities decided to sale her 'Said Land' described in the Schedule hereunder free from all sorts of encumbrances whatsoever to prospective buyer or buyers, intending to purchase the 'Said Land', and the purchaser having knowledge of the same and relying on the above representation and the documents supplied by the vendor to be true, being interested, to purchase the "Said Land" under the Schedule hereto approached and offered the Vendor a sum of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only as a whole or lump-sum price for the 'Said Land' described in the Schedule hereto which offer becoming highest price available to them in the locality the Vendor has accepted the same.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Land' described in the Schedule written hereto absolutely with all rights, properties, benefits and appurtenances in connection to the 'Said Land' free from all encumbrances whatsoever at or



Additional District Sub-Registrar  
enajehel, New Town, North 24th St

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for the total consideration price of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only paid to the Vendor by the Purchaser as per memo below or/for before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, the Vendors herein hereby acquit, release and forever discharge the said purchaser as well as the said property (particularly described in the schedule hereunder written), the Vendor as beneficial owner hereby sell, grants, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions **ALL THAT** piece and parcel of the 'Said Land' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging thereto and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder **written TO HAVE AND TO HOLD** the 'Said Land' and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, claims, demands, mortgages, liens, etc whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; **AND**

**THE VENDOR HEREIN DO HEREBY COVENANT WITH THE PURCHASER:-**

1. **THAT** notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Land' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and



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2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendors have good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Land' under the Schedule hereto and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Land' hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her, and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendors well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever arising out of the Vendor's title in the subject property hereunder sale, and

5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land' or any part thereof from under or in trust for the Vendor, her legal successors and the erstwhile owners his/her/their legal successors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or



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intended to be transferred and assigned the 'Said Property' under the schedule hereto and every part thereof unto and to the use of the Purchaser in the manners aforesaid and as may be reasonably required; and

6. That to the best of the knowledge of the Vendor, the 'Said Property' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any court order or under SARFAESI;

7. That there is no Tenant of any nature whatsoever in the said Property.

8. THAT the Vendor herein has not yet received any Notice of Requisition or Acquisition in respect of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Land' and all rights, properties, benefits and appurtenances together with all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared by the vendor herein that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor deliver this day the peaceful possession of the 'Said Land' under the Schedule hereto in vacant condition unto and to the Purchaser free from all sorts of encumbrances whatsoever.



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**THE SHCHEDULE AS REFERRED TO ABOVE: -**  
(The 'Said Land' Hereunder Sale)

ALL THAT piece or parcel of "Sair" Land bearing Plot No. 07 of a Master Scheme Plan measuring 03 Cottahs, 03 Chittaks, 20 Sqft. a little more or less comprised in Part of R.S. as well L.R. Dag No. 539, and 01 Cottahs, 12 Chittaks, 25 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 597, total Sair Land admeasuring 05 Cottahs, a little more or less in Part of said two Dags with common easement rights on and over 6' feet wide common passage abutting the Said Land and also all others passages and all other rights, properties, benefits and appurtenances in connection to the Said Land being said Plot No. 07, lying and situated at Mouza-Salunguri, J.L. No. 22, Touzi No. 178, under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Haiyara Garam Panchayet- II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub-Registrar. Rajarhat, New Town formerly A.D.S.R Bidhannagar (Salt Lake City), North 24 Parganas, The said Plot of Land hereunder sale is butted and bounded as follows:

ON THE NORTH: By Plan Plot No. 06 comprised in Part of L.R. Dag No. 539, 597 & 598.

ON THE SOUTH: By 6' feet wide common passage (Kachha Road);

ON THE EAST : By Plan Plot No. 09 land comprised in part of L.R. Dag No. 597.

ON THE WEST : By Plan Plot No. 4 comprised in Part of L.R. Dag No. 539 now owned by Mrs. Tara Jayprakash Verma.

The said Demarcated Plot No. 07 under the Schedule hereto and hereunder sale is delineated in a map or plan bordered in 'Red' colour and annexed hereto forming part of this Deed.



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IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed her hands on the day, month and year first above written.

SIGNED, SEALED AND  
DELIVERED BY the VENDOR  
at Kolkata in the presence of -

1.

Arpan Chakraborty  
S/o. Tapan Chakraborty  
Laxmi Narayan Pally,  
M. B Road, P. O. & P. S. - Nimta,  
Kolkata - 700 049.

