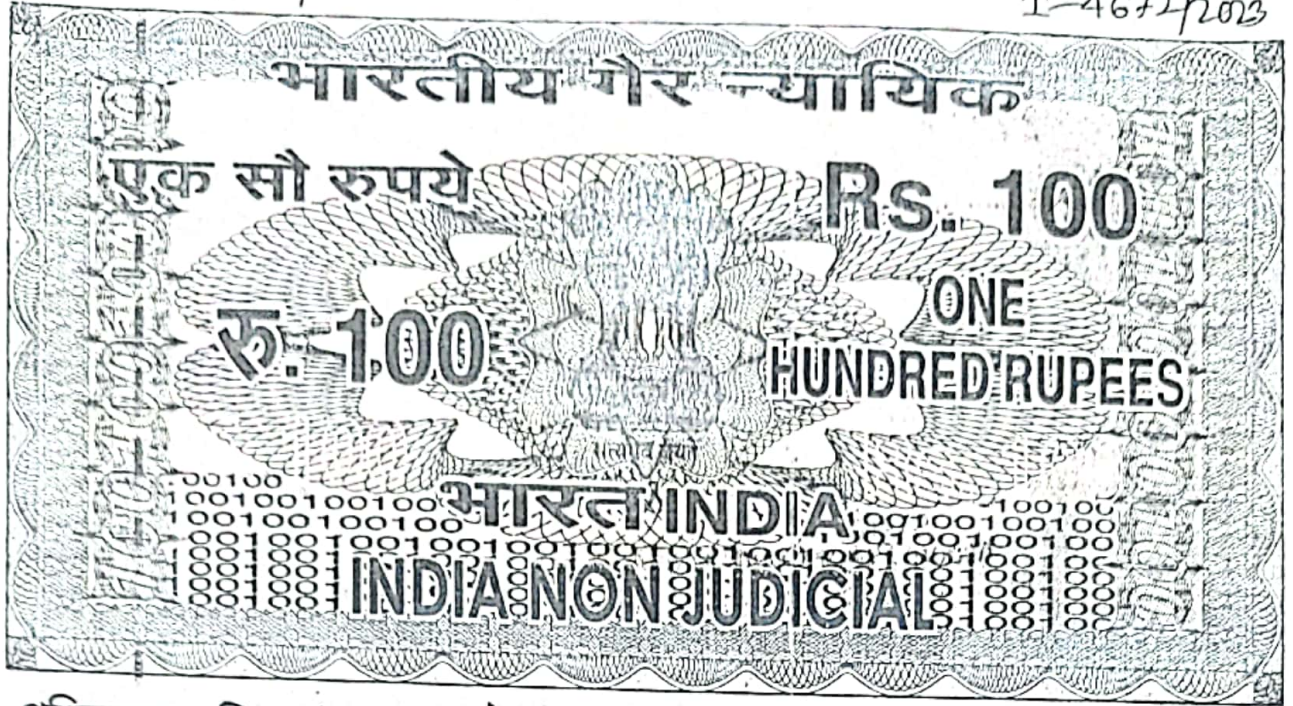


4663/23

I-4672/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 224471

3/3
8-761237

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

District Sub-Register-II
Alipore, South 24-Parganas

31 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 31st day of March, 2023, (Two Thousand Twenty Three) A.D.

BETWEEN

28 MAR 2023

27214

No.....Rs.100/- Date.....

Name : Chandana Adhikari

Address : 139, N. V. Road, Behala

Kol-41.

Vendor : Alipore Collectorate, Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



