

0358A/20

I- 3443/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 254048

F 254048

It is certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar-IV
Alipore, South, 4-Pgs.

30 SEP 2020

- 1 OCT 2020

: DEED OF CONVEYANCE:

THIS DEED OF CONVEYANCE is made this 30th day of September, TWO THOUSAND TWENTY, Anno Domini,

9-1180756/20

526 0006

03.08.2020

Date: 03.08.2020
 Paid to: Sudipto Chakraborty (Adv)
Alipore Judge Court, Kolkata
 Rupees: 3600/-



SD
 Samiran Das
 Stamp Vendor
 Alipore Police Court
 South 24 Pgs., Kolkata

526 M 5200L

840683 F

Ajoy M. Chanda.



Vc 2767



For Concord Construction

Ajoy M. Chanda.

Proprietor



Vc 2768

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

30 SEP 2020

Sisir Das Gupta



Sudipto Chakraborty
 Alipore Judge Court, Kolkata
 Alipore, South 24 Pgs.

: B E T W E E N :

SMT. SIPRA DASGUPTA, Wife of Sri Rama Prasad Dasgupta, By Faith Hindu, By Occupation-Housewife, PAN-BEJPD1489J, Aadhaar No.447317725383, residing at "Hari Niwas" near Nungi Railway Station, Post Office-Batanagar, Police Station-Maheshtala, Kolkata-700140, District-24-Parganas (South), hereinafter called and referred to as the "VENDOR/OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her respective heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/ representatives, beneficiaries, agent, nominees assigns and person or persons deriving title under each of them} of the FIRST PART.

: A N D :

SRI AJOY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Aadhaar No.240621356861, Sole Proprietor of "M/S. CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "PURCHASER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his respective heir/heirs, successor/ successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.

W H E R E A S one Sri Kanti Ranjan Chakraborty, Son of Sri Nalini Mohan Chakraborty of Paschim Rajpur, Police Station - Jadavpur, District - South 24-Parganas, was the absolute owner in respect of 1 Bigha of land, be the same a little more or less, lying and situated at Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, C.S. Khatian No.5 and 6, R.S. Khatian No.1, 139 and 140, C.S. Dag No.31, R.S. Dag No.110, within the limits of the Kolkata Municipal Corporation, vide Premises No.2108, Nayabad, Police Station - Previously Kasba now Panchasayar, Sreenagar, District-South 24-Parganas Ward No.109, PIN- 700094.



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

30 SEP 2020

AND WHEREAS on 9th day of June, 1972, the said Sri Kanti Ranjan Chakraborty have sold and transferred the property in favour of Sri Shibaprasad Dasgupta, Sri Swapan Kumar Dasgupta, Sri Susanta Kumar Dasgupta, Sri Chanchal Kumar Dasgupta and Sri Rama Prasad Dasgupta all are sons of late Haridas Dasgupta, by virtue of a registered Deed of Sale at the office of Joint Sub-Registrar of Alipore at Behala, registered in Book No.I, Volume No.31, Pages 273 to 279, Deed No.2170, for the year 1972.

AND WHEREAS after purchasing the property from the rightful owner, the said 5 (five) brothers, Sri Shibaprasad Dasgupta, Sri Swapan Kumar Dasgupta, Sri Susanta Kumar Dasgupta, Sri Chanchal Kumar Dasgupta and Sri Ramaprasad Dasgupta were jointly enjoying the property free from all encumbrances and attachments after mutating their names in the record of the local authority.

AND WHEREAS on 18th January, 1995, the said 5 brothers have amicably partitioned their properties amongst themselves by virtue of a registered Deed of Partition from the office of the A.D.S.R. Sealdah, registered in Book No.I, Volume No.5, pages 319 to 346 Deed No.214, for the year 1995, keeping apart/seperate i.e. the second schedule property of the said Deed (being No.214), for their joint use and occupation and since then they were jointly enjoying the first schedule property free from all encumbrances and attachments.

AND WHEREAS the said Shibprasad Dasgupta died intestate leaving behind him the following as his sole legal heirs and executors.

1. Smt. Anjali Dasgupta (Widow)
2. Sri Sanjoy Dasgupta (son)
3. Smt. Susmita Sen Sharma (Daughter)

AND WHEREAS after the demise of said Shibaprasad Dasgupta the above named person have jointly inherited the property left by their demise predecessor and since then they are jointly enjoying the property along with their co-sharers free from all encumbrances and attachments.

