

I-3119/23

*Handwritten signature*



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 105177

*Handwritten notes:*  
 14/03/2023  
 G-2000590293/2023  
 2-20 PM

Certified that the document is submitted for registration. The signature and the counterfoils sheets attached with it are as appear in the part of this document.

District Sub-Registrar-Iv  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 15-MAR 2023  
*Handwritten signature*  
 14-3-23  
 15-3-23

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this the 14<sup>th</sup> day of

March, 2023 (Two Thousand Twenty-Three) BETWEEN;

*Handwritten notes:*  
 2-20 PM  
 14/3/23

02 MAR 2023

NO. 376 DATE.....RS.....

102

NAME.....

ADDRESS.....

ALIPURE JUDGES COURT  
A. K. SAMAJPATI

SIGNATURE

D. CHOUDHURY  
Judge (b)  
Alipore Jud. Ct. Court  
Kolkata - 700 027

*Thy K. Saha*



1793

*Thy K. Saha*



1794

*Shivananda Chakraborty*



1795

*Utpal Dutta  
W/o Late P. Dutta  
Alipur Judge  
at 11.27*



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
14 MAR 2023

**SRI SHIVANANDA CHAKRABORTY**, having PAN : ADQPC4748L, Aadhaar No.5730 5486 2139, son of Samarendra Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Service, residing at 5B, Fakir Para 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 subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**SRI SUJOY BISWAS**, having PAN : AEGPB1797K, Aadhaar No.4882 0302 8425, son of Sankar Biswas, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 1/F, P.G.M. Shah Road, Post Office : Golf Green, Police Station : Golf Green, Kolkata : 700095, District : 24 Parganas (South), hereinafter called and referred to as "the **PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs,



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

14 MAR 2023

executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** originally one Ralph Seymour Shove was the Owner of **ALL THAT** piece and parcel of land measuring about 71 (Seventy-One) Decimals more or less, lying and situate at Mouza : Gangarampur, Pargana : Magura, J.L. No.5, R.S. No.181, Touzi No.101, under C.S. Khatian Nos.219 & 220, appertaining to C.S. Dag Nos.61 & 62, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (South Suburban Unit), under Police Station : previously Behala at Parnasree, District : previously 24 Parganas at present 24 Parganas (South).

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Ralph Seymour Shove gifted away land measuring about 3 (Three) Cottahs 11 (Eleven) Chittacks 34 (Thirty-Four) Square Feet more or less from C.S. Dag No.62 out of his aforesaid property, unto and in favour of his daughter Smt. Sumitra Chetri alias Sumitra Pon Shove by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 5<sup>th</sup> July, 1967 in the

Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.89, Pages 164 to 169, Being No.4892 for the year 1967.

**AND WHEREAS** after such gift said Smt. Sumitra Chetri alias Sumitra Pon Shove became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed of the same as Owner thereof, she sold, transferred and conveyed her aforesaid property unto and in favour of one Smt. Indrani Chakraborty (Debi) by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25<sup>th</sup> May, 1981 in the Office of the Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.63, Pages 196 to 203, Being No.2767 for the year 1981.

**AND WHEREAS** after such purchase said Smt. Indrani Chakraborty (Debi) became the sole and absolute Owner of the aforesaid property containing land measuring about 3 (Three) Cottahs 11 (Eleven) Chittacks 34 (Thirty-Four) Square Feet more or less but as per physical measurement land area found 3 (Three) Cottahs 10 (Ten) Chittacks 27.8 (Twenty-Seven Point

Eight) Square Feet more or less and duly constructed single storied Building having an area of 900 (Nine Hundred) Square Feet more or less in the Ground Floor and tiled shed structure having an area of 250 (Two Hundred Fifty) Square Feet more or less in the First Floor sometimes in the year 1990 upon her aforesaid property and started living therein with the members of her family.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Smt. Indrani Chakraborty (Debi) died intestate on 25<sup>th</sup> May, 2000 leaving behind surviving her husband Samarendra Chakraborty and one son Shivananda Chakraborty as his only legal heirs and successors, who inherited the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

**AND WHEREAS** after such inheritance said Samarendra Chakraborty and Shivananda Chakraborty became the joint Owners of the aforesaid property and duly mutated their names with the Office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the aforesaid property known and numbered as Municipal Premises No.3, Fakir Para

Road (mailing address 5B, Fakir Para Road), Police Station : Parnasree, Kolkata : 700034, under Ward No.128, bearing Assessee No.41-128-09-0003-9, District : 24 Parganas (South) and they used to pay the necessary taxes to the said Authority.