Moloy Bhose

S/O Late- Birendra Nath Bhose

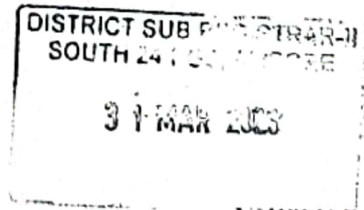
Ad:-288, B. L. Saha Road

P.O. Paschim Punimamary

P.S. Behala

Kolkata-700041

Bisneses -



(1) SRI ROHIT AGARWAL (PAN AZZPA8914D) (Aadhaar No. 8965 0325 6670) son of Suresh Agrwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 369A, P.B. Road, Post Office - Paschim Putiari, Police Station - Behala, Kolkata 700041, District : South 24-Parganas, in the state of West Bengal, (2) SRI CHANDRA ANAND SHARMA (PAN CSXPS1795M) (Aadhaar No. 4393 3512 9846) son of Mahesh Sharma, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 54A, Raja Rammohan Roy Road, Post Office - Paschim Putiari, Police Station - Behala, Kolkata 700041, District : South 24-Parganas, in the state of West Bengal, (3) SRI BAIDYANATH ADHIKARY (PAN AUHPA2892D) (Aadhaar No. 7358 9022 4872) son of Late Miru Adhikary, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 139, M.G. Road, Post Office - Paschim Putiari, Police Station - Behala, District : South 24-Parganas, in the state of West Bengal, hereinafter jointly called and referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, legal representatives, administrators and assigns) of the ONE PART :

AND

SMT. CHANDANA ADHIKARI (PAN BSFPA1484A) (Aadhaar No. 8844 9119 9845) wife of Sri Baidyanath Adhikary and daughter of Kanu Pramanik, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 139, M.G. Road, Post Office - Paschim Putiari, Police Station - Behala, Kolkata - 700041, District : South 24-Parganas, in the state of West Bengal, hereinafter called and referred to as PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, legal representatives, executors and assigns) of the OTHER PART :

WHEREAS one Kartick Chandra Dutta son of Guruprosad Dutta of 5, Masjid Bari Street, Kolkata -700006 while seized and possessed of plot of land measuring more or less 9 1/2 decimal or 05 Cottahs 12 Chittaks 17 Square Feet by measurement out of 82 Decimals land being portion of C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, under C.S. Khatian No.365, R.S. Khatian No. 801, Mouza - Sirity, J.L. No. 111, R.S. No.186 under Touzi No.35, 177, 411, Police Station - Behala, District : 24-Pargaans sold, transferred and conveyed the same, cited as the Vendor therein and duly registered at Sub-Registrar, Alipore, 24-Parganas, vide Book No.I, Volume No.181, Pages from 27 to 29, Being No.9631, for the year 1964, unto and in favour of Smt. Gita Gupta @ Das wife of Sri Purusattam Das, residing at 83/2, Kankulia Road, P.S. Gariahat, Kolkata - 700029 cited as the Purchaser therein.

AND WHEREAS said Smt. Gita Gupta @ Das mutated her name in the records of the K.M.C. and recorded as Premises No. 797, Pasupati Bhattacharjee Road, Police Station - Behala, Kolkata -700041, within the Kolkata Municipal Corporation under Ward No.116, being Assessee No.411161002001.

AND WHEREAS thereafter the Kalitala (Kujopara) Pallybasi (Society) @ Pallybasi Club having registration No. S0079856, having Postal address 34, Pasupati Bhattacharjee Road, Kalitala, Kujopara, Police Station - Behala, Kolkata -700041 represented by its secretary Sri Samrat Bhattacharjee @ Palash Bhattacharjee filed a Title Suit against the then owner of land measuring 02 Cottahs 11 Chittaks 34 Square Feet more or less with 100 Square Feet structure standing thereon out of 04 Cottahs 11 Chittaks 34 Square Feet of Mouza - Sirity, J.L. No. 111, C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, C.S. Khatian No. 365, R.S. Khatian No. 801, in the Court of the Ld. 5th Civil Judge (Jr. Division) Alipore vide Title Suit No.373/2019 and the then purchasers have agreed to purchase the schedule property with the said litigation.

AND WHEREAS later the said K.M.C. mutation was found wrongly recorded in the Ward No.116 instead of Ward No.121 and now it has been corrected and renumbered as Premises No. 797, Pashupati Bhattacharjee Road, Police station -

Behala, Kolkata -700041 being Assessee No.41121134684 under K.M.C. Ward No.121.