2. Angela (Miss) Paul Singh  
S/o L. Krishna Kumar  
Pillilata, East Block-II  
Kolkata - 700021

S. Parvathi Saha  
VENDOR

Drafted by:  
Elakbertha Bisimalkoy  
Advocate  
High Court, Calcutta  
P- 563 | 547 | 89



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Galeshwal, New Town, North ZA-Pg

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MEMO OF CONSIDERATION

RECEIVED from the within named purchaser MRS. JYOTI GUPTA the withinmentioned sum of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below -

**MEMO**

Paid by Managers Cheque No. 061743, Dated 11/07/2018 drawn on HDFC Bank, Salt Lake, Sec - I, in favour of Smt Sharmistha Saha	Rs. 15,50,000/-
<b>(Rupees Fifteen Lac Fifty Thousand)</b> only	<b>Rs. 15,50,000/-</b>

WITNESSES :

1. Arpan Chatterjee

2. Jyoti Gupta

Sharmistha Saha  
VENDOR



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Malikhat, New Town, North 24 Pgs.

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SITE PLAN OF R.S. DAG NO. - 539 & 597, R.S. KHATIAN NO. 228, I.R. KHATIAN NO. 204 & 327, AT MOUZA - SULLANGARI, J.I. NO. - 22, IN P.S. NEW TOWN, DIST. - 24 PARAGANAS (N), WITHIN THE LOCAL LIMIT OF JANGRA HATTARA 2 NO. GRAM PANCHAYET.



*Sharonisha Saha*

NAME OF THE DRAWING	SCALE
DATE OF REVISION	REVISION

AREA STATEMENT	
R.S. DAG NO.	AREA
1-1	2.8 ACRES (14.887)
2-1	1.2 ACRES (6.087)
TOTAL	4.0 ACRES (20.974)







Additional District Sub-Registrar  
enjoins: Klerks-Tower, North ZA-590

27 JUL 2018

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/Representants		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 <i>Sharmi Saha</i> <i>Executive</i>	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
 <i>Spori Ghose</i>		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar,  
Sector: New Town, North 24-Parganas

27 JUL 2018



### Major Information of the Deed





Deed No :	L-1523-08552/2018	Date of Registration	27/07/2018
Query No / Year	1523-0001095239/2018	Office where deed is registered	A.D.S.R RAJARHAT District: North 24 Parganas
Query Date	10/07/2018 10:45:23 AM		
Applicant Name, Address & Other Details	JYOTI GUPTA DWARKA VEDMANI, AD-169, SALT LAKE SECTOR-I, Thana : North Bidhannagar, District : North 24 Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9331018902, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Sell Forth value	Market Value		
Rs. 15,50,000/-	Rs. 27,98,698/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,39,955/- (Article 23)	Rs. 28,001/- (Article A(1), E)		
Remarks			

### Land Details :

District: North 24 Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATARA-I, Mouza: Sulianguri

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539	LR-204	Bastu	Shal	3 Katha 3 Chatak 20 Sq Ft	9,95,736/-	13,26,302/-	Width of Approach Road: 6 Ft.
L2	LR-597	LR-327	Bastu	Shal	1 Katha 12 Chatak 25 Sq Ft	5,53,264/-	14,72,398/-	Width of Approach Road: 6 Ft.
<b>TOTAL:</b>						<b>8,25Dec</b>	<b>15,50,000/-</b>	<b>27,98,698/-</b>
<b>Grand Total :</b>						<b>8,25Dec</b>	<b>15,50,000/-</b>	<b>27,98,698/-</b>

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature	Name	Photo	Fingerprint	Signature
1	<p><b>Mrs SHARMISTHA SAHA</b>                      (Presentant )                      Wife of Late Prokash Kumar Saha                      Executed by: Self, Date of Execution: 27/07/2018                      Admitted by: Self, Date of Admission: 27/07/2018, Place : Office</p>				
	<p>32, Gobagan Lane, P.O.- Beadon St, P.S.- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALGP54604R, Status: Individual, Executed by: Self, Date of Execution: 27/07/2018, Admitted by: Self, Date of Admission: 27/07/2018, Place : Office</p>				

Major Information of the Deed - L-1523-08552/2018-27/07/2018



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs JYOTI GUPTA</b> Wife of Mr Sanjay Gupta Ewarka Vedmani, Ad-169, Sail Lake City, Sector-1, P.O.: Bichannagar, P.S.: North Bichannagar, District:North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFVPG4781L, Status: Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr Arpan Chakraborty Son of Mr. Tapen Chakraborty L.N. Pally M.B. Road, P.O. - Nimta, P.S. - Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mrs SHARMISTHA SAHA	27/07/2018
<i>From Sharmistha</i>	