**AND WHEREAS** the name of said Shivananda Chakraborty had been mutated with the Office of the B.L. & L.R.O. in respect of the aforesaid property and after such mutation, his name was recorded under L.R. Khatian No.854, appertaining to L.R. Dag No.62 and finally published the same and he used to pay the necessary rents and khajnas to the said Authority.

**AND WHEREAS** the name of said Samarendra Chakraborty had been mutated with the Office of the B.L. & L.R.O. in respect of the aforesaid property and after such mutation, his name was recorded under L.R. Khatian No.855, appertaining to L.R. Dag No.62 and finally published the same and he used to pay the necessary rents and khajnas to the said Authority.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Samarendra Chakraborty died intestate on 17<sup>th</sup> April, 2022 leaving behind



him surviving his one son Shivananda Chakraborty as his only legal heir and successor, who inherited the undivided  $\frac{1}{2}$  share of the aforesaid property left by his father as per Hindu Succession Act, 1956.

**AND WHEREAS** in the manner stated above, said Shivananda Chakraborty, the Vendor herein became the sole and absolute Owner of the aforesaid property **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 10 (Ten) Chittacks 27.8 (Twenty-Seven Point Eight) Square Feet more or less together with single storied Building having an area of 900 (Nine Hundred) Square Feet more or less in the Ground Floor and tiled shed structure having an area of 250 (Two Hundred Fifty) Square Feet more or less in the First Floor standing thereon constructed sometimes in the year 1990, lying and situate at Mouza : Gangarampur, Pargana : Magura, J.L. No.5, R.S. No.181, Touzi No.101, under C.S. & R.S. Khatian No.219, corresponding to L.R. Khatian No.854 & 855, appertaining to C.S., R.S. & L.R. Dag No.62, being known and numbered as Municipal Premises No.3, Fakir Para Road (mailing address 5B, Fakir Para Road), Police Station : Parnasree, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South

Suburban Unit), under Ward No.128, bearing Assessee No.41-128-09-0003-9, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called and referred to as "the **SAID PROPERTY/PREMISES**", morefully described in the **SCHEDULE** hereunder written and since then has been possessing the same uninterruptedly without any objection from any corner.

**AND WHEREAS** while absolutely seized and possessed of the said property as Owner thereof, the Vendor herein declared to sell the same in favour of any intending Purchaser/s for consideration.

**AND WHEREAS** relying upon the aforesaid declaration made by the Vendor herein and believing the same to be true and acting on good faith, the Purchaser herein approached the Vendor herein and has made a proposal to purchase the said property after offering to pay a sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lac) only towards the total consideration for the said property.

**AND WHEREAS** the Vendor herein considering the quantum of consideration money as fair, reasonable and completely

inconformity with the market price has agreed to sell and has accepted the proposal of the Purchaser herein and relaying upon the aforesaid representation and declaration of the Vendor herein including the title of the said property, the Purchaser herein has agreed to purchase the said property, at a total consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lac) only and accordingly one verbal Agreement was held amongst the Parties herein to that effect.

