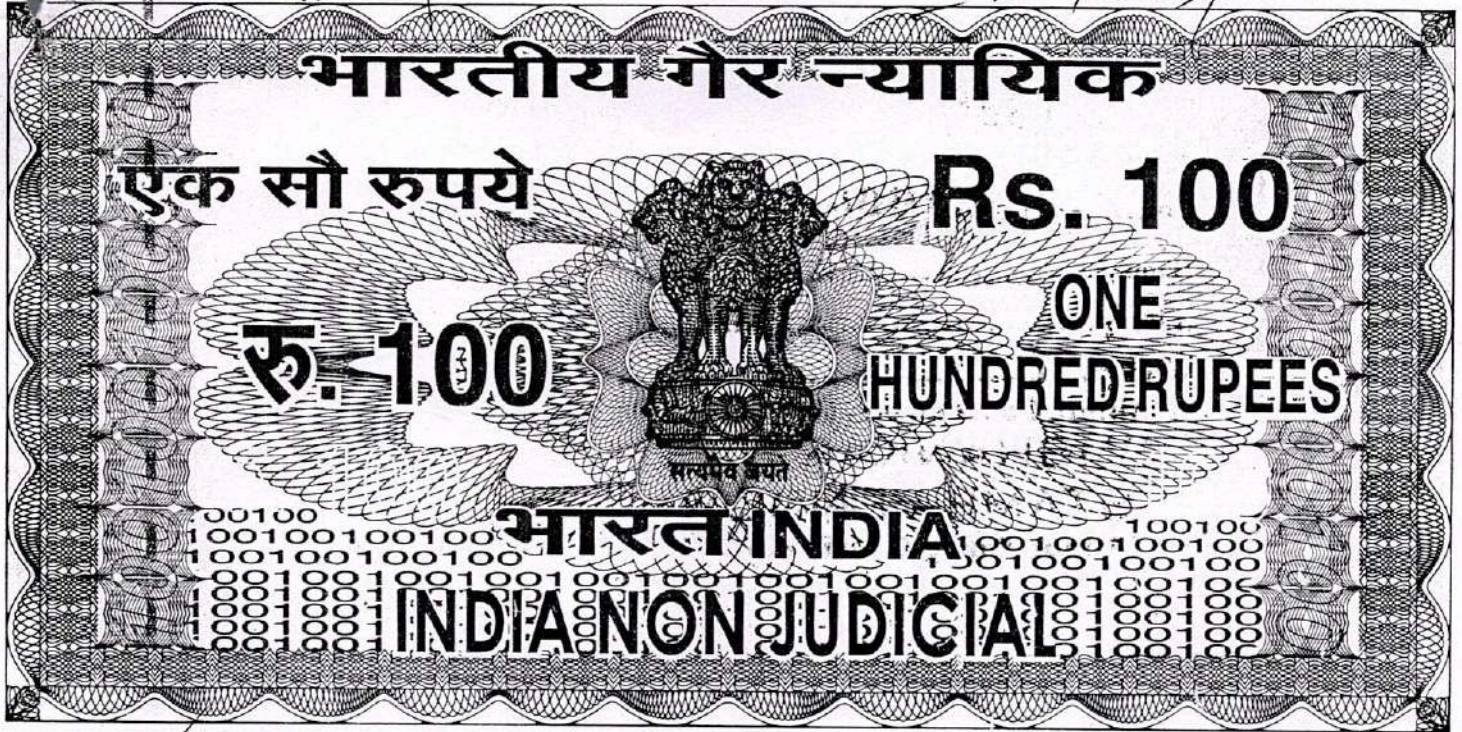


7028/m

T-7039/m



पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

AG 733368

Addl. District Sub-Registrar
Behala, South 24 Parganas

DEED OF SALE 19 MAY 2022


































THIS DEED OF SALE made at Kolkata on this 17th day of MAY, 2022 (Two Thousand and Twenty Two) BETWEEN