AND WHEREAS by a Deed of Conveyance dated 7th day of October, 2021 made by and between Smt. Gita Gupta @ Das wife of Sri Purusattam Das, residing at 83/2, Kankulia Road, P.S. Gariahat, Kolkata -700029 cited as the Vendor of the One Part and Sri Rohit Agarwal son of Suresh Agarwal, Sri Chandra Anand Sharma son of Mahesh Sharma and Sri Baidyanath Adhikary son of Late Miru Adhikary, (the Vendors herein) cited as the Purchasers of the other Part and the said deed of conveyance registered at A.D.S.R. Behala, South 24-Parganas vide Book No.I, Volume No.1607-2021, Pages from 511849 to 511897, being Deed No.160713806, for the year 2021.

AND WHEREAS certain mistakes and inaccuracies have been accidentally and inadvertently crept in "the Said Principal Deed" which requires declaration in the manner hereinafter appearing by the said Vendor namely SMT. GITA GUPTA @ DAS wife of Sri Purusattam Das of 83/2, Kankulia Road, Post Office - Sarat Bose Road, Police Station - Gariahat, Kolkata 700029, District : 24-Parganas (South), in the state of West Bengal executed and/or registered Deed of Declaration dated 23rd day of March, 2022 registered at Addl. District Sub-Registrar Behala, South 24-Parganas, recorded in its Book No. I, Volume No. 1607-2022, pages from 164156 to 164167, Deed No. 160704457 for the year 2022 for rectification and correction of some mistake and the said Declaration is the part and parcel of "the Said Principal Deed".

AND WHEREAS said Sri Rohit Agarwal son of Suresh Agarwal, Sri Chandra Anand Sharma son of Mahesh Sharma and Sri Baidyanath Adhikary son of Late Miru Adhikary (**the Vendors herein**) have now become the joint owners and possessors of the said land measuring an area of 02 Cottahs 11 Chittaks 34 Square Feet more or less with 100 Square Feet structure standing thereon out of 04 Cottahs 11 Chittaks 34 Square Feet lying and situate at Mouza - Sirity, J.L. No. 111, C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, C.S. Khatian No. 365, R.S. Khatian No. 801, R.S. No.186 under Touzi No. 35, 177,

411, Police Station Behala, District South 24-Parganas being Premises No.797, Pashupati Bhattacharjee Road, Police Station – Behala, Kolkata -700041, being Assessee No.411211314684 under K.M.C. Ward No. 121, having undivided equal share of each.

THE VENDORS HAVE ALSO REPRESENTED AND DECLARED TO THE PURCHASER as follows :-

- (a) That the Vendors are the absolute owners and possessors of **ALL THAT** piece and parcel of land measuring an area of 05 Chittaks 38 Square Feet out of 02 Cottahs 11 Chittaks 34 Square Feet more or less with 100 Square Feet structure standing thereon lying and situate at Mouza – Surity, J.L. No. 111, C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, C.S. Khatian No. 365, R.S. Khatian No. 801, R.S. No. 186 under Touzi No.35, 177, 411, Police Station Behala, District South 24-Parganas being Premises No.797, Pashupati Bhattacharjee Road, Police Station – Behala, Kolkata -700041, being Assessee No.411211314684 under K.M.C. Ward No. 121 with all sorts of user and easements rights attached therein and thereto; more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property and no other person has any right, title, interest, claim or demand whatsoever and howsoever and in respect of the said property or any part thereof.
- (b) That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and there is no defect in the title of the Vendors and the Vendors have good, clear and marketable title in respect of the said property and every part thereof.
- (c) That there is no legal impediment or bar on the part of the Vendors to sell, assign or transfer the said property or any part thereof.
- (d) That the said property is not subject to any acquisition, requisition or proceeding and the Vendors have no knowledge or not have received any notice to that effect from any authority or authorities.
- (e) That no certificate case is pending for realization of any taxes from the Vendors.

- (f) That no suit or proceeding is pending in any Court regarding the title of the said property or any part thereof or of any other nature whatsoever.

