

3833/2021

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

NO 1003-2-610451/2021

Mr. P. 25.11.2021

A.R.A. III

Additional Assurances

of kata

20 MAR 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 20th day of March 2021,

BETWEEN

Contd. In page 2

(2)

SRI RANAJIT KUMAR DUTTA ALIAS SRI RANJIT KUMAR DUTTA(PAN ACSPD6969M), Son of Late Krishna Kumar Dutta, by faith Hindu, by occupation retired, by Nationality Indian, resident of 9, Amita Ghosh Road, P.O. Sarat Bose Road, P.S. Ballygunge, Kolkata 700029, West Bengal, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) hereinafter called 'THE OWNER / VENDOR'.

AND

1)SRI KAUSIK PANDA(PAN AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation Business, by Nationality Indian, resident of 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal,

2)SRIJUKTA MAHUA CHATTERJEE(PAN ALEPC8654R), Daughter of Sri Surendra Nath Dey, by faith Hindu, by occupation self employed, by Nationality Indian, resident of 101/C, Rajib Gandhi Road, P.O.Konnagar, P.S. Uttarpara, Dist Hooghly, Pin 712235, West Bengal, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) hereinafter called 'THE PURCHASERS'.

Contd. In page 3

(3)

ALL THAT PIECE & PARCLE of a plot of 'Bastu' land measuring an area of 03 ka 12 chatak 30 sq.ft more or less along with building covered area measuring more or less 200 sq.ft on the Ground Floor and covered area measuring 200 sq.ft on the 1st floor old structure having cement floor together with all rights to use common passage, common walls with all easement rights facilities thereto situated in Mouza – Chandannagar, J.L. No.1, Sheet no 15, comprising in C.S and R.S. Dag No. 59, under R.S. Khatian No 31, comprised in L.R Dag no 87, under L.R Khatian no 305, within Police Station – Chandannagar, being holding no 768(old 695), J.N.Sur Road, in ward no 13, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly which is fully described in the Scheduled below is the sealable property herein.

AND- W H E R E A S, the property originally belonged to one Krishna Kumar Dutta, Son of Late Sasi Bhusan Dutta, of Bag bazar, Chandannagar, Hooghly, and he was the owner and possessor of the Bastu land measuring 0.110 Acre more or less and he mutated his name before the competent authorities and paying taxes and rents and during his life time he executed a Deed of irrevocable Settlement and Trust in favour of his two sons namely- Sri Ranajit Kumar Dutta Alias Sri Ranjit Kumar Dutta, the present Vendor herein and Sri Sujit Kumar Dutta, as the beneficiaries and his wife namely Smt Mrinalini Dutta, as the Trustee. According to his settlement Deed, his wife Smt Mrinalini Dutta, the said trustee therein, only could live and look after the property till to her death but she has had no right, title, interest and claim over the said property and after the death of the said Trustee and Trust would be revoked automatically. The said Krishna Kumar Dutta executed the said Deed of irrevocable settlement and trust on 30/11/1984 at the Office of ARA-3, Kolkata, being Deed no 1727/1985, registered in Book no 1, Volume no 27, pages 381 to 387.

Contd. In page 4

(4)

AND- WHEREAS, the said Krishna Kumar Dutta died on 07/01/2003 and his wife Smt Mrinalini Dutta died on 09/01/2008.

AND- WHEREAS, after the death of Krishna Kumar Dutta and Mrinalini Dutta, the present Owner/Vendor, herein, becomes the absolute owner of the land measuring 03 ka 12 ch 30 sq.ft more or less along with building covered area measuring more or less 200 sq.ft on the Ground Floor and covered area measuring 200 sq.ft on the 1st floor old structure having cement floor and Sri Sujit Kumar Dutta becomes the absolute owner of the 'Bastu' land measuring 02 Katha 14 ch 18 sq.ft more or less along with old building covered area measuring more or less 1200 sq.ft on the Ground Floor and covered area measuring 1043 sq.ft on the 1st floor, having cement floor and they mutated their names before Chandannagar Municipal Corporation and paying taxes and rents regularly.