...Contd...P/2

4750 P/2
7028/m

1/1

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Purabi Barenjee</i>	Left Hand					
Little			Ring	Middle	Fore	Thumb	
Right Hand							
		Thumb	Fore	Middle	Ring	Little	
	<i>Pranshi Chakraborty</i>	Left Hand					
Little			Ring	Middle	Fore	Thumb	
Right Hand							
		Thumb	Fore	Middle	Ring	Little	
	<i>Proveti Chakraborty</i>	Left Hand					
Little			Ring	Middle	Fore	Thumb	
Right Hand							
		Thumb	Fore	Middle	Ring	Little	

Major Information of the Deed

Deed No :	I-1607-07039/2022	Date of Registration	19/05/2022
Query No / Year	1607-2001374242/2022	Office where deed is registered	
Query Date	10/05/2022 10:15:09 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANDIPAN MITRA 6 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9432299422, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 21,00,000/-	Rs. 21,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 84,020/- (Article:23)	Rs. 21,014/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 44, , Ward No: 126 Pin Code : 700008

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	576 Sq Ft	18,00,000/-	18,00,000/-	Property is on Road
Grand Total :				1.32Dec	18,00,000 /-	18,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	3,00,000 /-	3,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Purabi Banerjee Daughter of Late Shyamal Kumar Chakraborty P/25 Dr Akhaya Pal Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxx5g, Aadhaar No: 86xxxxxxx2171, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Pvt. Residence</p>
2	<p>Mrs Pronoti Chakraborty Daughter of Late Shyamal Kumar Chakraborty 7/37 Netaji Nagar, City:- , P.O:- Netaji Nagar, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxx8r, Aadhaar No: 30xxxxxxx5996, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Provati Chakraborty (Presentant) Daughter of Late Shyamal Kumar Chakraborty 18/3 Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxx0d, Aadhaar No: 93xxxxxxx0119, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sandipan Mitra Son of Mr Dilip Mitra 6 Old Post Office Street, City:- Kolkata, P.O:- Council House Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Mrs Purabi Banerjee, Mrs Pronoti Chakraborty, Mrs Provati Chakraborty			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Purabi Banerjee	Mrs Provati Chakraborty-0.660001 Dec
2	Mrs Pronoti Chakraborty	Mrs Provati Chakraborty-0.660001 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Purabi Banerjee	Mrs Provati Chakraborty-150.00000000 Sq Ft
2	Mrs Pronoti Chakraborty	Mrs Provati Chakraborty-150.00000000 Sq Ft

On 11-05-2022

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 21,00,000/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 17-05-2022

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

Presented for registration at 16:30 hrs on 17-05-2022, at the Private residence by Mrs Provati Chakraborty ,Claimant.

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

Execution is admitted on 17/05/2022 by 1. Mrs Purabi Banerjee, Daughter of Late Shyamal Kumar Chakraborty, P/25 Dr Akhaya Pal Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mrs Pronoti Chakraborty, Daughter of Late Shyamal Kumar Chakraborty, 7/37 Netaji Nagar, P.O: Netaji Nagar, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 3. Mrs Provati Chakraborty, Daughter of Late Shyamal Kumar Chakraborty, 18/3 Kenaram Ganguly Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr Sandipan Mitra, , Son of Mr Dilip Mitra, 6 Old Post Office Street, P.O: Council House Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 19-05-2022

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 number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,014/- (A(1) = Rs 21,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2022 9:26PM with Govt. Ref. No: 192022230025616981 on 12-05-2022, Amount Rs: 21,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRIBIA3 on 12-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,020/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 83,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11325, Amount: Rs.100/-, Date of Purchase: 10/05/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2022 9:26PM with Govt. Ref. No: 192022230025616981 on 12-05-2022, Amount Rs: 83,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BRIBIA3 on 12-05-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

(1) **SMT. PURABI BANERJEE** (PAN- ANHPB4005G, & Aadhaar No. 8638 6727 2171), wife of Late Alope Kr Banerjee and daughter of Late Shyamal Kumar Chakraborty alias Late Kumar Shyamal Chakrabortti, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at P/25, Dr. Akhaya Pal Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata- 700034, District: South 24-Parganas, and