AND WHEREAS on 17th day of August, 2006, said Sri Ramaprasad Dasgupta, Sri Swapan Kumar Dasgupta, Sri Susanta Kumar Dasgupta, Sri Chanchal Kumar Dasgupta, Smt. Anjali Dasgupta, Sri Sanjoy Dasgupta and Smt. Susmita Sen Sharma jointly gifted their property to Sipra Dasgupta, the present vendor herein, by way of registered Gift Deed, which was registered at DSR-III, Alipore, recorded in book No.I, Volume No.19, pages 6846 to 6868, being No.7845, for the year 2006, wherein represented by Rama Prasad Dasgupta for self and as attorney other donors therein, on the strength of two Power of Attorney, vide book No.IV, being No.69, for the year 1995 and 137, for the year 2006.

AND WHEREAS due to some mistake of the Gift Deed, being No.7845, for the year 2006, on 15th September, 2015, a Declaration was registered at DSR-III, Alipore, recorded in Book No.I, Volume No.1603-2015, pages 83187 to 83202, being No.160306403, for the year 2015 and after Gift Deed and Deed of Declaration the vendor herein has mutated her name in the Record of Right and in the record of the Kolkata Municipal Corporation and paying taxes regularly thereon.

AND WHEREAS the vendor herein is the lawful owner in respect of the Schedule property below.

AND WHEREAS the Vendor is now seized and possessed of her Property and well and sufficiently entitled the Schedule below Property measurement 7 Cottahs 00 Chittaks 00 Square Feet more or less and/or in part or portion thereof more fully described in the Schedule below and the vendor herein also has already processed for the new ground plus three storied building plan for sanction and after the registration the purchaser herein will do the construction work and at present she declared to sell and the PURCHASER offered to purchase the said Property at or for the price of Rs.1,19,00,000=00 (Rupees One Crore Nineteen Lakh) only which the Vendor accepted as highest Market Value.

AND WHEREAS the Vendor declared to sell and the PURCHASER being satisfied to investigate all relevant documents in respect of the schedule below property and after being satisfied agreed to purchase the said

property measuring an area of 7 Cottahs 00 Chittaks 00 Square Feet more or less or in a part or portion thereof and particularly mentioned and described in the SCHEDULE hereunder written absolutely free from all encumbrances, whatsoever charges, attachments, liens, lispendences, whatsoever easement right of Common Passage lying or situate adjacent to the said Property at or for the price of Rs.1,19,00,000=00 (Rupees One Crore Nineteen Lakh) only which the Vendor herein accepted being the highest Market Value.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement dated 23rd October, 2019 and subsequently Supplementary Agreement dated 19th July, 2020 and in confirmation of the said offer and acceptance by and between the Parties as per the agreements and in consideration of the said sum of Rs.1,19,00,000=00 (Rupees One Crore Nineteen Lakh) only paid by the PURCHASER herein in favour of the Vendor herein as per Memo below {the receipt whereof the Vendor do hereby grant and acknowledge} the Vendor do hereby sell, transfer and convey, absolutely unto the PURCHASER ALL THAT piece or parcel of Land measuring or containing by 7 Cottahs 00 Chittaks 00 Square Feet more or less with plan particularly mentioned and described in the Schedule hereunder written {hereinbefore and hereinafter referred to as "THE SAID PROPERTY"} or HOWSOEVER OTHERWISE the said Property or any part thereof now is or at any time heretofore was situated, butted and bounded, called, known, described, distinguished or reputed so to be AND ALSO TOGETHER WITH all the ways, paths, passages, all drainage facilities, Roads, advantages or ancient, lights, liberties, rights, easements, appendages and appurtenances whatsoever the said Property belonging or in any way appurtenant thereto or known as part or parcel or member thereof all the estate, right, title, interest, claim or demand whatsoever of the Vendor into upon and out of the said Property and every part thereof TOGETHER WITH original deeds, documents and muniments-of-title in any way exclusively relating to the said Property or any part thereof, which are now handed over to the PURCHASER TO HAVE AND TO HOLD the said Property more fully described in the Schedule below with all rights,

