

U3133/2022

I-03061/2022

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

← (২) ১০০/১৪০৫/২২
M.B. ২৪,০০,০০০/-


[Faint text below signature]

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 31st day of
March, Two Thousand Twenty Two (2022)

BETWEEN

(1) **SWAPAN DAS** (having PAN: AICPD3919P, Aadhaar No. 8406 1896 0872) son of Late Upendra Nath Das, residing at 242, S.N. Banerjee Road, P.O. New Barrackpore, P.S. Gholia now P.S. New Barrackpur, Kolkata- 700 131, District- North 24 Parganas, West Bengal, by faith Hindu, by occupation- Business, by Nationality- Indian and (2) **BIVASH BARAN DEY** (having PAN ASNPD8177C, Aadhaar No. 4364 2240 5779) son of Late Mrinal Kanti Dey, residing at Rabindrapally, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata- 700 130, District- North 24 Parganas, West Bengal, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

- AND -

(1) **SMT. JASBINDER KOUR** (having PAN : BJPPK3498F, Aadhaar No. 5563 0819 3277) wife of Sri Aniruddha Sinha, permanent resident of 24/3, Jadu Nath Ukil Road, P.O. Paschim Putiari, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata- 700041, District- South 24 Parganas, by occupation- Service, by faith Hindu, by Nationality- Indian and (2) **SRI ANIRUDDHA SINHA** (having PAN . CEFPS4136C, Aadhaar No. 798775142691) son of Sri Ashutosh Sinha, permanent resident of 24/3, Jadu Nath Ukil Road, P.O. Paschim Putiari, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata- 700041, District- South 24 Parganas, by occupation- Service, by faith Hindu, by Nationality- Indian, hereinafter jointly called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the **OTHER PART**.

WHEREAS:

- A) One Smt. Kamala Bala Das was the owner of land measuring an area of 5 (five) Cottahs be the same a little more or less comprised in C.S. & R.S. Dag No. 200 under Khatian No. 171, lying at Mouza- **AHARAMPUR**, J.L. No. 35, R.S. No. 96, Touzi No. 172, within the local limits of New Barrackpur Municipality, within the jurisdiction of Khardah Police Station, in the District of North 24 Parganas by virtue of purchase from The New Barrackpur Co-Operative Society Homes Limited, by a registered **Deed of Sale** registered at the office of the Sub-Registrar Barrackpur and recorded in Book No. I, Volume No. 12, Being No. 168 in the year 1978 on 09/01/1978 against valuable consideration mentioned thereon. After purchased the said land, the said Smt. Kamala Bala Das duly mutated her name in the New Barrackpur Municipality, Being Municipal Holding No. 130, under Ward No. 1, as absolute owner and possessor thereof.
- B) While seized and possessed of the said plot of land measuring an area of 5 (five) Cottahs, the said Smt. Kamala Bala Das referred therein as the Vendor sold transferred and conveyed her right title and interest of said land to one **Samarendranath Saha** son of Shri Kalipada Saha, resident of No. 15 Sri Gurudas Road, P.S. Beliaghata, Kolkata, referred therein as the Purchaser, by a registered **Deed of Sale** registered at the office of the District Registrar Barasat, North 24 Parganas and recorded in Book No. I, Volume No. 53, Pages from 216 to 222, Being No. 3006 in the year 1978 on 10/07/1978 against valuable consideration mentioned thereon.
- C) While seized and possessed of the said plot of land measuring 05 Cottahs, the said **Samarendranath Saha** duly recorded his name to the BL & LR office in

L.R. Settlement Operation being **L.R. Khatian No. 1093** and the said R.S. Dag No. 200 has been converted into **L.R. Dag No. 1572** and the office authority recorded the said land measuring 08 Decimals as 0.8000 share out of total 10 Decimals as absolute owner and possessor thereof.