**AND WHEREAS** accordingly after receiving the full consideration money as agreed upon, the Vendor herein has this day execute and register the Deed of Conveyance in respect of the said property, morefully described in the **SCHEDULE** hereunder written, in favour of the Purchaser herein, free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** in pursuance of the said Agreement and in consideration of a sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lac) only paid by the Purchaser herein to the Vendor herein on or before the execution of these presents (the receipt whereof the Vendor herein doth hereby admit and acknowledge to have received and

of and from the same and every part thereof as per Memo below, the Vendor herein doth hereby release, acquit, exonerate and discharge the Purchaser herein and the said property hereby conveyed), the Vendor herein doth hereby indefeasibly grant, sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 10 (Ten) Chittacks 27.8 (Twenty-Seven Point Eight) Square Feet more or less together with single storied Building having an area of 900 (Nine Hundred) Square Feet more or less in the Ground Floor and tiled shed structure having an area of 250 (Two Hundred Fifty) Square Feet more or less in the First Floor standing thereon constructed sometimes in the year 1990, lying and situate at Mouza : Gangarampur, Pargana : Magura, J.L. No.5, R.S. No.181, Touzi No.101, under C.S. & R.S. Khatian No.219, corresponding to L.R. Khatian No.854 & 855, appertaining to C.S., R.S. & L.R. Dag No.62, being known and numbered as Municipal Premises No.3, Fakir Para Road (mailing address 5B, Fakir Para Road), Police Station : Parnasree, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.128, bearing Assessee No.41-128-09-0003-9, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called and

referred to as "the **SAID PROPERTY/PREMISES**", morefully described in the **SCHEDULE** hereunder written, free from all encumbrances, charges, liens, mortgages, lispendences and attachments whatsoever to the said property **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is or hereto before were/was situated, tenanted, butted & bounded, called, known, numbered, described or distinguished together with land and also to have all rights of easements for water, taps, pipes of water connections, electric coil, cables, telephones, gas and other usual right to enter upon under and along the said property and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and/or rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest claim or demands whatsoever both at law or in equity of the Vendor herein unto and upon the said property or any part thereof together with all deeds, pattas, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which the Vendor herein shall deliver to the Purchaser herein and all rights and advantages of

the Vendor herein and **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchaser herein absolutely and forever and free from all encumbrances and in a vacant condition and the Vendor herein doth hereby covenant with the Purchaser herein **THAT NOTWITHSTANDING** any act, deed of things by the Vendor herein or by his predecessor-in-title done or knowingly suffered to the contrary, the Vendor herein has good right full power and absolute authority to grant, convey, transfer and assure the said property hereby granted or expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid and the Purchaser herein shall and may at all times hereafter quietly enter and peaceably possess and enjoy the said property and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor herein or any person or persons lawfully or equitably claiming from under or interest from him or under his successors or predecessors-in-title, liens, equipments, lispendences and that free from all encumbrances whatsoever made or suffered by the Vendor herein or any of his successors and predecessor-in-title or any person/s lawfully or

equitably claiming as aforesaid. **AND THAT** the Vendor herein covenant to save harmless and keep indemnified the Purchaser herein from or against all encumbrances, charges and equities whatsoever and further that the Vendor herein and all persons have or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor herein or from or under any of his successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser herein do and execute to cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or reasonably required and the Vendor herein shall handover and deliver to the Purchaser herein all the original documents of title papers relating to the said property hereby granted and conveyed, more particularly described in the **SCHEDULE** hereunder written at the time of registration of the present Deed of Sale. The Vendor herein shall assist the Purchaser herein to mutate his name in respect of the said property with the Office of the Kolkata Municipal Corporation and the Vendor hereby declares that if the free and marketable title of the said property

are not found in future in favour of the Vendor herein then the Vendor herein will be liable to refund the entire consideration of this property with all cost and damages to the Purchaser herein or his nominee/s.

**THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASER HEREIN** as follows :-

1. **THAT** the Vendor herein has got free clear and marketable title therein and Vendor herein is in physical possession of the said property and except the Vendor herein no other person/s has/have any right, title and interest over the said property and/or any part thereof.
2. **THAT** the said property is not subject to any acquisition or requisition proceedings and the Vendor herein has no knowledge of and has not received any such notice from any authority or authorities to that effect.
3. **THAT** the said property or any part thereof is not charged and/or mortgaged with any bodies, Banks any Financial Institutions etc. by the Vendor herein.