members and appurtenances to the PURCHASER absolutely free from all encumbrances, charges, liens, attachments and lispendences whatsoever absolutely and forever and the Vendor do hereby covenant with the PURCHASER that the absolute interest which the Vendor professes and do hereby transfer subsists AND THAT notwithstanding any act, deed, matter or thing by the Vendor or her predecessors-in-title made done executed or suffered to the contrary the Vendor has now good, right full power and absolute authority to sell, transfer, convey the said Property more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid A N D that the Vendor have not done any act or thing whereby the said property hereby sold, conveyed and transferred or expressed or intended so to be have been encumbered or whereby the Vendor is hindered from selling, transferring and conveying the same unto the PURCHASER in the manner aforesaid and that the PURCHASER shall or may at all times hereafter peaceably and quietly enter into and upon and hold possess and enjoy the said Property described in the Schedule below without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her predecessors-in-title A N D that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and sufficiently saved, defended and kept in harmless and indemnified of from and against all and all manner of ~~former~~ and other estate, right, title, interest, claims, charges, liens, lispendences or encumbrances, whatsoever or suffered by the Vendor or any person lawfully or rightfully claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Property and more fully described in the Schedule below or any part thereof from time to time and at all times hereinafter at the request and cost of the PURCHASER or any person or persons claiming from under or in trust for the PURCHASER made do acknowledge execute and perfect and all proper despatch and cause to be made done acknowledge, executed and perfected with all proper despatch all such acts,

deeds, matters and things whatsoever for further better and more perfectly assuring the said Property and more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid as shall or may be reasonably required. AND the PURCHASER will have free and unfettered right in common with other persons having the like rights to pass and re-pass the Common Passage meets to the said Property for going and coming with Conveyances and to lay at his own costs, drains, filtered, water, pipes, electric, gas and telephone cables and lines under the passages. The PURCHASER henceforth will have every right to use and transfer and/or assign, construct any multi storied building by obtaining the sanction plan from the KMC and dispose of flats or in any manner, whole or part of the Property more fully described in the Schedule below in whatsoever manner.

That the Property is not a Benami Property or any way encumbered or charge or mortgage and the Vendor has not made any Agreement Registered or Unregistered with anybody executed any Will in favour of anybody in respect of the Schedule Property and if it is done so the vendor herein had cancelled the said documents before this registration and the Vendor has good and marketable title over the said Property and the said Property is free from all encumbrances and henceforth the PURCHASER and his legal heirs and assigns shall have every right to enjoy the Schedule below Property absolutely by using the same in whatsoever manner or by constructing, houses, buildings, multistoried Building, renovating, and with the full right to transfer in whatsoever manner i.e. sale, gift, lease and/or mortgage and/or otherwise and if any discrepancies arises in the title of the ownership till the date of this Deed of conveyance, then in that case the vendor will be liable and responsible to pay the same.

AND THIS DEED FURTHER WITNESSETH that in consideration of the PURCHASER having purchase the Property on the assurance and guarantee of the Vendor as to protection and indemnified against any possible claim by any person or persons or any authority the Vendor do hereby and hereunder agrees to indemnify and at all times keep indemnified the PURCHASER against all such possible claims or demands in respect of the Schedule below Property.

Be it further noted that the purchaser shall in any manner hold the vendor liable for any claim made by the any parties claiming through the occupants and shall kept the vendor indemnified from all liabilities in connection therewith save only those created under the written consent of the vendor or her predecessors-in-title. Be it also noted that the Vendor has handed over the Title Deeds of the vendor (Colour Xerox of the Deed No.2170 for the year 1972, Colour Xerox of the Deed of Declaration being No.17605, for the year 1992, and Colour Xerox of the partition Deed, being No.214, for the year 1995 with self attested which the vendor is bound to produced to the purchaser for the purpose of verification in Banks, KMC and other authorities, 2nos of original Power of Attorneys vide book No.IV, being No.69, for the year 1995 and 137, for the year 2006, Deed of Gift, being No.07845 (original), for the year 2006, Deed of Declaration, being No.06403, for the year 2015), KMC Mutation Certificate, Assessment Role, BLRO Mutation, Conversion Certificate and other relevant document (if any) current up-date taxes and physically possession in connection with the property to the purchaser herein on the Date of execution of this Deed of Conveyance.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of vacant Bastu land measuring 7 Cottahs 00 Chittaks 00 Square Feet more or less, appertaining to Mouza-Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, C.S. Khatian No.5 and 6, R.S. Khatian No.1, 139 and 140, C.S. Dag No.31, R.S. Dag No.110, L.R. Khatian No.139, L.R. Dag No.110, within the limits of the Kolkata Municipal Corporation, vide Premises No.2108, Nayabad, Assessee No.311090821081, Police Station- previously Kasba now Panchasayar, Sreenagar, KMC WARD NO.109, Kolkata-700094, District South 24-Parganas, This land will be used for development for residential purpose only butted and bounded by :-