D) While seized and possessed of the said plot of land measuring 05 Cottahs equivalent to 08 Decimals more or less, the said **Samarendranath Saha** died on 17/11/2012 intestate leaving behind his wife namely Smt. Gitarani Saha, one son Shri Subir Saha and one daughter Smt. Sujata Chandra as his legal heirs to his estate and they become the owners of said land in terms of the Hindu Succession Act, 1956 and/or by virtue of inheritance from their husband and father respectively absolutely free from all encumbrances whatsoever.

E) While seized and possessed of the said plot of land, the said (i) Smt. Gitarani Saha, wife of late Samarendranath Saha (2) Shri Subir Saha, son of late Samarendranath Saha and (iii) Smt. Sujata Chandra, Daughter of late Samarendranath Saha all resident of 130, Main Road (East), P.O. New Barrackpur, P.S. Ghola, District North 24 Parganas, Kolkata- 700 131 jointly referred therein as the Vendors sold transferred and conveyed their right title and interest of said rayat dakhali bastu land measuring an area of **3 (three) Cottahs 8(eight) Chittacks** vacant bastu land comprised in C.S. & R.S. Dag No. 200, **L.R. Dag No. 1572** under L.R. Khatian No. 1093, lying at Mouza- **AHARAMPUR**, J.L. No. 35, R.S. No. 96, Touzi No. 172, within the local limits of New Barrackpur Municipality, Municipal Holding No. 130, Ward No. 01, within the jurisdiction of Khardah, thereafter Ghola now New Barrackpur Police Station, in the District of North 24 Parganas to (1) **Swapan Das** son of Late Upendra Nath Das, resident of 242, S.N. Banerjee Road, P.O. New Barrackpore, P.S. Ghola now P.S. New Barrackpur, Kolkata- 700 131, District- North 24 Parganas and (2)

Bivash Baran Dey son of Late Mrinal Kanti Dey, resident of Rabindrapally P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata- 700 130, District- North 24 Parganas (the **Vendors** herein) jointly referred therein as the Purchasers, by a registered Deed of Sale (bengali language- Suff Bikray Kobala) registered at the office of the District Sub-Registrar-I North 24 Parganas Barasat and recorded in Book No. I, Volume No. 1501-2020, Pages from 37181 to 37219, Being No. 150100935 in the year 2020 registered on 03/02/2020 which executed on 24/01/2020 against valuable consideration mentioned thereon.

G) While seized and possessed of the said plot of said land by virtue of above purchase, the said **Swapan Das** duly recorded his name in respect of land measuring 1 (one) Cottah 12 (twelve) Chittacks as $\frac{1}{2}$ share out of said 3 Cottahs 8 Chittacks to the BL & LR office in L.R. Settlement Record of Rights being **L.R. Khatian No. 2120** comprised in L.R. Dag No. 1572 and **Bivash Baran Dey** duly recorded his name in respect of land measuring 1 (one) Cottah 12 (twelve) Chittacks as $\frac{1}{2}$ share out of said 3 Cottahs 8 Chittacks to the BL & LR office in L.R. Settlement Record of Rights being **L.R. Khatian No. 2128** comprised in L.R. Dag No. 1572, as absolute owners and possessors thereof and thereafter they have mutated their names to the New Barrackpur Municipality being new Municipal Holding No. 130/1 also, and thereafter they made thereon 200 sft. tiles shaded cement flooring rooms for their residential purpose.

H) Since then, the Vendors herein (i) **Swapan Das** and (ii) **Bivash Baran Dey** are jointly seized and possessed of the aforesaid plot of bastu land measuring an area of **3 (three) Cottahs 8(eight) Chittacks** with tiles shaded rooms measuring 200 sft. more or less comprised in C.S. & R.S. Dag No. 200, **L.R. Dag No. 1572** under present **L.R. Khatian Nos. 2120 & 2128** which comes from previous L.R. Khatian No. 1093, lying at Mouza- **AHARAMPUR**, J.L. No. 35, R.S. No. 96

Touzi No. 172, within the local limits of New Barrackpur Municipality, Municipal Holding No. 130/1, Ward No. 01, within the jurisdiction of within the jurisdiction of Khardah, thereafter Ghola now New Barrackpur Police Station, in the District of North 24 Parganas, by virtue of above purchase and own L.R. Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever and have the full right to dispose or transfer the same to any body in any way as the Vendors herein shall think fit and proper.