Relying upon the aforesaid representations and/or declaration of the Vendors herein and believing the same to be true and acting in good faith and on the Vendors agreeing to sell, assign and transfer **ALL THAT** piece and parcel of land measuring an area of 05 Chittaks 38 Square Feet out of 02 Cottahs 11 Chittaks 34 Square Feet more or less with 100 Square Feet structure standing thereon lying and situate at Mouza - Sirity, J.L. No. 111, C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, C.S. Khatian No. 365, R.S. Khatian No. 801, R.S. No. 186 under Touzi No. 35, 177, 411, Police Station - Behala, District South 24-Parganas being Premises No. 797, Pashupati Bhattacharjee Road, Police Station - Behala, Kolkata -700041, being Assessee No.411211314684 under K.M.C. Ward No.121 more fully and particularly described in the Schedule hereunder written and the Purchaser has agreed to purchase the said property and to part with the money for and at a total consideration of **Rs.1,00,000/- (Rupees one lac) only**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.1,00,000/- (Rupees one lac) only** paid by the Purchaser to the Vendors on or before the execution of these presents, the receipt whereof the Vendors doth hereby and also by the receipt here under written admit and acknowledge to have received and of and from the same and every part thereof, the Vendors doth hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed, the Vendors doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser his ownership entitlements, right, title and interest in **ALL THAT** piece and parcel of land measuring an area of 05 Chittaks 38 Square Feet out of 02 Cottahs 11 Chittaks 34 Square Feet more or less with 100 Square Feet structure standing thereon lying and situate at Mouza - Sirity, J.L. No. 111, C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, C.S.

Khatian No. 365, R.S. Khatian No. 801, R.S. No.186 under Touzi No. 35, 177, 411, Police Station Behala, District South 24-Parganas being Premises No.797, Pashupati Bhattacharjee Road, Police Station - Behala, Kolkata -700041, being Assessec No.411211314684 under K.M.C. Ward No.121, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" **TOGETHER WITH** all rights, lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the said property and every part thereof unto and to the use of the Purchaser absolutely ad forever and the Vendors have delivered vacant khas and peaceful possession of the said property unto the Purchaser and the Vendors doth hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter and things, by the Vendors and/or their predecessor-in-interest, done executed or knowingly suffered to the contrary, the Vendors hath good, right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchaser absolutely and forever and the Vendors doth hereby further covenant with the Purchaser that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispences, whatsoever and howsoever and the Purchaser shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference, claim, demand whatsoever and howsoever from or by the Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors and further that the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and further that the Vendors shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against al actions, losses, claims, damages, liens, charges, lispences, whatsoever and howsoever in respect of the said property in these presents. The Vendors doth hereby deliver

the original title deeds and all previous deeds and other documents in respect of the said property to the Purchaser.