AND- WHEREAS, the present Owner - Sri Ranajit Kumar Dutta Alias Ranjit Kumar Dutta herein and Sri Sujit Kumar Dutta, jointly executed a Declaration on 15/02/2021, at the Office of DSR 1, Chinsurah, Hooghly, being Deed no 060101428/2021, registered in Book no 1, Volume no 0601-2021, pages from 40823 to 40845.

AND- WHEREAS, the present Vendor herein is the absolute owner & possessor of the land measuring 03 ka 12 ch 30 sq.ft more or less along with building covered area measuring more or less 200 sq.ft on the Ground Floor and covered area measuring 200 sq.ft on the 1st floor old structure having cement floor having all right, title & interest and he has all rights to use the common passage, and the property is free from all encumbrances and charges, liens, lispends, attachment, whatsoever & howsoever and no court case is pending relating to and concerning title of the Scheduled property. The Owner/Vendor, herein has good marketable title in respect of the Scheduled property without any claims, right, title, interest of any person thereon or therein.

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(5)

AND- WHEREAS, the present Vendor/Owner above named becomes the absolute owner of the scheduled mentioned property by virtue of the said sale Deed and the present Vendor is the absolute owner and has khas possession over the scheduled property and has right, title & interest over the scheduled property and he is paying taxes and rents to the appropriate authority and he has khas possession over the scheduled property and the property is free from all encumbrances and without any disturbances from from any corner & courts' attachments.

WHEREAS, now the present Vendor/Owner has made canvas and publicity to sell off the scheduled property written here under at the highest market price of Rs. 25,00,000/- (Rupees Twenty five Lakhs only) for his urgent need of money.

AND- WHEREAS, the said Purchasers have accepted the said offer of the present Vendor/Owner and agreed to purchase the Scheduled property at the said price of Rs.25,00,000/- (Rupees Twenty five Lakhs only), that in pursuance of the said agreement and in consideration of the sum of Rs.25,00,000/- (Rupees Twenty five Lakhs only), being the full payment of the total consideration money paid on or before the execution of these presents by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby written, admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and

Contd. In page 6

(6)

discharge the Purchasers and the said property more fully described in the schedule written here under) and the Vendor /Owner thus by these presents indefeasibly hereby grant, sell, convey, transfer by way of sale assign, assure unto and in favour of the Purchasers, and their heirs and legal representatives free from all encumbrances, attachments and other defects in title ALL THAT more fully described in the schedule written here under and delineated in the plan annexed hereto and therein bordered in RED colour, together with all sorts of easement rights, rights to use common passage, privileges, advantages, attached therein and thereto and ALL THAT ESTATE, RIGHT, TITLE AND INTEREST, USE, TRUST, INHERITANCE, POSSESSION, CLAIM AND DEMAND both at law and in equity of the Vendor into and upon the said land or any part thereof AND all deeds, pattahs, muniments, writings and evidences of title which is anywise relate to the said property and which are now or hereafter shall or may be in the custody, possession or power of the vendor or any person or persons from whom he can or may procure the same without any suit or action in law or in equity TO HAVE AND TO HOLD hereby granted, conveyed, assigned, assured sold and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever the Vendor does hereby for himself, his heirs, executors, administrators, and assigns covenant with the Purchasers that NOTWITHSTANDING any act,

Contd. In page 7

(7)

Deed or thing by the Vendor done, executed or knowingly suffered to the contrary the Vendor is now rightful and absolutely seized and possessed of and well or otherwise sufficiently entitled to the said property hereby granted, conveyed and transferred and notwithstanding any act, deed as aforesaid the Vendor has good, rightful power and absolutely authority and indefeasible title to grant, convey and transfer the said land hereby granted, conveyed and transferred AND THAT the said land is free from all Debts, claims, mortgages, liens and encumbrances AND THAT the said property is not subject matter of any suit or proceeding pending in any court of law AND THAT the said land is not subject to any attachment, enjoyment or prohibitory order issued by Court of law. That the property has not been acquisition ed and /or requisitioned by the Government nor any notice has been served upon the Vendor/Owner in connection with the property as mentioned in the schedule below AND the Vendor does hereby declare that he is not occupying the excess land as per land ceiling Act, 1975 and that the Purchasers will and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property hereby conveyed and receive and takes all rents, issues and profits thereof and can mutated their names in place of the Vendor/Owner in Chandannagar Municipal Corporation and also in the B.L & L.R.O at Chandannagar-Khalisani, Hooghly, without