1) Now, the Vendors herein (i) **Swapan Das** and (ii) **Bivash Baran Dey** jointly agreed to sell and the Purchasers herein (i) **Smt. Jasbinder Kour** and (ii) **Sri Aniruddha Sinha** have agreed to purchase the said plot of bastu land measuring an area of **3 (three) Cottahs 8(eight) Chittacks** comprised in C S & R.S. Dag No. 200, **L.R. Dag No. 1572** under present **L.R. Khatian Nos. 2120 & 2128** which comes from previous L.R. Khatian No. 1093, lying at Mouza- **AHARAMPUR**, J.L. No. 35, R.S. No. 96, Touzi No. 172, within the local limits of New Barrackpur Municipality, Municipal Holding No. 130/1, Ward No 01, within the jurisdiction of Khardah, thereafter Ghola now New Barrackpur Police Station, in the District of North 24 Parganas with 200 sft. tiles shaded two rooms together with all easement rights of the (hereinafter called as the said **PROPERTY**) described in the Schedule hereinafter written at or for the total consideration of **Rs. 27,00,000/-** (Rupees twenty seven lakhs only) [i.e. cost of land is Rs. 26,30,000/- and cost of tiles shaded room Rs. 70,000/-]

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said consideration of **total Rs. 27,00,000/-** (Rupees twenty seven lakhs only) received by the Vendors from the Purchasers at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and Memo of

consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchasers herein ALL THAT piece and parcel of **said land measuring 3 (three) Cottahs 8(eight) Chittacks** with tiles shaded 200 sft. rooms along with all easement rights of the said land more fully and particularly described in the Schedule hereunder written together with all easement rights whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said land or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens dependencies attachments

chargers trusts claims demands acquisition requisition vesting alignment
claims demands and liabilities whatsoever or howsoever.

**THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS AS
UNDER :-**

1. That free and clear and freely and clearly and absolutely acquitted
exonerated and release or otherwise by and at the cost and expenses of the Vendors
are and sufficiently entitled and saved defended kept harmless and other easement
rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchasers shall hereinafter peacefully and quietly possess and
enjoy the said property in khas without any claim or demand whatsoever from the
Vendors or their legal heirs, executors, administrators, representatives, nominees
and assigns.
3. That no notice issued under the public demand recovery act have been
served on the Vendors not any such notice have been published.
4. That the land fully described in the schedule below is absolutely free from
all encumbrances whatsoever.
5. That the said land or any part or portion thereof or under any interest therein
has not vested in and/or is neither acquired nor any notice has been served under
the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or
under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the
time being in force.

It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.

It is hereby declared that the said Purchasers have the absolute right to mutate **their** names in respect of the present purchased land.

8 All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamder of any one and the same is/are not the DEBATTOR or PIROTTOR property or is/are not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. In this Deed, if any typographical mistake is discovered in later, that will be rectified by the Vendors with the full consent of the Purchasers at the cost of the Purchasers without any claim or demand.

AND the Vendors herein delivers this day khas possession of the said land unto the Purchasers herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of landed property hereby sell by the Vendors)

ALL THAT piece and parcel of a plot of rayat dakhali swattiya bastu land measuring an area of total **3 (three) Cottahs 8 (eight) Chittacks 0 (zero) Square Feet** more or less comprised in C.S. & R.S. Dag No. 200, present L.R. Dag No. **1572** (one thousand five hundred seventy two) under present L.R. Khatian No. **2120** (in the name of Swapan Das, Vendor No. 1) and L.R. Khatian No. **2128** (in the name of Bivash Baran Dey, Vendor No. 2) both Khatians comes from previous L.R. Khatian No. 1093 and the said land is clearly as under as per Dag and Khatian-wise :-

Saleable land area	Share	Out of total	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of land with structure details
01K-12-Ch.- 00 Sft.	0.2890	10 Decimals	1572	2120	Bastu with cement flooring 100 sft. tiles shaded room structure
01K-12-Ch.- 00 Sft.	0.2890	10 Decimals	1572	2128	Bastu with cement flooring 100 sft. tiles shaded room structure
03K-08Ch.-00 Sft. in total with 200 sft. tiles shaded room structures					