(2) **SMT. PRONOTI CHAKRABORTY** (PAN- AICPC7318R, & Aadhaar No. 3080 9825 5996), wife of Late Anjan Kanti Chakraborty and daughter of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 7/37, Netaji Nagar, Regent Estate, P.O. and P.S. Netaji Nagar, Kolkata- 700092, District: South 24-Parganas, hereinafter collectively called and referred to as the **VENDORS** (which expression shall include their respective successors, heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

SMT. PROVATI CHAKRABORTY (PAN- AHEPC3430D, & Aadhaar No. 9313 3909 0119), wife of Sri Vivekananda Chakraborty and daughter of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/3, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall include her respective successors, legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**;

WHEREAS :

1) One namely Shyamal Kumar Chakravarty, since deceased, and his brother Sasti Charan Chakraborty, since deceased, purchased ALL THAT piece and parcel of land measuring about 4 cottahs, more or less, lying and situated at Mouza Paschim Barisha, under Khatian Nos. 938 & 288, in Dag No. 228, under the then under South Suburban Municipality having Holding No. 18 Narayan Roy Road, from its erstwhile owners namely Sri Parbati

Charan Bandhyopadhyay and another, out of their other properties, by execution of a Bengali Deed of Sale dated 12th May 1950 and the said Bengali Deed of Sale was duly registered in the Office of the Sub Registrar Alipore At Behala and recorded in Book No. I, Volume No. 8, Pages 161 to 164, Being No. 421 for the year 1950.

2) Since such purchase, said Shyamal Kumar Chakravarty, since deceased, and his brother Sasti Charan Chakraborty, since deceased, became the joint owners of the said plot of land and got their names mutated in the records of the then South Suburban Municipality and used to pay taxes from time to time. Later on the said property was assessed under the then Calcutta Municipal Corporation, presently Kolkata Municipal Corporation, and renumbered as Premises No. 44 Narayan Roy Road, Post Office Barisha, Police Station Thakurpukur, Kolkata 700008 and having Assessee No. 411261200434 under Ward No. 126 of the Kolkata Municipal Corporation.

3) While in joint possession of the aforesaid land, said Shyamal Kumar Chakravarty, since deceased, and his brother Sasti Charan Chakraborty, since deceased, obtained a sanctioned building plan from the then South Suburban Municipality being Plan No. 5794 dated 17.03.1953, and accordingly constructed a Two storied house upon their said plot of land measuring in aggregate an area about 1500 sq.ft. , more or less, and started to live therein with their family members.

4) That while in joint possession of the aforesaid property said Shyamal Kumar Chakravarty died intestate on 05.05.1981 leaving behind his wife namely Smt Bhramar Chakraborty, three daughters namely Smt Purabi Banerjee (Nee Chakraborty), Smt Provati Chakraborty and Smt Pronoti Chakraborty and two sons namely Sri Pranab Kumar Chakravarty and Sri Pallab Kumar Chakraborty, as his legal heirs and successors who inherited

the $\frac{1}{2}$ undivided proportionate shares of said Shyamal Kumar Chakravarty, since deceased,

5) That while in joint possession of the aforesaid property said Smt Bhramar Chakraborty died intestate sometime in the year 2001 leaving behind her three daughters namely Smt Purabi Banerjee (Nee Chakraborty), Smt Provati Chakraborty and Smt Pronoti Chakraborty and two sons namely Sri Pranab Kumar Chakravarty and Sri Pallab Kumar Chakrabarti, as her legal heirs and successors, who inherited the undivided proportionate shares of said Bhramar Chakraborty, since deceased, in the aforesaid property.

6) That while in joint possession of the aforesaid property said Sasti Charan Chakraborty died intestate on 20.03.2008 leaving behind his wife namely Smt Ashalata Chakraborty, one daughter namely Smt Progoti Chakraborty, and one son namely Sri Pradip Chakraborty, as his legal heirs and successors, who jointly inherited the $\frac{1}{2}$ undivided proportionate shares of said Sasti Charan Chakraborty, since deceased, in the said property. Be it mentioned herein that said Ashalata Chakraborty died intestate on 02.10.2021.