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(8)

any lawful eviction, interruption, claim and demand whatsoever from or by the Vendor/Owner or any person or persons lawfully or equitably claiming any estate or interest in the said property from under or in trust for them and the Vendor further declare that if the Purchasers' title & interest & possession of the schedule below property will be disturbed by any false and fictitious statements of the Vendor/Owner, will be liable to pay all costs & damages, including the consideration money with interest to the Purchasers and the Vendor/Owner shall & will at all times hereafter at the request & cost of the Purchasers do & execute or cause to be done & execute all such acts, Deeds & things for further better & more perfectly assuring the said property unto & to the use of the Purchasers in the matter aforesaid as shall or may be reasonably required.

The Vendor/Owner have duly paid all Municipal Corporation Taxes, settlement Khajnas and all other outgoings and contributions relating to and connecting with the Scheduled mentioned property as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaidheads are/is due and payable, the Vendor/Owner shall pay and discharge on demand on that behalf such liabilities and keep the Purchasers and the Scheduled below property indemnified, protected and saved harmless against such liabilities.

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(9)

That the Purchasers shall always and all times hereafter peacefully and quietly hold, occupy and enjoy the Scheduled property without any lawful eviction, interruption, hindrance, disturbance from the Vendor or any person lawfully claiming under them or in trust for the said Vendor and the Vendor/Owner will not have any claim/right/objections over the common walls as well as over the adjacent property of the Scheduled property. Be it mentioned here that after the execution of this Deed the common walls between the adjacent property and the Scheduled property will be common between the Purchasers herein and Sri Sujit Kumar Dutta, the adjacent Owner.

That the Vendor/Owner will handover the chain Deeds, Municipal Corporation Tax receipt, Mutation certificate of Municipal Corporation, Deed of Declaration all in original to the Purchasers at the time of execution of this Sale Deed.

That the Vendor shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the Purchasers in the records of Municipal Corporation and /or any other authority or authorities as occasion shall require.

That the Vendor shall hand over the peaceful, vacant and khas physical possession of the Scheduled property and the common passage, common walls unto and in favour of the Purchasers from this day of execution of these presents.

Contd. In page 10

(10)

-:The Schedule of the Property:-

ALL THAT PIECE & PARCEL of a plot 'Bastu' land measuring an area of 03 ka 12 chatak 30 sq.ft more or less along with building total covered area measuring more or less 200 sq.ft covered area on the Ground Floor and covered area measuring 200 sq.ft, on the 1st floor together old structure having cemented floor situated in Mouza – Chandannagar, J.L. No.1, Sheet no 15, Touji no 11, comprising in C.S and R.S. Dag No. 59, under R.S. Khatian No 31, comprised in L.R Dag no 87, under L.R Khatian no 305, within Police Station – Chandannagar, being holding no 768(old no-695), J.N.Sur Road, in ward no 13, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all rights to use common passage, along with iron framed stair case, roof of the building, water connection, electric connection, boundary wall, all ways, paths, all rights of ingress and egress with the common passage and right to bring electric line, water line, telephone line, sewages over the common passage, common walls, all privileges, along with all sorts of easement and quasi easement rights and also all others fittings and fixtures including the electrical installation, water connection, in the Scheduled property with right to use of the vacant passage with trees attached hereto more fully and delineated and shown in Deed plan annexed herewith.

The said property is depicted and delined in the annexed plan with RED border lines, which forms a part and parcel of this Deed.

THE SAID PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH :- Property of Sri Sujit Kumar Dutta,

ON THE SOUTH :- Common passage, ✓

ON THE EAST :- Common passage, ✓

ON THE WEST :- Property of Shankar singha, ✓

Contd. In page 11

The annual rent of the said property is payable to the collectorate of Hooghly, through B.L. & L.R.O Chandannagar-Khalisani, on behalf of Govt of Wst Bengal.

IN WITNESSES WHEREOF the Vendor has hereunto set and subscribed his respective hands on the day, month and year first above written.