The aforesaid land with structure lying at Mouza- **AHARAMPUR**, J.L. No. 35, R.S. No. 96, Touzi No. 172, within the local limits of New Barrackpur Municipality, new Municipal Holding No. 130/1, Ward No. 01, local area/road- **Haripada Biswas Sarani**, PIN- 700131, within the jurisdiction of Khardah, thereafter **Ghola** now New Barrackpur Police Station, under Additional District

Sub-Registrar Office Barrackpur, now A.D.S.R. office Sodepur, in the District of North 24 Parganas, State - West Bengal, together with all easement rights of the said land

It is clearly stated herein that the Vendors hereby jointly sell the said land admeasuring an area of total **3 (three) Cottahs 8 (eight) Chittacks 0 (zero) Square Feet** more or less with tiles shaded 200 sft. ^{residential cemented floor} rooms together with all easement rights including right to connect electric line, sewerage line, water line etc unto and in favour of the present Purchasers and for greater clearance of the said saleable land, one **site plan** is annexed herewith marked by **RED** border which will be treated as a part of this indenture.

The said saleable landed property is butted and bounded as under :-

ON THE NORTH BY : Land and House of Gitarani Saha and others
and 8'-0" wide common passages.

ON THE SOUTH BY : 10'-0" wide Municipal Road and land of Tarun Roy

ON THE EAST BY : Landed property of Manjurani Das

ON THE WEST BY : Landed property of Sandhya Sarkar.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED AND DELIVERED

by both the Parties at Kolkata
in Presence of -

1. Shaikh Selim Ali
S/o - Rahamat Ali Shaikh
Kanchpur, P.O. - Hatgaon
P.S. - K.L.C. 24 Pgs (S)
Kolkata - 700156.
Occupation - Advocate

2. Rahamat Ali Shaikh
S/o - Ashraf Ali Shaikh,
Kanchpur
P.O. - Hatgaon,
P.S. - K.L.C.
Dist 24 Pgs (S)
Kolkata - 700156.

Read over and explained in Bengali to the
Vendors by me

Shaikh Selim Ali (Advocate)

Drafted by me :

(As per instructions of parties)

Shaikh Selim Ali
(SHAIKH SELIM ALI)
Advocate

Enrol. No. : F/1131/978/2016
Judges' Court, Barasat, 24 Parganas (N)

Composed by:

SK
(Rahamat Shaikh)
A.D.S.R. Office - Bidhannagar Kolkata-91

Swapan Das

Bibash Baran Das

SIGNATURE OF THE VENDORS

Jasbirinder Kaur

AmirudDha Ziker
SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchasers, a sum of Rs. 27,00,000/- (Rupees twenty seven lakhs only) being the full consideration money of the schedule mentioned property and payment as per memo below :-

MEMO

Mode of payment	Date	Details	Amount (Rs.)
Cheque No. 050895	30/03/2022	Punjab National Bank, Nagerbazar, Kolkata	20,00,000/-
Cheque No. 050897	30/03/2022	Punjab National Bank, Nagerbazar, Kolkata	7,00,000/-
Total Rs. 27,00,000/-			

(Rupees twenty seven lakhs only)

WITNESSES:

1. *Shouchi Kishor A*

2. *Rohant Al Sheikh*

S. S. Das

Bilal B. Das

SIGNATURE OF THE VENDORS

T. 2001

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



Jasbinder Kaur



Little



Ring



Middle



Fore



Thumb

Left Hand



Thumb



Fore



Middle



Ring



Little

Right Hand

Signature:

Jasbinder Kaur



Anuradha Singh

Little

Ring

Middle

Fore

Thumb

Left Hand

Thumb

Fore

Middle

Ring

Little

Right Hand

Signature:

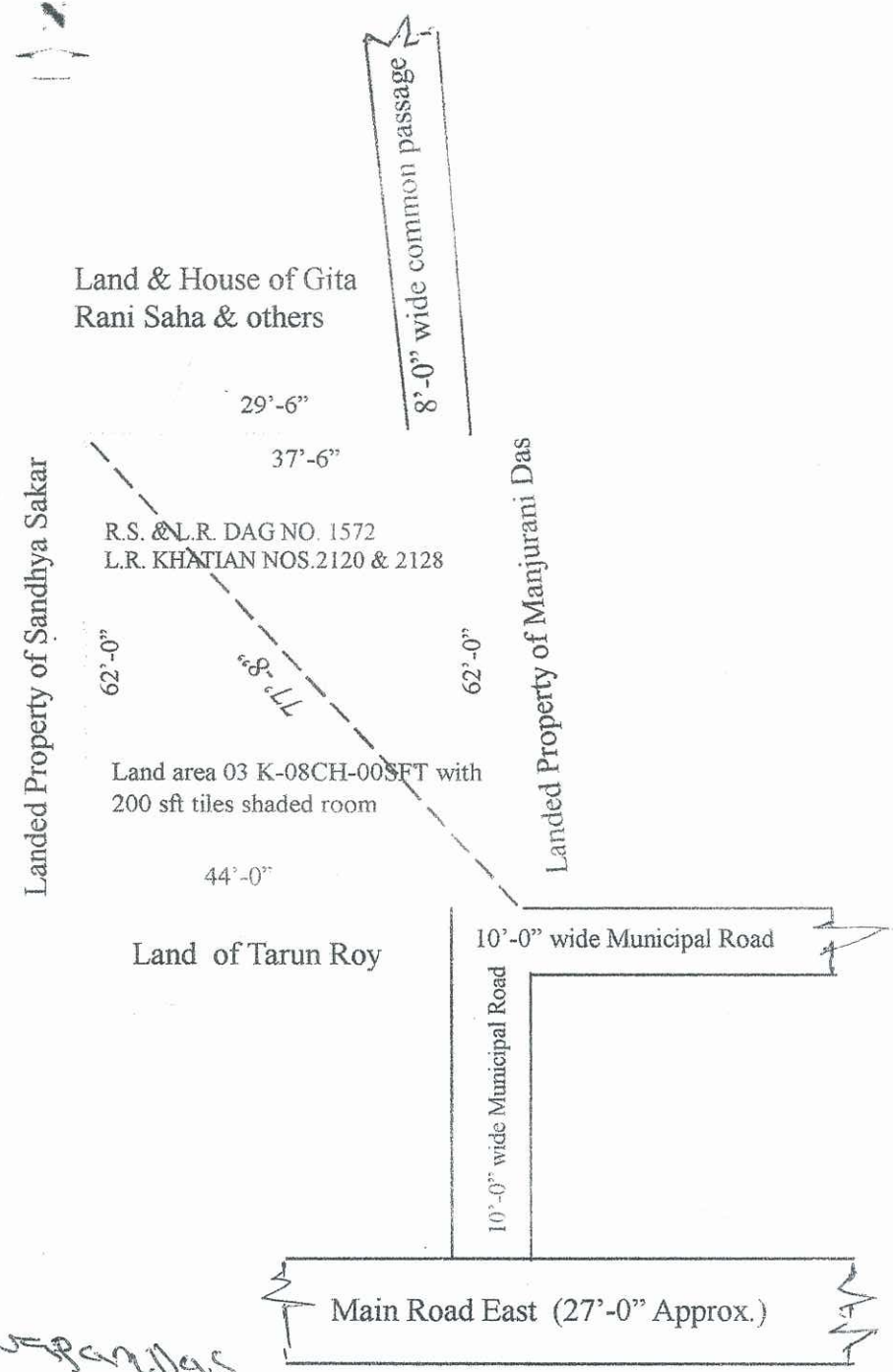
Anuradha Singh

LAND AREA 3 COTTAS 8 CHITTAKS 0 SFT. MORE OR LESS COMPRISED UNDER R.S. KHATIAN NO. 171 AT PRESENT L.R. KHATIAN NOS. 2120 & 2128 UNDER NEW BARRACKPUR MUNICIPALITY. PRESENT HOLDING NO. 130.1 POST & P.S. NEW BARRACKPUR. DISTRICT NORTH

VENDORS SWAPAN DAS AND BIVASH BARAN DEY

PURCHASERS SMT. JASBINDER KOUR AND SHRI ANIRUDDHA SINHA

LAND AREA 3 COTTAS 8 CHITTAKS 0 SFT., MARKED AS RED BORDER.