<u>ON THE NORTH</u>	:	6.150M Wide KMC Road.
<u>ON THE SOUTH</u>	:	By Plot No.12 & 13
<u>ON THE EAST</u>	:	By Plot No.10.
<u>ON THE WEST</u>	:	Remaining land of plot no. 11A

And for more clearness depicted and delineated in the "PLAN" or "MAP" annexed herewith Coloured with "RED" Border and the said Plan to be treated as part of this DEED.

IN WITNESSES WHEREOF, the VENDOR have set and subscribed their hands and seal by the day, month and year first above written.

SIGNED SEALED AND
DELIVERED AT KOLKATA
IN THE PRESENCE OF :

1... Annab kumar Chanda
23/M/12 Naktala Road
Kolkata - 700047

Jitender Datta

2... 697, Hatibani more
Sreenagar main road
New Garia KOLKATA - 700094

Sipra Das Gupta

SIGNATURE OF THE OWNER/VENDOR.

For Concord Construction

Ajoy K. Chanda.

Proprietor

3. Renu Prasad Das Gupta
697, Hatibani More
Sree Nagar Main Road
New Garia, Kolkata 700094

SIGNATURE OF THE PURCHASER.

DRAFTED AND PREPARED BY ME.

[Signature]
{ ADVOCATE }

P. 434 / 135/99

ALIPORE JUDGES' COURT. KOL - 27.

TYPED BY ME.

[Signature]
{ TYPIST }

: MEMO OF CONSIDERATION :

RECEIVED from the within-named PURCHASER the said sum of Rs.1,19,00,000=00 (Rupees One Crore Nineteen Lakh) only being the full consideration money as per Memorandum below.

: M E M O :

- | | |
|--|------------------|
| 1. By Cheque, Vide No.218185
Dated 23/10/2019
On State Bank of India, Naktala Branch | Rs. 7,00,000=00 |
| 2. By Cheque, Vide No.795124
Dated 19/07/2020
On State Bank of India, Naktala Branch | Rs. 5,00,000=00 |
| 3. By Demand Draft, Vide No.927981,
Dated 25/09/2020, State Bank of India,
Naktala Branch, Kolkata | Rs. 70,00,000=00 |
| 4. TDS | Rs. 89,250=00 |
| 5. By Demand Draft, Vide No.927982,
Dated 28/09/2020, State Bank of India,
Naktala Branch, Kolkata | Rs. 36,10,750=00 |












=====
TOTAL : Rs.1,19,00,000=00
=====

Total Rupees One Crore Nineteen Lakh only

Sipra Das Gupta
SIGNATURE OF THE OWNER/VENDOR.












WITNESSES :

- 1} Annab Kuman Chanda
- 2} *Jitankar D Gupta*
- 3} *Ramesh Prasad Das Gupta*

		Thumb	1 st finger	middle finger	ring finger	small finger
 Sibra Das Gupta	Left Hand					
	Right Hand					

Name

Signature Sibra Das Gupta

		Thumb	1 st finger	middle finger	ring finger	small finger
 Ajoy Kumar Chanda	Left Hand					
	Right Hand					