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows :-

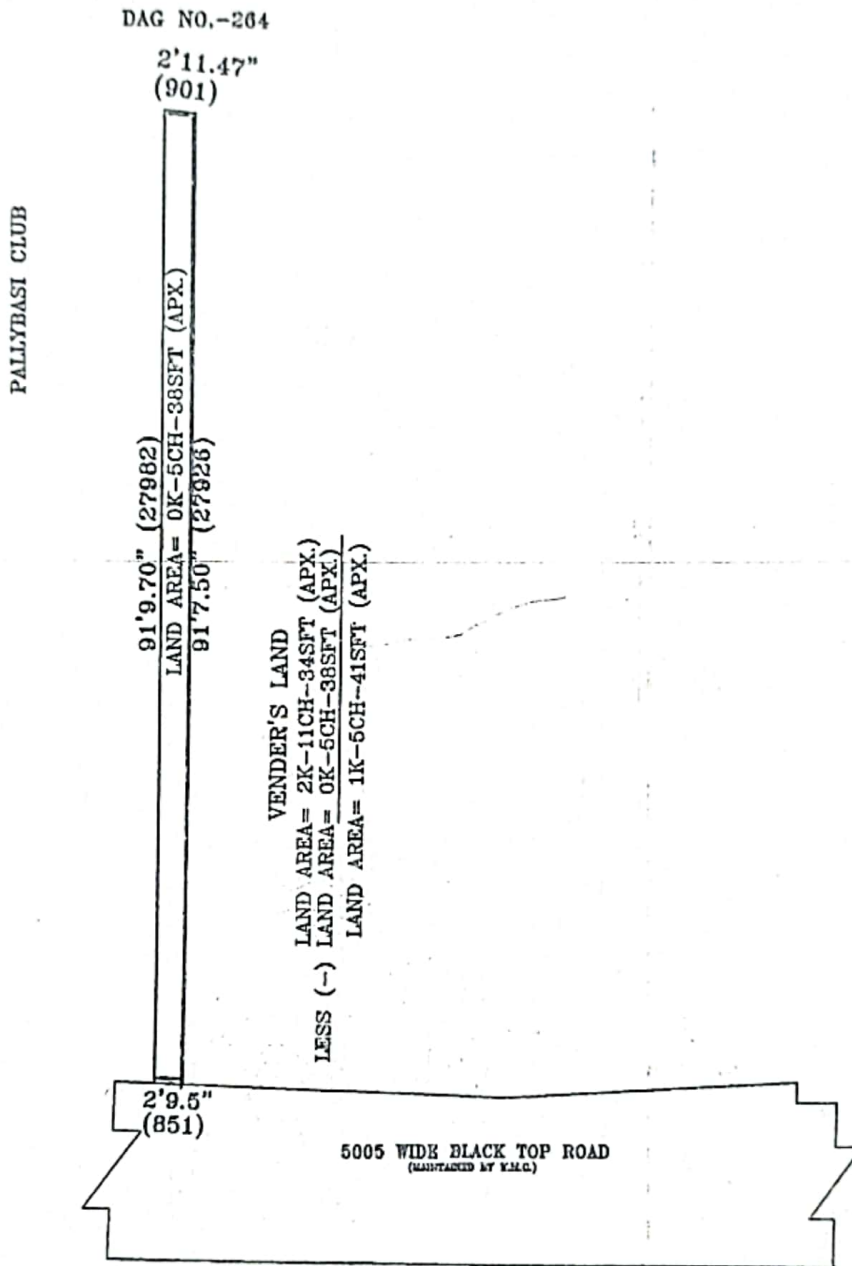
- a). Notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or interest done or executed or knowingly suffered to the contrary the Vendors are lawfully and absolutely entitled to the said property and that the Vendors acquired indefeasible title to grant, sell convey, assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b). The Purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property hereby granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendors.
- c). The Vendors shall keep the Purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the Purchaser against all estate claims demands, charges, mortgages, liens, lispens debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors as aforesaid.
- d). The Vendors having lawfully or equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the true intent and meaning of these presents as shall or may be reasonably required.

S I T E P L A N

AT MOUZA- SIRITY, J.L. NO.- 11, R.S. NO.- 106, TOUZI NO.- 35, PART OF DAG NO.-265,
KHATIAN NO.-365, P.S. BEHALA, DIST-SOUTH 24 PARGONAS, PART OF PREMISES NO.- 797A,
PASUPATI BHATTACHARJEE ROAD, WARD NO.-121, UNDER K.M.C. (S.S.UNIT),

LANDAREA= OK-5CH-38 SFT.(APX.) (OUT OF 2K-11CH-34SFT.)

FOR : SMT. CHANDANA ADHIKARY



Drawn By:

Rajiv Agarwal
Chandra Anand Sharma
Baidya with Adhikary

Chandana Adhikary

Animesh Ch. Guria
Civil Engineer
L.B.S. (Class-I) of K.M.C.
L.B.S. No. 367/1
L.B.S. (CLASS-I) OF K.M.C.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 166708 to 166729

being No 160204672 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.04.17 12:34:31 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/04/17 12:34:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

SCHEDULE ABOVE REFERRED TO
(The property sold by these presents)

ALL THAT piece and parcel of land measuring an area of 05 Chittaks 38 Square Feet out of 02 Cottahs 11 Chittaks 34 Square Feet more or less with 100 Square Feet cemented flooring R.T. shed cemented floor residential structure standing thereon lying and situate at Mouza - Sirty, J.L. No. 111, C.S. Dag No. 265, R.S. & L.R. Dag No. 264/977, R.S. Khatian No. 801, appertaining L.R. Khatian Nos. 2003 (in the name of Rohit Agarwal), 2004 (in the name of Chandra Anand Sahrma) & 2005 (in the name of Baidyanath Adhikary) in equal share and areas thereof, R.S. No.186 under Touzi No. 35, 177, 411, Police Station Behala, District South 24-Parganas, Premises No. 797, Pashupati Bhattacharjee Road, now known as K.M.C. Premises No. 797A, Pashupati Bhattacharjee Road, Police Station - Behala, Kolkata -700041, being Assessee No. 411211315070, under K.M.C. Ward No.121 TOGETHER WITH all sorts of user and easements rights attached therein and thereto. The said land with structure is delineated by RED Colour in the MAP or PLAN annexed hereto and the said at an annual rent payable to the Collectorate, South 24-Parganas, State of West Bengal. The entire property is being butted and bounded as follows :-