Swapan Das

Bivash Baran Dey
SIGNATURE OF VENDORS

Jasbinder Kour
Aniruddha Sinha
SIGNATURE OF PURCHASERS

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

192021220214644062
30/03/2022 15:22:24
M1598690
Payment Status: Successful

Payment Mode: Counter Payment
Bank/Gateway: Punjab National Bank
BRN Date: 30/03/2022 00.03.00
Payment Ref. No: 2001001805/2/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: ANIRUDDHA SINHA
Address: 24/3 JADUNATH UKIL ROAD KOLKATA 700041
Mobile: 8820258743
Depositor Status: Buyer/Claimants
Query No: 2001001805
Applicant's Name: Mr SHAIKH SELIM ALI
Identification No: 2001001805/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001001805/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	107920
2	2001001805/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	27913
3	2001001805/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1000
			Total	136090

IN WORDS: ONE LAKH THIRTY SIX THOUSAND NINETY ONLY.

Aniruddha Sinha

[১৫০৯০৩৫]

থানা- খড়দহ



খতিয়ান তৈরির তারিখ - 18/01/2021

(৩) মোট দাগের সংখ্যা- ১

ক্র.সং	অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
	স্বপন দাস	বায়ত	
	উপেন্দ্রনাথ		
	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর (হেক্টর)
১৫৭২	বালু		০.১০	০.২০০	০.১০

আগত খং নং - 1093
ঘর 1

মোট দাগের সংখ্যা- এক মাত্র

Signature

[১৫০৯০৩৫]



থানা- খড়দহ

খতিয়ান তৈরির তারিখ - 18/01/2021

(৩) মোট দাগের সংখ্যা- ১

(৫) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
স্বপন দাস	স্বত্ব	
উপেন্দ্রনাথ		
নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর (হেক্টর)
১৫৭২	বাস্ত	আগত খং নং - 1093 ঘর 1	০.১০	০.২৮৯০	০.০৩

মোট দাগের সংখ্যা- এক মাত্র

Supernotes

১- উত্তর ২৪ পরগণা খতিয়ান নং- ২১২৮
মৌজা- আহারামপুর জে.এল.নং- ৩৫

[১৫০৯০৩৫]

খানা- খড়দহ



খতিয়ান তৈরির তারিখ - 05/02/2021

(১) রাজস্ব- টাকা
(২) জমির পরিমাণ(এ)- ০.০৩

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	বিভাস বরণ দে	রায়ত	
পিতা-	মৃগাল কান্তি		
ঠিকানা-	নিজ		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট	দাগের মধ্যে	দাগের মধ্যে
			পরিমাণ(এ)	অগ্রস্বত্বের অংশ	অগ্রস্বত্বের জমির অংশের পরিমাণ
			একর	হেক্টর	
১৫৭২	বাস্ত		০.১০	০.২৮৯০	০.০৩

আগত খং নং - 1093

ঘর 1

মোট দাগের সংখ্যা- এক মাত্র

Bilash Bhandary

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)
Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:4292

Digitally signed by PRARTHANA BHANDARY
Date: 2021.02.18 16:52:36 IST

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১৮/০২/২০২১ ০৪:৫৩ PM

Major Information of the Deed

No :	I-1901-03061/2022	Date of Registration	04/04/2022
Registry No / Year	1901-2001001805/2022	Office where deed is registered	A.R.A. - I KOLKATA, District: Kolkata
Registry Date	29/03/2022 10:21:08 PM		
Applicant Name, Address & Other Details	SHAIKH SELIM ALI BARASAT COURT, Thana : Barasat, District : North 24-Parganas - West Bengal Mobile No. : 7980857969, Status : Advocate		
Transaction	Additional Transaction		
[4305] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Setforth value	Market Value		
Rs. 27,00,000/-	Rs. 27,00,000/-		
Registration Fee Paid (SD)	Registration Fee Paid		
Rs. 27,020/- (Article:23)	Rs. 27,098/- (Article:A(1) E)		
Charges	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent in this area)		