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mrs SHARMISTHA SAHA	Mrs JYOTI GUPTA-5.30521 Dec
Transfer of property for L2		To, with area (Name-Area)
1	Mrs SHARMISTHA SAHA	Mrs JYOTI GUPTA-2.94479 Dec

Endorsement For Deed Number : 1 - 152308552 / 2018

Major Information of the Deed :- 1-1523-08552/2018-27/07/2018



On 16-07-2018

**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 @ Rs 27,98,698/-

Debashish Dhar

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal**

On 27-07-2018

**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 12:54 hrs on 27-07-2018, at the Office of the A.D.S.R. RAJARHAT by Mrs SHARMISTHA SAHA, Executant

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

Execution is admitted on 27/07/2018 by Mrs SHARMISTHA SAHA, Wife of Late Prokash Kumar Saha, 32, Goshagan Lane, P.O. Beadon St, Thana: Burdola, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indellified by Mr Arpan Chakraborty, Son of Mr Tapas Chakraborty, LN Pally M.B. Road, P.O. Nimta, Thana, Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28,001/- ( A(1) = Rs 27,987/- + Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28,001/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2018 : 11:50AM with Govt. Ref. No: 19201819026711001 on 27-07-2018, Amount Rs. 28,001/-  
Bank: HDFC Bank (HDFC0000014), Ref. No. 575275126 on 27-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- 1-1523-08552/2018-27/07/2018



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,39,955/- and Stamp Duty paid by Stamp Rs.500/- by online = Rs.1,39,455/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no: 1567, Amount: Rs.500/-, Date of Purchase: 10/07/2018, Vendor name: MITA DUTTA

2. Stamp: Type: Court Fees, Amount: Rs. 10/-

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

Online on 27/07/2018 11:50AM with Govt. Ref. No: 192018190267111001 on 27-07-2018, Amount Rs. 1,39,455/-

Bank: HDFC Bank (HDFC0000014), Ref. No. 575275126 on 27-07-2018, Head of Account 0030-02-103-003-02



Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R, RAJARHAT

North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-08552/2018-27/07/2018





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

GRN: 19-201819-026711100-1      Payment Mode: Online Payment  
GRN Date: 27/07/2018 11:49:29      Bank: HDFC Bank  
BRN: 575276126      BRN Date: 27/07/2018 11:50:20

DEPOSITOR'S DETAILS

Name: Jyoti Gupta      Id No.: 152300010952339/3/2018  
Contact No.:      Mobile No.: +91 9339281178  
E-mail: ad169jass@gmail.com      [Query the Facility Team]  
Address: AD169Saitake Sec:1Kolkata  
Applicant Name: Mrs JYOTI GUPTA  
Office Name:      Office Address:      Buyer/Claimant:  
Status of Depositor:      Purpose of payment / Remarks: Sale, Sale Document Payment No.3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	162300010952339/3/2018	Property Registration - Stamp duty	0030-02-103-003-02	100000
2	162300010952339/3/2018	Property Registration - Registration Fee	0030-03-104-001-16	20001
3	162300010952339/3/2018	Mutualize/Conversion - Charge	0029-00-800-029-27	300
<b>Total</b>				<b>107789</b>

In Words: Rupees One Lakh Sixty Seven Thousand Seven Hundred Eighty Six only



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भारत सरकार  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHARONISTHA SAHA  
DUMAPADA SAHA

2408/1949  
PAN Card Account Number  
ALGP24604R

शारणीष्ठा साहा  
Dumapada Saha



Sharonistha Saha



वर्क ऑन रील / PERMANENT ACCOUNT NUMBER

AFVPPG4781L



फोटो / PHOTOGRAPH

नाम / NAME  
JYOTI GUFTA

नाम से पिता/पिताका नाम / FATHER'S NAME  
JAYPRAKASH VERMA

नाम से जन्म तिथि / DATE OF BIRTH  
20-04-1978

अध्यक्ष / अध्यक्ष / अध्यक्ष  
जयप्रकाश वेरमा

*Jyoti Gufta*





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 286661 to 286685  
being No 152308552 for the year 2018.



*Debasish*

Digitally signed by DEBASISH DHAR  
Date: 2018.08.03 15:07:10 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 03-08-2018 3:07:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)