7) Since such inheritance, the Vendors herein presently seized and possessed of or otherwise collectively entitled to **2/10th** undivided share in aforesaid property, consisting of land measuring about 4 Cottahs, more or less, along with a Two storied building standing thereon and measuring in aggregate about 1500 sq.ft. , more or less, lying and situated at Premises No. 14 Narayan Roy Road, Post Office Barisha, Police Station Thakurpukur, Kolkata 700008 and having Assesse No. 411261200434 under Ward No. 126 of the Kolkata Municipal Corporation, and have duly got their names mutated in the records of the Kolkata Municipal Corporation in respect of the said property, and the Vendors have also represented and assured that they have

good, clear and marketable title in respect of the said property, and that the same is absolutely free from all encumbrances whatsoever.

8) The Vendors expressed their desire to sell their collective **2/10th** undivided share in the said property, and the Purchaser, having come to learn the same, offered to purchase the said **2/10th** undivided share in the said property, which the Vendors agreed to, at and for a consideration of ₹. **21,00,000/- (Rupees Twenty One Lakhs)** only.

AND WHEREAS during the course of negotiation of sale the Vendors have represented to the Purchaser as follows:-

- I. The Vendors have not entered into any other agreement for sale and/or have not encumbered, parted with and/or dealt with the said property described in the SCHEDULE hereunder written in any manner whatsoever.
- II. The said property is free from all encumbrances, charges, impediments, acquisitions, requisitions whatsoever and howsoever, and not affected by any notice or scheme of acquisition or requisition.
- III. There is no legal bar or impediment to transfer the Vendors' collective **2/10th** undivided share in the said property to the Purchaser herein. Neither any suit was filed nor is pending in any Court of Law in India nor there is any order of injunction or attachment relating to the said property described in the SCHEDULE hereunder written.
- IV. All Government charges, Corporation Taxes, maintenance charges and other outgoings in respect of the said property as on the date of execution of this Deed of Conveyance shall be cleared by the Vendors. In case of discovery of any outstanding/ dues in respect of the said property in future the Vendors shall be liable to pay the same.

NOW THIS INDENTURE WINTESSETH AS FOLLOWS :

THAT in pursuance of the said agreement and in consideration of ₹. **21,00,000/- (Rupees Twenty One Lakhs)** only paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and confirm and of and from the payment of the same and every part thereof do hereby forever release discharge and acquit the Purchaser and the property, hereby intended to be sold transferred and conveyed), the Vendors, having good right full power absolute authority and indefeasible title to grant, convey, transfer, assign the said property, do hereby convey grant transfer, assure, assign and confirm unto and in favour of the Purchaser ALL THAT their collective **2/10th** undivided share in the said property being the plot of land measuring about 4 Cottahs, more or less, (sale portion comes to $720 \times 4 \times 2/10 = 576$ sq.ft.) along with Two storied building standing thereon and measuring in aggregate about 1500 sq.ft., more or less, (sale portion comes to $1500 \times 2/10 = 300$ sq.ft.) situated at Premises No. 44, Narayan Roy Road {Road Zone : 3. (K.K Roychowdhury Road to Rest (Ward 126)), Post Office Barisha, Police Station Thakurpukur, and having mailing address 34 Narayan Roy Road, under Ward No. 126 of the Kolkata Municipal Corporation and having Assessee No. 411261200434, Kolkata 700008, South 24 Parganas, hereinafter referred to as the 'Said Property' and more fully and particularly described in the SCHEDULE hereunder written HOWSOEVER OTHERWISE the said property now or heretofore were or was situated, putted, bounded, called, known, numbered, described and distinguished, TOGETHER WITH all homestead, trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges, easements, appendages whatsoever to the said property or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversions and reversions, remainder and reminders, rents, title, inheritance use, trust, property, claim and demand