SIGNED AND DELIVERED:-

In the presence of:-

WITNESSES :-

1. Ranjit Kumar Datta
Son of Ranjit Kumar Datta
9, Anita Ghosh Road. Kd-29.

Ranjit Kumar Datta @
Ranjit Kumar Datta

(SIGNATURE OF VENDOR/OWNER)

2. Sujit Kumar Datta
Begbazar, Surpara
Chandannagar
Hooghly

Kanink Permulu
Mahua Chatterjee

(SIGNATURE OF THE PURCHASERS)

Drafted by me

Ashok Kumar Saha
Advocate WTB 619/1978
Serampore Court

(12)

MEMO OF CONSIDERATION

Received of and from the Purchasers herein a sum of Rs 25,00,000/- (Rupees Twenty five lakhs only), as full & final price in respect of the before said Scheduled property herein, written as per memo below :--

SL.no.	Date	Particulars	Amount
1	19/03/2021	Demand Draft no 460030 Indian Bank Serampore Branch	Rs.12,50,000/-
2	19/03/2021	Demand Draft no 460032 Indian Bank Serampore Branch	Rs.12,50,000/-
Total			Rs. 25,00,000/-

WITNESSES:-

1. *Ranjit Kumar Datta*
9, Anita Wash Road. Kol-29.

Ranjit Kumar Datta @
Ranjit Kumar Datta

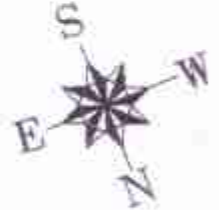
(SIGNATURE OF VENDOR/OWNER)

2. *Ranjit Kumar Datta*
Bagbazar, Surpore
Chandannagar
Hooghly

SALE DEED PLAN

IN MOUJA CHANDANNAGAR SHEET NO:-15, TOUJI NO :- 11. J.L. NO. 01, R.S. KHATIAN NO:- 31, UNDER R.S.DAG NO:- 59, L.R. KHATIAN NO:- 305. UNDER L.R.DAG NO:- 87, CORRESPONDING TO MUNICIPAL CORPORATION HOLDING NO:- 768 J.N SUR ROAD, WARD NO:- 13, DIST. HOOGHLY UNDER THE AMBIT OF CHANDANNAGAR MUNICIPAL CORPORATION.

TOTAL LAND AREA	GROUND FLOOR COVER AREA	FIRST FLOOR COVER AREA	COLOUR
<u>3 KA, 12 CH, 30 SFT.</u>	<u>200 SFT.</u>	<u>200 SFT.</u>	<u>RED</u>



NAME OF SELLER :-

RANAJIT KUMAR DUTTA ALIAS
RANJIT KUMAR DUTTA

SIGNATURE OF SELLER :-

1) Ranajit Kumar Dutta
@ Ranjit Kumar Dutta

NAME OF PURCHASERS :-

- 1) KAUSIK PANDA
- 2) MAHUA CHATTERJEE

1) Kausik Panda
2) Mahua Chatterjee



Rishi Pandit
RISHI PANDIT (Licence Planner)
Mob. : 9088734501
Baidyabati Municipality
Licence No... 95319... ..on 2021-22

DESIGNED BY :

RP

R.P CONSTRUCTION

PLANNER :-



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

GRN Details

GRN: 192020210247255851
GRN Date: 19/03/2021 15:43:27
BRN : IK0BAUXMB3
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/03/2021 15:03:53
Payment Ref. No: 2000610451/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DILIP KR ROY
Address: JANAI
Mobile: 9002950715
Depositor Status: Others
Query No: 2000610451
Applicant's Name: Mr Mahuya Chatterjee
Identification No: 2000610451/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000610451/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	145020
2	2000610451/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	25014
3	2000610451/1/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	940
			Total	170974

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



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

GRN Details

GRN: 192020210247584291 Payment Mode: Online Payment
GRN Date: 20/03/2021 15:07:38 Bank/Gateway: State Bank of India
BRN : IK0BAWFRH8 BRN Date: 20/03/2021 15:03:48
Payment Status: Successful Payment Ref. No: 2000610451/10/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DILIP KR ROY
Address: JANAI
Mobile: 9002950715
Depositor Status: Others
Query No: 2000610451
Applicant's Name: Mr Mahuya Chatterjee
Address: A.R.A. - III KOLKATA
Office Name: A.R.A. - III KOLKATA
Identification No: 2000610451/10/2021
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000610451/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	1030
2	2000610451/10/2021	Property Registration- Registration Fees	0030-03-104-001-16	256
			Total	1286