- ON THE NORTH : Land of Rohit Agarwal & others;
ON THE SOUTH : Land of Gita Gupta @ Das;
ON THE EAST : 16'-0" feet wide K.M.C. Road;
ON THE WEST : Land of Dag No.262 & 264.

IN WITNESS WHEREOF the parties hereto put their respective hands and seals the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of:

WITNESSES-

1. Maloy Bhome

S/o - Late - Birendranath Bhome

Ad: - 288, B.L. Saha Rd.

P.O - Paschim Putiary

P.S - Behala, Kolkata - 700041

Rohit Agarwal

Chandra Anand Sharma

Baidyashree Allboy

(SIGNATURE OF VENDORS)

2. Shyamal Banerjee

S/o Kamesh Banerjee

Ad - 195 B.L. Saha Road

P.O - Paschim Putiary

P.S - Behala

KOL - 700041

Chandana Adhikary

(SIGNATURE OF PURCHASER)

MEMO OF CONSIDERATION

RECEIVED the full amount of consideration money of Rs.1,00,000/- (Rupees one lac) only being the total amount of the said Schedule property from the above-named Purchaser.

Paid by cash of Rs.1,00,000/-
(Rupees one lac) only

In presence of :-

WITNESSES :

1. Mooloy Bhose
S/O - Late - Birendranath Bhose
Ad: - 288, B. h. Saha Rd
P.O - Paschim Putiary
P.S - Behala Kokkata - 700041

2. Shyamal Banerjee
S/O Ramkrishnan Banerjee
Ad: - 195 B.L Saha Road
P.O - Paschim Putiary
P.S - Behala
Lot - 700041

Rohit Ghosh

Chandra Anand Sharma

Baidya Nath Ghosh

(SIGNATURE OF VENDORS)

Drafted as per instruction
of the parties herein :

Gayatri Chakraberty
Advocate

Advocate W.B. 377/99.
Alipore Police Court, Gayatri Chakraberty
Kolkata - 700 027 Advocate

W.B. 377/99
Alipore Criminal Court
Kolkata - 700 027

Computer by

G.K. Roy
Alipore Police Court
Kolkata - 27



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



290320232035271529

GRIPS Payment Detail

GRIPS Payment ID: 290320232035271529 Payment Init. Date: 29/03/2023 10:37:52
Total Amount: 25940 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Online Payment
BRN: CKW5210928 BRN Date: 29/03/2023 10:38:43
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