Land Details :

North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Aharampur, , Ward No: 1, Holding No:130/1 JI No: 35, Touzi No: 172 Pin Code : 700131

Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
LR-1572 (RS -)	LR-2120	Bastu	Bastu	1 Katha 12 Chatak	13,15,000/-	13,15,000/-	Width : 10 Feet Approach Road : 10 Feet Adjacent to Main Road : 10 Feet Reference Deed No : 1901-00935/2020
LR-1572 (RS -)	LR-2128	Bastu	Bastu	1 Katha 12 Chatak	13,15,000/-	13,15,000/-	Width : 10 Feet Approach Road : 10 Feet Adjacent to Main Road : 10 Feet Reference Deed No : 1901-00935/2020
TOTAL :				5.775Dec	26,30,000 /-	26,30,000 /-	
Grand Total :				5.775Dec	26,30,000 /-	26,30,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	100 Sq Ft.	35,000/-	35,000/-	Structure Type : Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure : 10 Years
 Tiles Shed, Extent of Completion: Complete




Land L2 100 Sq Ft. 35,000/- 35,000/- Structure Type: Structure

Floor: Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Shed, Extent of Completion: Complete




Total : 200 sq ft 70,000 /- 70,000 /-

Owner Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SWAPAN DAS Son of Late Upendra Nath Executed by: Self, Date of Execution: 31/03/2022 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office	 04/04/2022	 LTI 04/04/2022	 04/04/2022

47, S.N. Banerjee Road,, City:- Not Specified, P.O:- New Barrackpore, P.S:-India, District:- North 24 Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business
 Citizen of: India, PAN No.: AIxxxxxx9P, Aadhaar No: 84xxxxxxxx0872, Status : Individual
 Executed by: Self, Date of Execution: 31/03/2022
 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
BIVASH BARAN DEY Son of Late Mrinal Kanti Executed by: Self, Date of Execution: 31/03/2022 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office	 04/04/2022	 LTI 04/04/2022	 04/04/2022

Rabindrapally,, City:- Madhyamgram, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24 Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business
 Citizen of: India, PAN No.: ASxxxxxx7C, Aadhaar No: 43xxxxxxxx5779, Status : Individual
 Executed by: Self, Date of Execution: 31/03/2022
 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office

T-020612-22

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt JASBINDER KOUR Wife of Shri Aniruddha Sinha Executed by: Self, Date of Execution: 31/03/2022 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office			
	04/04/2022	04/04/2022	04/04/2022

of Shri Aniruddha Sinha 24/3, Jadu Nath Ukil Road,, City:- Not Specified, P.O:- Paschim Purba P.S. Konarpukur, District: South 24-Parganas, West Bengal, India PIN:- 700041 Sex: Female, By Caste Individual, Occupation: Service, Citizen of: India, PAN No.: BJxxxxxx8F, Aadhaar No: 55xxxxxxx, Executed by: Self, Date of Execution: 31/03/2022 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Sri ANIRUDDHA SINHA (Presentant) Son of Shri Ashutosh Sinha Executed by: Self, Date of Execution: 31/03/2022 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office			
	04/04/22	04/04/2022	04/04/2022

of Shri Ashutosh Sinha 24/3, Jadu Nath Ukil Road,, City:- Not Specified, P.O:- Paschim Purba P.S. Konarpukur, District: South 24-Parganas, West Bengal, India. PIN:- 700041 Sex: Male, By Caste Individual, Occupation: Service, Citizen of: India, PAN No.: CExxxxxx6C, Aadhaar No: 79xxxxxxx, Executed by: Self, Date of Execution: 31/03/2022 Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
SHAIKH SELIM ALI Bahamat Ali, Shaikh 2, Konchpukur, P.O:- Hatgacha, Kata Learner Camp, District:- 24-Parganas, West Bengal, India, 741156			
	04/04/2022	04/04/2022	04/04/2022