IN WORDS: ONE THOUSAND TWO HUNDRED EIGHTY SIX ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS



Ranjit Kumar Ouths (a)
Ranjit Kumar Ouths

(Left Hand)				
(Right Hand)				



Kavish Purohit

(Left Hand)				
(Right Hand)				




Mahua Chatterjee

(Left Hand)				
(Right Hand)				

1509 9440 10

स्थायी खाते नम्बर / PERMANENT ACCOUNT NUMBER
ACSPD6969M



नाम / NAME
RANJIT KUMAR DUTTA

पिता का नाम / FATHER'S NAME
KRISHNA KUMAR DUTTA

जन्म तिथि / DATE OF BIRTH
07-05-1942

स्थायी हस्ताक्षर
Ranjit Kumar Dutta

B. Das
अधीक्षक आयकर, ए.ए. 41
COMMISSIONER OF INCOME TAX, W.B. - 41

Ranjit Kumar Dutta @
Ranjit Kumar Dutta



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

প্রতিষ্ঠাতৃ আই ডি/Enrollment No.: 1040/19688/03D24

১. নাম: রঞ্জিত কুমার দত্ত
২. ঠিকানা: RANJIT KUMAR DUTTA
৩. বাড়ি: ৯ AMITA GHOSH ROAD
৪. সারি বোস রোড S.O.
৫. সেরা গোস্বামী রোড, কলকাতা
৬. পশ্চিমবঙ্গ ৭০০০২৯



MN156871303DF



আপনার আইডি সংখ্যা/ Your Aadhaar No. :

9002 8222 8552

সংখ্যা - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

১. নাম: রঞ্জিত কুমার দত্ত
২. ঠিকানা: RANJIT KUMAR DUTTA
৩. বাড়ি: ৯ AMITA GHOSH ROAD
৪. সারি বোস রোড S.O.
৫. সেরা গোস্বামী রোড, কলকাতা
৬. পশ্চিমবঙ্গ ৭০০০২৯



9002 8222 8552



Department of India



১০/১১

- এটি একটি প্রমাণ, না পরিচয় (এটি প্রমাণ নয়)
- এই প্রমাণের প্রমাণ প্রমাণিত হবে না

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

১. এটি একটি প্রমাণ, না পরিচয়।

২. অনলাইনে প্রমাণিত করে এবং অনলাইনে প্রমাণিত করে।

Aadhaar is valid throughout the country.

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

10/11




ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১. নাম: রঞ্জিত কুমার দত্ত
২. ঠিকানা: ৯ AMITA GHOSH ROAD
৩. সারি বোস রোড S.O.
৪. সেরা গোস্বামী রোড, কলকাতা
৫. পশ্চিমবঙ্গ ৭০০০২৯



10/11


स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AFXPP4477Q

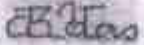


नाम / NAME
KAUSIK PANDA

पिता का नाम / FATHER'S NAME
DIGAMBAR PANDA

जन्म तिथि / DATE OF BIRTH
18-11-1972

हस्ताक्षर / SIGNATURE



 आयकर अधिकारी, प.सं.-XI
 COMMISSIONER OF INCOME TAX, W.B. - XI

Kausik Panda

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
 संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
 पी-7,
 चौधरी चौक,
 कोलकाता - 700 009.

In case this card is lost/ found, kindly inform/ return to the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 009.

ভারত সরকার
Government of India




কৌশিক পান্ডা
Kausik Panda
পিতা : দিগম্বর পান্ডা
Father : Digambar Panda
জন্ম তারিখ / DOB : 10/11/1972
লিঙ্গ / Male



3979 8240 8154

আধার - সাধারণ মানুষের অধিকার

Kausik Panda.