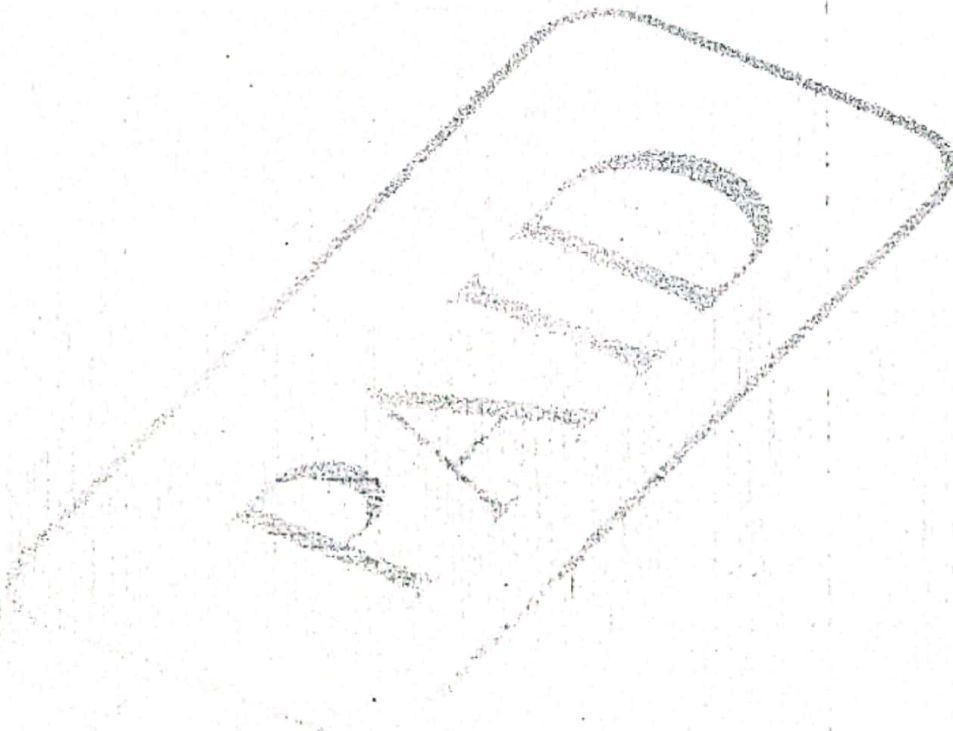
Depositor's Name: CHANDANA ADHIKARI
Mobile: 9875469669

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230352715311	Directorate of Registration & Stamp Revenue	25940
Total			25940

IN WORDS: TWENTY FIVE THOUSAND NINE HUNDRED FORTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230352715311

GRN Details

GRN: 192022230352715311 Payment Mode: Online Payment
GRN Date: 29/03/2023 10:37:52 Bank/Gateway: State Bank of India
BRN: CKW5210928 BRN Date: 29/03/2023 10:38:43
GRIPS Payment ID: 290320232035271529 Payment Init. Date: 29/03/2023 10:37:52
Payment Status: Successful Payment Ref. No: 2000761237/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: CHANDANA ADHIKARI
Address: 139, M.G. ROAD PO. PASCHIM PUTIARY, West Bengal, 700041
Mobile: 9875469669
Contact No: 9038395232
Depositor Status: Buyer/Claimants
Query No: 2000761237
Applicant's Name: Mr ANIMESH DUTTA
Identification No: 2000761237/2/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 29/03/2023
Period To (dd/mm/yyyy): 29/03/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000761237/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	20725
2	2000761237/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	5215
Total				25940

IN WORDS: TWENTY FIVE THOUSAND NINE HUNDRED FORTY ONLY.

Major Information of the Deed

Deed No.	I-1602-04672/2023	Date of Registration	21/03/2023
Query No./Year	1602-2000761237/2023	Office where deed is registered	
Query Date	21/03/2023 8:40:49 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH DUTTA 88B, SAYED ABDUL RAHAMAN ROAD, Thana : Thakurpukur, District : South24-Parganas, WEST BENGAL, PIN - 700082, Mobile No. : 9875469669, 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. 1,00,000/-	Rs. 5,20,125/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,825/- (Article:23)	Rs. 5,247/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area)		

Land Details :



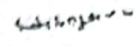


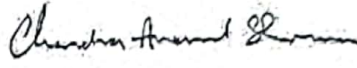


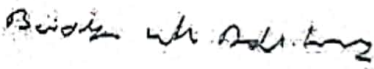
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pashupati Bhattacharjee Road, Road Zone : (Chanditola main road – B.L.Saha Rd.) , , Premises No: 797A, , Ward No: 121 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Proposed	User ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Chatak 38 Sq Ft	76,000/-	4,93,125/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1607-I -13806-2021
Grand Total :					.6027Dec	76,000 /-	4,93,125 /-	


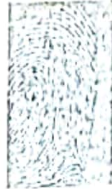
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	24,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	24,000 /-	27,000 /-	



Seller Details :