WHATSOEVER both at law and in equity of the Vendors into and upon the said property or every part thereof AND all deeds, pattas, minuments, writings and evidences of title which in anyway relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any persons from whom they can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with the rights, easements, privileges and appurtenances unto and to the use of the Purchaser forever AND the Vendors do hereby covenant and declare THAT NOTWITHSTANDING any act, deed or thing whatsoever done, the Vendors at all material times heretofore and now have good rights, power, authorities and title to grant, sell, convey transfer, assign and assure the said property hereby granted, sold, conveyed, transferred, assigned or assured, to or expressed, or intended so to be, into and to the use of the Purchaser herein in the manner aforesaid; AND THAT the Vendors and/or their predecessors did never encumber the said property in any way and/or manner and the Vendors shall hand over the possession of the said property to the Purchaser and from the date of execution of deed the Purchaser herein shall and may at all times hereafter peaceably and quietly enter into, hold possess and enjoy the said property and every part thereof and receive the rents, issue and profits thereof, without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of, from and against all claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons lawfully and equitably claiming as aforesaid and

FURTHER THAT the Vendors and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in title 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 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 according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors and/or their predecessors or for any breach of the covenants hereunder contained.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the collective $2/10^{\text{th}}$ undivided share in the property being the plot of land measuring about 4 Cottahs, more or less, (sale portion comes $720 \times 4 \times 2/10 = 576 \text{ sq.ft.}$) along with Two storied building standing thereon, about 30 years old with cemented flooring, and measuring in aggregate about 1500 sq.ft., more or less, (sale portion comes $1500 \times 2/10 = 300 \text{ sq.ft.}$), situated at Mouza Paschim Barisha, under Khatian Nos. 938 & 288, in Dag No. 228 and having Premises No. 44, Narayan Roy Road {Road Zone : 3. (K.K Roychowdhury Road to Rest (Ward 126))}, Post Office Barisha, Police Station Thakurpukur, and mailing address 34 Narayan Roy Road, under Ward No. 126 of the Kolkata Municipal Corporation and having Assessee No. 411261200434, Kolkata 700008, South 24 Parganas, together with all easements and other rights available therein, and the said premises is butted and bounded as follows :

ON THE NORTH : By Pond.
ON THE EAST : By House of Others.
ON THE WEST : By House of Others.
ON THE SOUTH : By Narayan Roy Road.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

WITNESSES :

1. MITHUN BANERJEE
P- 25 D.R.A. K. PAUL ROAD (EXTN.)
KOLKATA - 700034

i) Purabi Banerjee

ii) Pronobi Chakraborty

2. *Sandipen Mitra*
6A, Nepal Bhatrakhyaji Street,
Kolkata - 700026

VENDORS

Pronobi Chakraborty

PURCHASER

Drafted by :

Sandipen Mitra

SANDIPAN MITRA
Advocate
High Court, Calcutta,
6, Old Post Office Street,
Kolkata - 700001.
(Ph: 9432299422)
Enrol. No. - WB/186/2006

MEMO OF CONSIDERATION

RECEIVED from the withinnamed PURCHASER the withmentioned sum of ₹. 21,00,000/- (Rupees Twenty One Lakhs) only being the withinmentioned consideration sum and admitted and acknowledged the same as per memo below.

Sl. No.	Details of Payments	Price (₹)
1.	Cheque No. 120042 dated 17.05.2022 drawn upon Central Bank Of India, Barisha Branch.	10,50,000/-
2.	Cheque No. 120043 dated 17.05.2022 drawn upon Central Bank Of India, Barisha Branch.	10,50,000/-
	Total -	<u>21,00,000 /-</u>

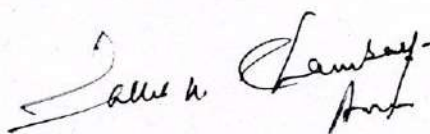
Rupees Twenty One Lakhs only.

WITNESSES:

1. MITHUN BANERJEE

i) Purabi Banerjee

ii) Pronoti Chakraborty.