ভারতীয় পরিচয় পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা:
134/2, ঠাকুরবাড়ী স্ট্রীট,
সিরামপুর, সিরামপুর, সিরামপুর,
দক্ষিণ, হুগলি, 712201

Address:
134/2, THAKURBATI STREET,
SERAMPORE, Serampore,
Serampore, Hooghly, West
Bengal, 712201

3979 8240 8154

1947
1800 300 1947


<http://uidai.gov.in>





Mahua Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



अभिजीत कुमार दाता
Abhijit Kumar Datta
पिता - रवींद्र कुमार दाता
Father - Ravi Kumar Datta
जन्म तिथि - 1988-07-20
लिंग - पुरुष



3370 6693 2683

आधार - साधारण মানুষের অধিকার

Abhijit Kumar Datta



अभिलेखीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:


७, अमिता घोष रोड, सरत बोस रोड
कोटा, कोलकाता, पश्चिम बंगाल
700029

Address:


७ AMITA GHOSH ROAD
Sarat Bose Road S O Sarat
Bose Road Kolkata West
Bengal 700029



www

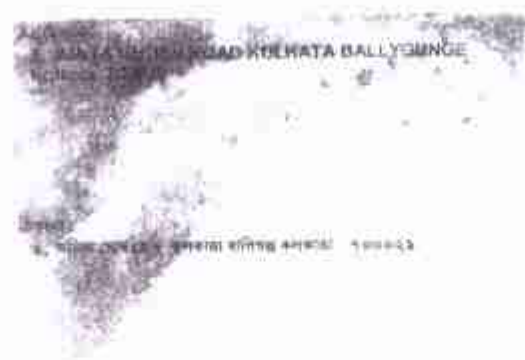

ELECTION COMMISSION OF INDIA
 भारतीय निर्वाचन आयोग

IDENTITY CARD DWK108890113
 पहचान कार्ड



Elector's Name Abhijit Kr. Dutta
 निर्वाचक का नाम राजेश कुमार दत्त
 Father's Name Ranjit Kr. Dutta
 पिता का नाम राजेश कुमार दत्त
 Sex M
 लिंग पुरुष
 Age as on 1.1.2002 25
 1.1.2002 का उमिर 25

Abhijit Kumar Dutta



Facsimile Signature
 Electoral Registration Officer
 District Constituency, 146 Chowringhee
 District Kolkata
 Date: 14.09.2002

Name	Photo	Finger Print	Signature
Shri Abhijit Kumar Dutta Son of Ranjit Kumar Dutta 9, Amita Ghosh Road, P.O:- Sarat Bose Road, P.S:- Ballygunge Circular, District:- South 24-Parganas, West Bengal, India, PIN - 700029			
	20/03/2021	20/03/2021	20/03/2021
Identifier Of Shri Ranjit Kumar Dutta, Shri Kausik Panda, Mahua Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ranjit Kumar Dutta	Shri Kausik Panda-3.12812 Dec, Mahua Chatterjee-3.12812 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Ranjit Kumar Dutta	Shri Kausik Panda-200.00000000 Sq Ft, Mahua Chatterjee-200.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone :
 (Away from Road – Away from Road) , Mouza: Chandannagar Sit No-15, , Ward No: 13, Holding No:768 JI No: 1, Pin
 Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 87, LR Khatian No:- 305	Owner: শ্রী কুমার দত্ত, Gurdian: শ্রী কুমার দত্ত, Address: মিতা মুলগুড়া , Classification: বাস, Area: 0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.

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 15:00 hrs on 20-03-2021, at the Office of the A.R.A. - III KOLKATA by Mahua Chatterjee, one of the Claimants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,17,165/-

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

Execution is admitted on 20/03/2021 by 1. Shri Ranjit Kumar Dutta, Alias Shri Ranajit Kumar Dutta, Son of Late Krishna Kumar Dutta, 9, Amita Ghosh Road, P.O: Sarat Bose Road, Thana: Ballygunge Circular, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Shri Kausik Panda, Son of Shri Digambar Panda, 134/2, Thakur Bati Street, P.O: Serampore, Thana: Serampur, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 3. Mahua Chatterjee, Daughter of Shri Surendra Nath Dey, 101/C, Rajib Gandhi Road, P.O: Konnagar, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession Advocate