4. **THAT** the Vendor herein confirmed and undertakes that he will be liable to execute and sign all documents, forms, petitions, applications in favour of the Purchaser herein regarding the said property or its any part for the betterment of the title of the said property and other purposes at the request of the Purchaser herein.
5. **THAT** the Vendor herein confirms that he will keep indemnify the Purchaser herein regarding any claims and/or demands by anybody in respect of said property in future.
6. **THAT** the Vendor herein admits and confirms that if any statements or declarations made in these present regarding the title of the said property are to be found not true and false then he will be liable to be implicated in present law.

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE PROPERTY HEREBY CONVEYED)

**ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 10 (Ten) Chittacks 27.8 (Twenty-Seven Point Eight) Square Feet be the same a little more or less together with single storied Building having an area of 900 (Nine Hundred) Square Feet more or less in the Ground Floor and

tilled shed structure having an area of 250 (Two Hundred Fifty) Square Feet more or less in the First Floor both with cemented flooring standing thereon constructed sometimes in the year 1990, lying and situate at Mouza : Gangarampur, Pargana : Magura, J.L. No.5, R.S. No.181, Touzi No.101, under C.S. & R.S. Khatian No.219, corresponding to L.R. Khatian No.854 & 855, appertaining to C.S., R.S. & L.R. Dag No.62, being known and numbered as Municipal Premises No.3, Fakir Para Road (mailing address 5B, Fakir Para Road), Police Station : Parnasree, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.128, bearing Assessee No.41-128-09-0003-9, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title, interest and right of easement attached thereto. The property hereby conveyed is more particularly shown and delineated in the **MAP** or **PLAN** annexed hereto and marked with "**RED**" border thereon, which will be treated as an integral part of this Deed. The said premises is butted & bounded by :-

<b>ON THE NORTH</b>	:	23'-01" wide Fakir Para Road ;
<b>ON THE SOUTH</b>	:	5, Fakir Para Road ;
<b>ON THE EAST</b>	:	Building on Fakir Para Road ;
<b>ON THE WEST</b>	:	18' wide Fakir Para Road.

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

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata


in the presence of :-

**WITNESSES :-**


1. Debarjan Mitra,  
S/o Prabir K. Mitra  
61, Satyajit Roy Sarani  
Parnashree Pally No 2-60  
P.S & P.O - Parnashree.

  
Signature of the **OWNER/  
VENDOR**


2. Mitali Mukherjee  
W/O Shivaranda Chakraborty  
5B, Fakir Para Road, Kol-34,  
P.S. & P.O - Parnashree/Belala

  
Signature of the **PURCHASER**

Drafted by me :-

  
Advocate W.B 472/2000.  
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

  
**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lac) only being the consideration in full towards sale of the said property, as mentioned in the **SCHEDULE** hereinabove written, as per Memo below :-

**MEMO**

Paid through NEFT (i) IDIBR5202303143	Rs.1,30,00,000/-
2600864 amount of Rs 65,00,000/- dt 14/3/23	
ii) IDIBR52023031432600738 amount of Rs 65,00,000/- dt 14/3/23.	<b>TOTAL</b> ..... <u>Rs.1,30,00,000/-</u>