Identifier Of SWAPAN DAS, BIVASH BARAN DEY, Smt JASBINDER KOUR, Shri ANIRUDDHA SINHA

of property for L1

From	To. with area (Name-Area)
SWAPAN DAS	Smt JASBINDER KOUR-14 Chatak, Shri ANIRUDDHA SINHA-14 Cha

Transfer of property for L2

No. From	To. with area (Name-Area)
BIVASH BARAN DEY	Smt JASBINDER KOUR-14 Chatak, Shri ANIRUDDHA SINHA-14 Cha

Transfer of property for S1

Sr.No From	To. with area (Name-Area)
SWAPAN DAS	Smt JASBINDER KOUR-50.00000000 Sq Ft, Shri ANIRUDDHA SINHA-50.00000000 Sq Ft

Transfer of property for S2

Sr.No From	To. with area (Name-Area)
BIVASH BARAN DEY	Smt JASBINDER KOUR-50.00000000 Sq Ft, Shri ANIRUDDHA SINHA-50.00000000 Sq Ft

Land Details as per Land Record

North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas, Aharampur, Ward No: 1, Holding No:130/1 JI No: 35, Touzi No: 172 Pin Code : 700131

Serial No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
	LR Plot No:- 1572, LR Khatian No:- 2120	Owner:স্বপন দাস, Gurdian:উপেক্ষনাথ, Address:নিজ, Classification:বাস্ত, Area:0.02890000 Acre.	SWAPAN DA.
	LR Plot No:- 1572, LR Khatian No:- 2128	Owner:বিভাস বরণ দে, Gurdian:মৃগাল কান্তি, Address:নিজ, Classification:বাস্ত, Area:0.03000000 Acre,	BIVASH BARAN DEY

-2022

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 17 of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 04-04-2022, at the Office of the A.R.A. - I KOLKATA by Shri ANIRUDDHA SINHA, one of the Claimants.

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 27,00,000/-

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

Execution is admitted on 04/04/2022 by Mr. SWAPAN DAS, Son of Late Upendra Nath Das, 24/2 S.n Barabare Road, Barabare, Thana: Ghoisa, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business; Mr. ASH BARAN DEY, Son of Late Mrinal Kanti Dey, Rabindrapally, P.O: Madhyamgram, Madhyamgram, City Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Business; Smt JASBINDER KOUR, Wife of Shri Aniruddha Sinha, 24/3, Jash Nath, P.O: Barabare, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service; and Shri ANIRUDDHA SINHA, Son of Shri Ashutosh Sinha, 24/2 Jash Nath, P.O: Barabare, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service.

Witnesses: Mr. SEEMAN ALI, Son of Rahamat Ali Shaikh, P.O: Hatgacha, Thana: Kolkata, same as above, by caste Muslim, by profession Advocate

Payment of Fees

Registration and Registration Fees payable for this document is Rs 27,098/- (A(1) = Rs 27,000/-, E = Rs 14/-, F = Rs 15/-, G = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 27,000/- on 30-03-2022 12:03AM with Govt. Ref. No: 192021220214644062 on 30-03-2022, Amount Rs: 27,014/- by Punjab National Bank (PUNB0010000), Ref. No: M1598690 on 30-03-2022, Head of Account 003000103

Payment of Stamp Duty

Stamp Duty payable for this document is Rs 1,98,020/- and Stamp Duty paid by Cash Rs 1,920/- on 30-03-2022 12:00AM with Govt. Ref. No: 192021220214644062 on 30-03-2022, Amount Rs: 1,97,920/- by Punjab National Bank (PUNB0010000), Ref. No: M1598690 on 30-03-2022, Head of Account 003000103

MR-A (2)

Pradipta Kishore Gul
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 1901-2022, Page from 167455 to 167483
Deed No 190103061 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.04.06 15:21:23 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/04/06 03:21 23 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)