Name AJOY KUMAR CHANDA

Signature Ajoy K. Chanda

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

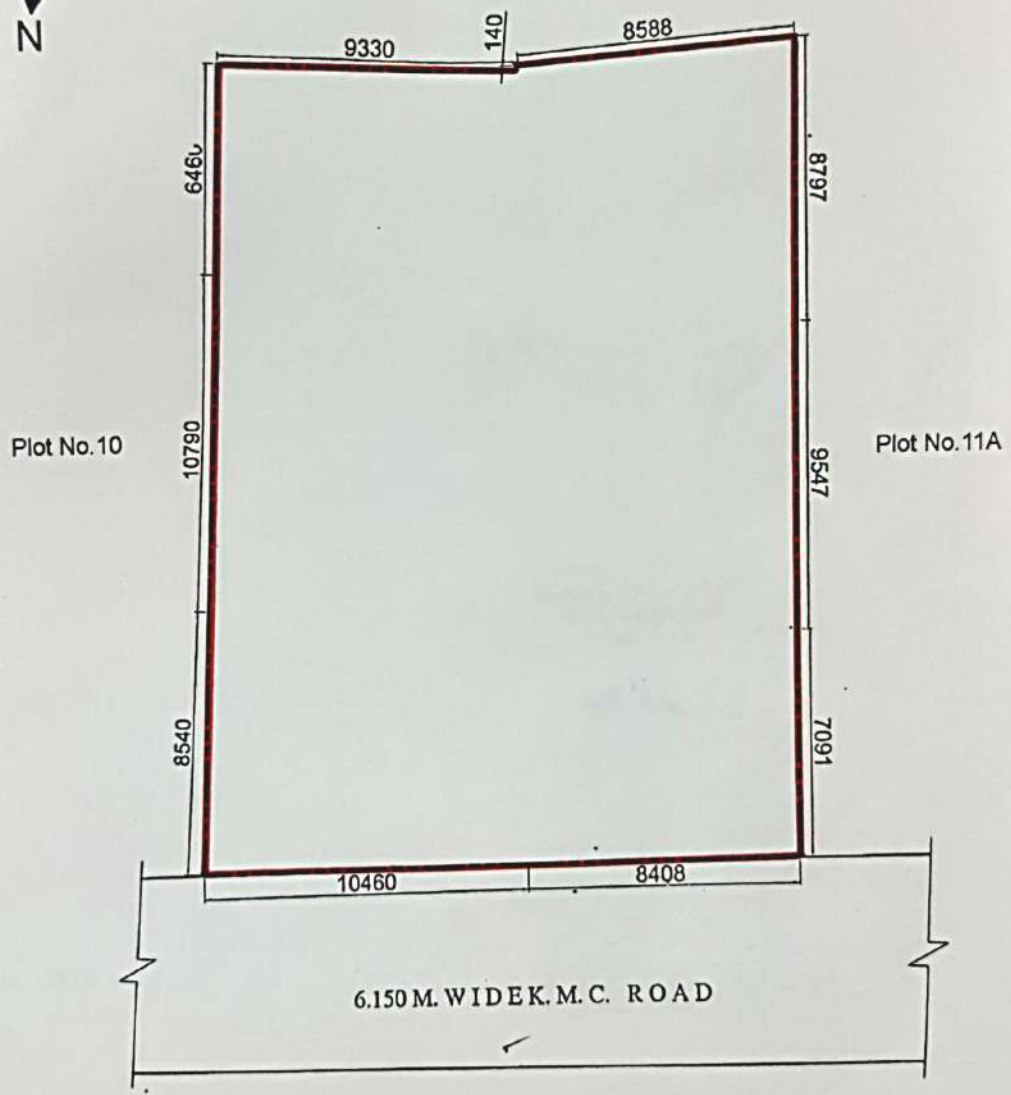
Name

Signature

PLAN SHOWING OF THE BASTU LAND MEASURING 7 COTTAHS 00 CHITTAKS 00 SQUARE FEET MORE OR LESS AT PREMISES NO.2108, NAYABAD, POLICE STATION- PREVIOUSLY KASBA NOW PANCHASAYAR, SREENAGAR, KMC WARD NO.109, ASSESSEE NO.311090821081, KOLKATA-700094, DISTRICT SOUTH 24-PARGANAS.



Plot No.12 & 13



For Concord Construction
 Ajoy K. Chanda
 Proprietor

Sipra Das Gupta

[Signature]
 Drawn by



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001180756/2020

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 SIPRA DASGUPTA "Hari Niwas" Near Nungi Railway Station, P.O:- Batanagar, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Sipra Das Gupta</i>
2	Mr AJAY KUMAR CHANDA 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Represent ative of Buyer [MS CONCOR D CONSTR UCTION]			<i>Ajay K. Chanda. 23/9/2020</i>
SI No.	Name and Address of identifier	Identif	Photo	Finger Print	Signature with date
1	Mr Sudipta Chakraborty Son of Late Bhabani Ranjana Chakraborty Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs SIPRA DASGUPTA, Mr AJAY KUMAR CHANDA			<i>Sudipta Chakraborty</i> <i>23/9/2020</i>

2769

(Pradipta Kishore Guha)

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY KUMAR CHANDA
BIRENDRA LAL CHANDA
19/02/1958

Permanent Account Number

ACPPC8525M

Ajoy K. Chanda.