(RUPEES ONE 'CRORE THIRTY LAC) ONLY

**WITNESSES :-**

1. Debayan Mitra .  
61, Satyaji's Roy Sonari  
Parnasree pally Kol-68 .

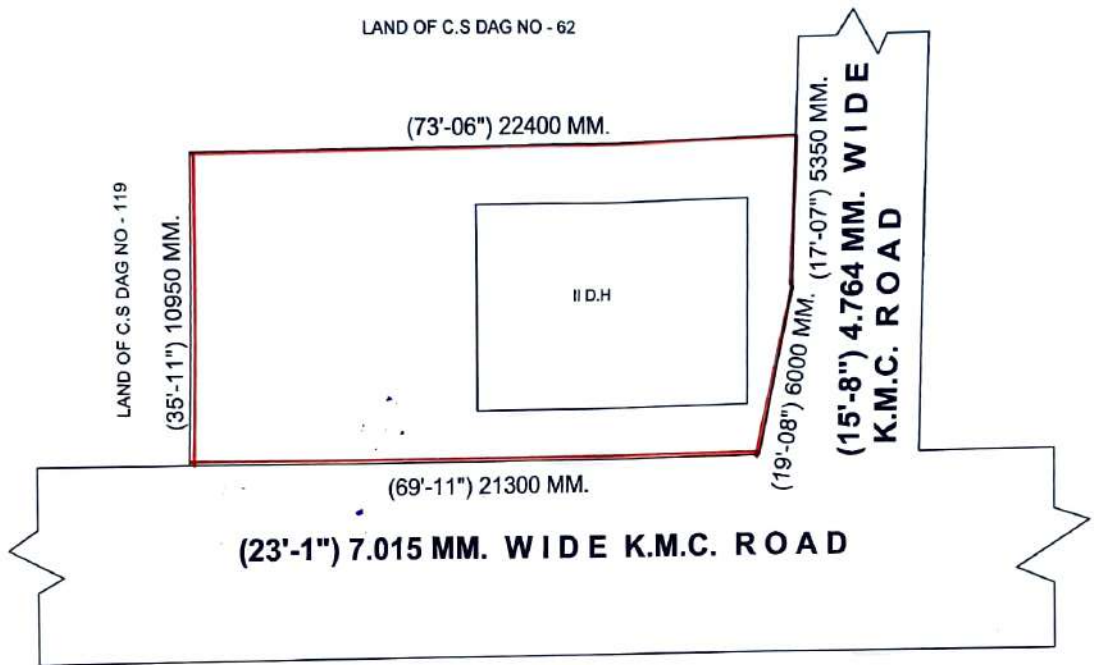
2. Mitali Mukherjee  
w/o Shivananda Chakraborty  
5B, Fakir Para Road, Kol-94  
P.S. & P.O. - Parnashree / Behala

Shivananda Chakraborty  
Signature of the **OWNER/**  
**VENDOR**

Shivananda  
Chakraborty

Anto

SITE PLAN FOR SRI SUJOY BISWAS, AT PRE NO - 3, FAKIR PARA ROAD, WARD NO. 128, BOROUGH - XIV, P.S.- PARNASREE, P.O - BEHALA, KOLKATA - 700034, ASS. NO - 41 - 128 - 09 - 0003 - 9, DIST - SOUTH 24 PARGANAS. UNDER KMC.  
 AREA OF LAND :- 3KA - 10CH - 27.08 SFT = 244.991 SQM  
 AREA OF STRUCTURE - GR. FL. - 900 SFT , 1ST. FL - 250 SFT  
 SCALE :- 1 : 200



*Shivananda Chakraborty*  
 SIG OF VENDOR

*Thiraj Biswas*  
 SIG OF PURCHASER

*Sribash Chatterjee*  
 SRIBASH CHATTERJEE  
 CIVIL ENGINEER  
 CLASS - I, L.B.S  
 K. M. C., NO.- 1123  
 SIG OF L.B.S



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

14 MAR 2023



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHIVANANDA CHAKRABORTY

Signature Shivananda Chakraborty



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name S. P. BHOWMIK

Signature S. P. Bhowmik

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....







Signature .....



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042000590293/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shivananda Chakraborty 5B, Fakir Para Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Seller			<i>Shivananda Chakraborty</i> 14/3/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Sujoy Biswas 1/F, P.G.M. Shah Road, City:- Not Specified, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095	Buyer			<i>Sujoy Biswas</i> 14/3/23
Sl No.	Name and Address of identifier	Identifier	Photo	Finger Print	Signature with date
1	Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Shivananda Chakraborty, Mr Sujoy Biswas			<i>Rita Dutta</i>

(Anupam Halder)



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



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LLH4950929



নির্বাচকের নাম : রীতা দত্ত

Elector's Name : Rita Dutta

স্বামীর নাম : পার্থ দত্ত

Husband's Name : Partho Dutta

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ  
Date of Birth : 01/11/1970