2. 
Sanku Chandra
6A, Nepal Bhawan St.
K-26

VENDORS



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001374242/2022	Office where deed will be registered
Query Date	10/05/2022 10:15:09 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANDIPAN MITRA 6 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9432299422, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 21,00,000/-	Rs. 21,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 84,020/- (Article:23)	Rs. 21,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 44, , Ward No: 126, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	576 Sq Ft	18,00,000/-	18,00,000/-	Property is on Road
Grand Total :				1.32Dec	18,00,000 /-	18,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	3,00,000 /-	3,00,000 /-	



Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Purabi Banerjee Daughter of Late Shyamal Kumar Chakraborty,P/25 Dr Akhaya Pal Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. anxxxxx5g, Aadhaar No.: 86xxxxxxxx2171,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Pronoti Chakraborty Daughter of Late Shyamal Kumar Chakraborty,7/37 Netaji Nagar, City:- , P.O:- Netaji Nagar, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. aixxxxx8r, Aadhaar No.: 30xxxxxxxx5996,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Provati Chakraborty Daughter of Late Shyamal Kumar Chakraborty,18/3 Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ahxxxxx0d, Aadhaar No.: 93xxxxxxxx0119,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Sandipan Mitra Son of Mr Dilip Mitra 6 Old Post Office Street, City:- Kolkata, P.O:- Council House Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Purabi Banerjee, Mrs Pronoti Chakraborty, Mrs Provati Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Purabi Banerjee	Mrs Provati Chakraborty-0.660001 Dec
2	Mrs Pronoti Chakraborty	Mrs Provati Chakraborty-0.660001 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Purabi Banerjee	Mrs Provati Chakraborty-150 Sq Ft
2	Mrs Pronoti Chakraborty	Mrs Provati Chakraborty-150 Sq Ft

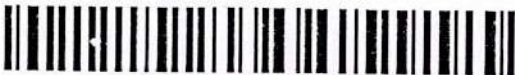


Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411261200434 Premises No. : 44 Ward No. : 126 Street Name : NARAYAN ROY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : PURABI BANERJEE,PROVATI CHAKRABORTY , PRNOTI CHAKRABORTY,PRAN AB KUMAR CHAKRAVARTY , PALLAB KUMAR CHAKRABARTI,PROG OTI CHAKRABORTY , PRADIP CHAKRABORTY Owner Address : 34 NARAYAN RAY ROAD, , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 4 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-06-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





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

GRN Details

GRN: 192022230025616981 Payment Mode: Online Payment
GRN Date: 12/05/2022 21:23:08 Bank/Gateway: State Bank of India
BRN : IK0BRIBIA3 BRN Date: 12/05/2022 21:26:21
Payment Status: Successful Payment Ref. No: 2001374242/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANDIPAN MITRA
Address: 6 OLD POST OFFICE STREET KOLKATA 700001
Mobile: 9432299422
EMail: sandipan.highcourt@gmail.com
Depositor Status: Advocate
Query No: 2001374242
Applicant's Name: Mr SANDIPAN MITRA
Identification No: 2001374242/3/2022
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001374242/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	83920
2	2001374242/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21014
			Total	104934

IN WORDS: ONE LAKH FOUR THOUSAND NINE HUNDRED THIRTY FOUR ONLY.









Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072001374242/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Purabi Banerjee P/25 Dr Akhaya Pal Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034	Seller			<i>Purabi Banerjee</i> 17.05.2022
2	Mrs Pronoti Chakraborty 7/37 Netaji Nagar, City:- , P.O:- Netaji Nagar, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700092	Seller			<i>Pronoti Chakraborty</i> 17.05.22
3	Mrs Provati Chakraborty 18/3 Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Buyer			<i>Provati Chakraborty</i> 17.05.2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandipan Mitra Son of Mr Dilip Mitra 6 Old Post Office Street, City:- Kolkata, P.O:- Council House Street, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs Purabi Banerjee, Mrs Pronoti Chakraborty, Mrs Provati Chakraborty			Sandipan Mitra 17.5.2022

(Asis Kumar Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 229399 to 229422

being No 160707039 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.05.23 16:05:24 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/23 04:05:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)