Signature



In case this card is lost / found, kindly inform / return to ;

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Ajoy K. Chanda.



भारत सरकार
GOVERNMENT OF INDIA



অজয় কুমার চন্দ
Ajoy Kumar Chanda
পিতা : বীরেন্দ্র লাল চন্দ
Father : BIRENDRA LAL CHANDA
জন্ম সাল / Year of Birth : 1958
পুরুষ / Male



2406 2135 6861

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩/এম/১২, নাকতলা রোড,
নাকতলা, নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ, 700047

Address:
23/M/12, NAKTALA ROAD,
NAKTALA, Naktala S.O,
Naktala, Kolkata, West
Bengal, 700047

1947
1800 160 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,
Bengaluru-560 001

Ajoy K. Chanda.



भारत सरकार
GOVERNMENT OF INDIA



Sudipta Chakraborty
Date of Birth/DOB: 12/03/1972
Male/ MALE
Mobile No: 9831036678



9423 9328 0947
VID : 9131 7680 1708 4064

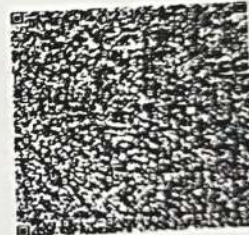
MEERA AADHAAR. MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Bhabani Ranjan Chakraborty, 156,
Rifle Club East, Kolkata, South 24
Parganas,
West Bengal - 700070



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

SIPRA DASGUPTA

INDUBHUSAN SENGUPTA



भारत सरकार
GOVT. OF INDIA

24/02/1949

Parliament Account Number
BEJPD1489J

Sipra Das Gupta
Signature



In case this card is lost/found, kindly inform/return to:
Income Tax PAN Services Unit, UTTUSTL
Plot No. 3, Sector 11, CBD Belapur
New Mumbai - 400 614.

एक कार्ड नो. खोने/पाने पर गुप्तता सूचित करें/वापस करें:
आयकर सेवा सेवा यूनिट, UTTUSTL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नई मुंबई-400 614

Sipra Das Gupta

MD401170735FH



आपका आधार क्रमांक / Your Aadhaar No. :

4473 1772 5383

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sipta Dasgupta

Father : Indubhusan Sennupia

DOB : 24/02/1949

Female



4473 1772 5383

मेरा आधार, मेरी पहचान

Sipta Das Gupta

■ आधार देश भर में मान्य है ।

■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं को लाभ उठाने में उपयोगी होगा ।

■ Aadhaar is valid throughout the country .

■ Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

W/O Ramaprasad Dasgupta, 697 NAVYABAD, SREENAGAR
MAIN ROAD, NEAR 1 B BUS STAND, Panchasayer,
Kolkata, Panchasayer, West Bengal, 700094

4473 1772 5383



1947 helpline @ uidai.gov.in

www.uidai.gov.in



use

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

Query No / Year	2001180756/2020	Office where deed will be registered
Query Date	23/09/2020 9:05:20 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 1,19,00,000/-		Rs. 1,30,66,198/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 9,14,654/- (Article:23)		Rs. 1,30,676/- (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. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2108, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha	1,19,00,000/-	1,30,66,198/-	Width of Approach Road: 21 Ft.,
Grand Total :				11.55Dec	119,00,000 /-	130,66,198 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs SIPRA DASGUPTA Wife of Mr Ramprasad Dasgupta, "Hari Niwas" Near Nungi Railway Station, P.O:- Batanagar, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BExxxxxx9J, Aadhaar No.: 44xxxxxxxx5383, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MS CONCORD CONSTRUCTION (Sole Proprietorship) 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047 PAN No. ACxxxxxx5M, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AJAY KUMAR CHANDA Son of Late Birendra Lal Chanda23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx5M , Aadhaar No.: 24xxxxxxxx6861	MS CONCORD CONSTRUCTION (as Proprietor)