LLH4950929

ঠিকানা:  
শীতলা, মালি পুকুরিয়া, সোনাপুর, দক্ষিণ 24 পরগণা-  
700150

Address:  
SHITALA, MALI PUKURIA, SONARPUR,  
SOUTH 24 PARGANAS-700150

Date: 05/12/2011

147-সোনাপুর দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for

147-Sonarpur Dakshin Constituency

বিধান পরিবর্তন হলে নতুন ঠিকনার জোরে লিখে স্বয়ংস্বাক্ষর ও একটি  
নমুনা সফট কপি পরিচালক পত্রের জন্য দিল্লী কর্তৃক এই  
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

120615



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



192022230328382628

GRN Details

GRN: 192022230328382628 Payment Mode: SBI Epay  
GRN Date: 12/03/2023 11:16:08 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8085968448723 BRN Date: 12/03/2023 11:16:39  
Gateway Ref ID: 923509371 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 120320232032838261 Payment Init. Date: 12/03/2023 11:16:08  
Payment Status: Successful Payment Ref. No: 2000590293/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Sribash Chatterjee  
Address: Akaash galaxy, 3rd floor, 12,Rajkumar Karmakar Road. behala  
Mobile: 8240932485  
EMail: sribash2k@gmail.com  
Period From (dd/mm/yyyy): 12/03/2023  
Period To (dd/mm/yyyy): 12/03/2023  
Payment Ref ID: 2000590293/4/2023  
Dept Ref ID/DRN: 2000590293/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000590293/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	649920
2	2000590293/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	130014
			<b>Total</b>	<b>779934</b>

IN WORDS: SEVEN LAKH SEVENTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

## Major Information of the Deed

Deed No :	I-1604-03119/2023	Date of Registration	15/03/2023
Query No / Year	1604-2000590293/2023	Office where deed is registered	
Query Date	03/03/2023 4:59:13 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433515146, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,30,00,000/-	Rs. 1,30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,50,020/- (Article:23)	Rs. 1,30,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fakir Para Road, , Premises No: 3, , Ward No: 128 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 10 Chatak 27.8 Sq Ft	1,22,00,000/-	1,22,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>6.045Dec</b>	<b>122,00,000 /-</b>	<b>122,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1150 Sq Ft.	8,00,000/-	8,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1150 sq ft</b>	<b>8,00,000 /-</b>	<b>8,00,000 /-</b>	

**seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Shivananda Chakraborty</b> Son of Samarendra Chakraborty 5B, Fakir Para Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx8l, Aadhaar No: 57xxxxxxxx2139, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sujoy Biswas (Presentant )</b> Son of Sankar Biswas 1/F, P.G.M. Shah Road, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx7k, Aadhaar No: 48xxxxxxxx8425, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs Rita Dutta</b> Wife of Late P Dutta Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Shivananda Chakraborty, Mr Sujoy Biswas			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Shivananda Chakraborty	Mr Sujoy Biswas-6.04496 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Shivananda Chakraborty	Mr Sujoy Biswas-1150.00000000 Sq Ft

Endorsement For Deed Number : I - 160403119 / 2023

On 14-03-2023

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

Presented for registration at 14:20 hrs on 14-03-2023, at the Private residence by Mr Sujoy Biswas ,Claimant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,30,00,000/-

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

Execution is admitted on 14/03/2023 by 1. Mr Shivananda Chakraborty, Son of Samarendra Chakraborty, 5B, Fakir Para Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 2. Mr Sujoy Biswas, Son of Sankar Biswas, 1/F, P.G.M. Shah Road, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Business  
Indetified by Mrs Rita Dutta, , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



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

On 15-03-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,30,046.00/- ( A(1) = Rs 1,30,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/03/2023 11:16AM with Govt. Ref. No: 192022230328382628 on 12-03-2023, Amount Rs: 1,30,014/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 8085968448723 on 12-03-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,49,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 376, Amount: Rs.100.00/-, Date of Purchase: 02/03/2023, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/03/2023 11:16AM with Govt. Ref. No: 192022230328382628 on 12-03-2023, Amount Rs: 6,49,920/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 8085968448723 on 12-03-2023, Head of Account 0030-02-103-003-02



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 85352 to 85382  
being No 160403119 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.03.16 10:48:46 -07:00  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2023/03/16 10:48:46 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)