Sl No	Name	Photo	Finger Print	Signature
1	Mr ROHIT AGARWAL Son of Shri SURESH AGARWAL Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office			
		31/03/2023	LTI 31/03/2023	31/03/2023
369A, PASHUPATI BHATTACHARJEE ROAD,, City:- Not Specified, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx4D, Aadhaar No: 89xxxxxxxxx6670, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office				
2	Mr CHANDRA ANAND SHARMA Son of Shri MAHESH SHARMA Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office			
		31/03/2023	LTI 31/03/2023	31/03/2023
54A, RAJA RAMMOHAN ROY ROAD,, City:- Not Specified, P.O:- PASCHIM PUTIARI, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CSxxxxxx5M, Aadhaar No: 43xxxxxxxxx9846, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office				
3	Mr BAIDYANATH ADHIKARY Son of Late MIRU ADHIKARY Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office			
		31/03/2023	LTI 31/03/2023	31/03/2023
139, M.G.ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARI, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx2D, Aadhaar No: 73xxxxxxxxx4872, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office				

Buyer Details :

Name, Address, Photo, Finger print and Signature			
Sl No	Name	Photo	Finger Print
1	Smt CHANDANA ADHIKARI (Presentant) Daughter of KANU PRAMANIK Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office		
		31/03/2023	LTI 31/03/2023
Signature: <i>Chandana Adhikari</i> 31/03/2023			
Daughter of KANU PRAMANIK 139, M.G.ROAD., City:- Not Specified, P.O:- PASCHIM PUTIARI, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx4A, Aadhaar No: 88xxxxxxxxx9845, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MOLOY BHORE Son of BIRENDRANATH BHORE 288,B.L.SAHA ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041			<i>Moloy Bhoire</i>
	31/03/2023	31/03/2023	31/03/2023
Identifier Of Mr ROHIT AGARWAL, Mr CHANDRA ANAND SHARMA, Mr BAIDYANATH ADHIKARY, Smt CHANDANA ADHIKARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT AGARWAL	Smt CHANDANA ADHIKARI-0.200903 Dec
2	Mr CHANDRA ANAND SHARMA	Smt CHANDANA ADHIKARI-0.200903 Dec
3	Mr BAIDYANATH ADHIKARY	Smt CHANDANA ADHIKARI-0.200903 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT AGARWAL	Smt CHANDANA ADHIKARI-33.33333300 Sq Ft
2	Mr CHANDRA ANAND SHARMA	Smt CHANDANA ADHIKARI-33.33333300 Sq Ft
3	Mr BAIDYANATH ADHIKARY	Smt CHANDANA ADHIKARI-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160204672 / 2023

On 31-03-2023

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.

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

Presented for registration at 12:54 hrs on 31-03-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Smt CHANDANA ADHIKARI, 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 5,20,125/-

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

Execution is admitted on 31/03/2023 by 1. Mr ROHIT AGARWAL, Son of Shri SURESH AGARWAL, 369A, PASHUPAT BHATTACHARJEE ROAD,, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 2. Mr CHANDRA ANAND SHARMA, Son of Shri MAHESH SHARMA, 54A, RAJA RAMMOHAN ROY ROAD,, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 3. Mr BAIDYANATH ADHIKARY, Son of Late MIRU ADHIKARY, 139, M.G.ROAD, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 4. Smt CHANDANA ADHIKARI, Daughter of KANU PRAMANIK, 139, M.G.ROAD,, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business.

Indetified by Mr MOLOY BHORE, , Son of BIRENDRANATH BHORE, 288, B.L.SAHA ROAD, P.O: PASCHIM PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,247.00/- (A(1) = Rs 5,201.00/- ,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 5,215/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2023 10:38AM with Govt. Ref. No: 192022230352715311 on 29-03-2023, Amount Rs: 5,215/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW5210928 on 29-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,825/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,725/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 224471, Amount: Rs.100.00/-, Date of Purchase: 28/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2023 10:38AM with Govt. Ref. No: 192022230352715311 on 29-03-2023, Amount Rs: 20,725/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW5210928 on 29-03-2023, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR












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

South 24-Parganas, West Bengal

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... ROHIT AGARWAL

Signature... Rohit Agarwal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


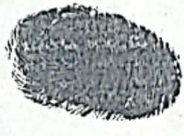









Name... SRI CHANDRANAND SHARMA

Signature... Chandra Anand Sharma

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SRI BAIDYANATH ADHIKARY.

Signature Baidya with Adhikary

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name CHANDANA ADHIKARY

Signature Chandana Adhikary