Indetified by Shri Abhijit Kumar Dutta, Son of Ranjit Kumar Dutta, 9, Amita Ghosh Road, P.O: Sarat Bose Road, Thana: Ballygunge Circular, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,270/- (A(1) = Rs 25,172/-, E = Rs 14/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,270/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2021 3:44PM with Govt. Ref. No: 192020210247255851 on 19-03-2021, Amount Rs: 25,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BAUXMB3 on 19-03-2021, Head of Account 0030-03-104-001-16
Online on 20/03/2021 3:08PM with Govt. Ref. No: 192020210247584291 on 20-03-2021, Amount Rs: 256/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BAWFRH8 on 20-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,51,050/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,46,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1727, Amount: Rs.5,000/-, Date of Purchase: 19/03/2021, Vendor name: Abhijit Bhat
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2021 3:44PM with Govt. Ref. No: 192020210247255851 on 19-03-2021, Amount Rs: 1,45,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BAUXMB3 on 19-03-2021, Head of Account 0030-02-103-003-02
Online on 20/03/2021 3:08PM with Govt. Ref. No: 192020210247584291 on 20-03-2021, Amount Rs: 1,030/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BAWFRH8 on 20-03-2021, Head of Account 0030-02-103-003-02

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Deed No :	I-1903-03396/2021	Date of Registration	20/03/2021
Query No / Year	1903-2000610451/2021	Office where deed is registered	
Query Date	18/03/2021 2:10:15 PM		1903-2000610451/2021
Applicant Name, Address & Other Details	Mahuya Chatterjee Serampore, Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, 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. 25,00,000/-	Rs. 25,17,165/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,51,050/- (Article:23)	Rs. 25,270/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



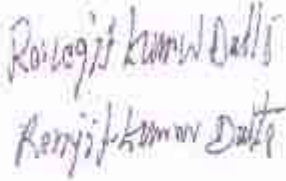
Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-15, . Ward No: 13, Holding No:765 JI No: 1, Pin Code : 712136







Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-87 (RS -59)	LR-305, (RS:-310.)	Bastu	Bastu	3 Katha 12 Chatak 30 Sq Ft	20,00,000/-	20,17,165/-	Property is on Road
Grand Total :					6.2563Dec	20,00,000 /-	20,17,165 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	5,00,000 /-	5,00,000 /-	

Sl No	Name,Address,Photo,Finger print and Signature			Signature
	Name	Photo	Finger Print	
1	Shri Ranjit Kumar Dutta, (Alias: Shri Ranajit Kumar Dutta) Son of Late Krishna Kumar Dutta Executed by: Self, Date of Execution: 20/03/2021 , Admitted by: Self, Date of Admission: 20/03/2021 ,Place : Office	 20/03/2021	 LTI 20/03/2021	 20/03/2021
9, Armita Ghosh Road, P.O:- Sarat Bose Road, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9M, Aadhaar No: 90xxxxxxxx8552, Status :Individual, Executed by: Self, Date of Execution: 20/03/2021 , Admitted by: Self, Date of Admission: 20/03/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
	Name	Photo	Finger Print	
1	Shri Kausik Panda Son of Shri Digambar Panda Executed by: Self, Date of Execution: 20/03/2021 , Admitted by: Self, Date of Admission: 20/03/2021 ,Place : Office	 20/03/2021	 LTI 20/03/2021	 20/03/2021
Son of Shri Digambar Panda Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution! 20/03/2021 , Admitted by: Self, Date of Admission: 20/03/2021 ,Place : Office				
2	Mahua Chatterjee (Presentant) Daughter of Shri Surendra Nath Dey Executed by: Self, Date of Execution: 20/03/2021 , Admitted by: Self, Date of Admission: 20/03/2021 ,Place : Office	 20/03/2021	 LTI 20/03/2021	 20/03/2021
Daughter of Shri Surendra Nath Dey Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ALxxxxxx4R, Aadhaar No: 49xxxxxxxx3522, Status :Individual, Executed by: Self, Date of Execution: 20/03/2021 , Admitted by: Self, Date of Admission: 20/03/2021 ,Place : Office				

Registered in Book - I

Volume number 1903-2021, Page from 159294 to 159322

being No 190303396 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.04.12 18:47:12 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/04/12 06:47:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)