Identifier Details :

Name & address
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs SIPRA DASGUPTA, Mr AJAY KUMAR CHANDA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs SIPRA DASGUPTA	MS CONCORD CONSTRUCTION-11.55 Dec

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090821081 Premises No. : 2108 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT. SIPRA DASGUPTA Owner Address : "HARI NIWAS", , P.O.- BATANAGAR , P.S.- MAHESTALA , KOLKATA-140 , NEAR NUNGI RAILWAYS STATION Pin No. : 700140	Character of Premises: Vacant Land Total Area of Land: 07 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 23-10-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-10-2020)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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/-.



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

3443/2020

19-202021-009619481-2

Payment Mode Counter Payment

GRN: 28/09/2020 08:14:20

Bank : State Bank of India

BRN: 90035094

BRN Date: 28/09/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2001180756/3/2020
(Query No./Query Year)

Name : AJOY KUMAR CHANDA
Contact No. : Mobile No. : +91 9331429642
E-mail :
Address : 23M12 Naktala Road Kolkata700047
Applicant Name : Mr SUDIPTA CHAKRABORTY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001180756/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	909654
2	2001180756/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	130676
Total				1040330

In Words : Rupees Ten Lakh Forty Thousand Three Hundred Thirty only

Major Information of the Deed

Deed No :	I-1604-03443/2020	Date of Registration	01/10/2020
Query No / Year	1604-2001180756/2020	Office where deed is registered	
Query Date	23/09/2020 9:05:20 AM	1604-2001180756/2020	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,19,00,000/-	Rs. 1,30,66,198/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,14,654/- (Article:23)	Rs. 1,30,708/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 2108, Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				11.55Dec	119,00,000 /-	130,66,198 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs SIPRA DASGUPTA Wife of Mr Rama Prasad Dasgupta "Hari Niwas" Near Nungi Railway Station, P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx9J, Aadhaar No: 44xxxxxxxx5383, Status : Individual, Executed by: Self, Date of Execution: 30/09/2020 , Admitted by: Self, Date of Admission: 30/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/09/2020 , Admitted by: Self, Date of Admission: 30/09/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS CONCORD CONSTRUCTION 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: ACxxxxxx5M, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

1 **Mr AJOY KUMAR CHANDA (Presentant)**

Son of Late Birendra Lal Chanda 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5M, Aadhaar No: 24xxxxxxxx6861 Status : Representative, Representative of : MS CONCORD CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mrs SIPRA DASGUPTA, Mr AJOY KUMAR CHANDA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SIPRA DASGUPTA	MS CONCORD CONSTRUCTION-11.55 Dec

30-09-2020

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

Presented for registration at 18:01 hrs on 30-09-2020, at the Private residence by Mr AJOY KUMAR CHANDA .,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,30,66,198/-

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

Execution is admitted on 30/09/2020 by Mrs SIPRA DASGUPTA, Wife of Mr Rama Prasad Dasgupta, "Hari Niwas" Near Nungi Railway Station, P.O: Batanagar, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife

Indetified by Mr Sudipta Chakraborty, , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-09-2020 by Mr AJOY KUMAR CHANDA, Proprietor, MS CONCORD CONSTRUCTION (Sole Proprietorship), 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr Sudipta Chakraborty, , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 01-10-2020

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

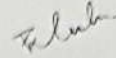
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,30,708/- (A(1) = Rs 1,30,662/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,30,676/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 12:00AM with Govt. Ref. No: 192020210096194812 on 28-09-2020, Amount Rs: 1,30,676/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90035094 on 28-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

that required Stamp Duty payable for this document is Rs. 9,14,654/- and Stamp Duty paid by Stamp Rs
by online = Rs 9,09,654/-
Description of Stamp
Stamp: Type: Impressed, Serial no 526, Amount: Rs.5,000/-, Date of Purchase: 03/08/2020, Vendor name: Samiran
Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2020 12:00AM with Govt. Ref. No: 192020210096194812 on 28-09-2020, Amount Rs: 9,09,654/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90035094 on 28-09-2020, Head of Account 0030-02-103-003-02



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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 126918 to 126943

being No 160403443 for the year 2020.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2020.10.05 12:21:37 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2020/10/05 12:21:37 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)