

1588/19

1-1478/2019



22/2/19

पश्चिम बंगाल WEST BENGAL

0296613 / 19

H 908847

DEED OF CONVEYANCE

THIS INDENTURE is made on this 22nd Day of February, in the year Two Thousand Nineteen (2019) of the Christian Era. **BY AND**

Certified that the document is submitted to registration. The Signature Sheet and endorsements should be attached to the document and the part of the document.

Additional District Sub-Registrar
Coimbatore, Dum Dum, 24-Pop. (North)

22 FEB 2019

क्रमांक नं. 29477 तारीख 13-02-19
 मूल्य :- 500/-
 क्षेत्र :- Diphankar Mondal (Aho)
 स्थान :- High Court, Cal.
 क्षेत्र :- Ranjita Bar
 काशीपुर मन्सूर
 काशीपुर मन्सूर

तैरि नं. 08
 टि. डि. नं. 25000
 08 FEB 2019
 25 00 00



Addl. District Sub-Registrar
 Cambare Dum-Dum 24 Pgs.

22 FEB 2019

Kamal Sutar
 Sh. Krishna Ch. Sutar
 24/66, Jessore Road, Vel - 28
 P.O. and P.S. Dum Dum,
 Dist: (N) 24 Pgs.
 occu - Business.

1) **SMT. SOMA DUTTA**, wife of Ujjwal Dutta, daughter of Late Madhab Chandra Das, by faith Hindu, by Nationality Indian, by Occupation- Housewife, Pan No. CEFPD4737N, residing at 43, Kali Dutta Street, P.S. Burtolla, P.O. Hatkhola, Kolkata - 700005, District: Kolkata, West Bengal, 2) **SRI PRABIR DAS**, son of Late Madhab Chandra Das, by faith Hindu, by Nationality Indian, by Occupation- Self Employed, Pan No. CCOPD2694H, residing at Mayapally, Ichapur, Nawabganj, P.S. Noapara, P.O. Nawabganj, Pin : 743144, District North 24-Parganas, West Bengal, 3) **SMT. RUMA DAS**, daughter of Late Madhab Chandra Das, by faith Hindu, by Nationality Indian, by Occupation- Self Employed, Pan No. CCJPD5923Q, residing at Mayapally, Ichapur, Nawabganj, P.S. Noapara, P.O. Nawabganj, Pin : 743144, District North 24-Parganas, West Bengal, 4) **SMT. SRABANI DEY(DAS)**, daughter of Late Madhab Chandra Das, by faith Hindu, by Nationality Indian, by Occupation- Self Employed, Pan No. BDCPD3364E, residing at 25/2, Pulin Avenue, P.S. Dum Dum, P.O. Rajbati, Kolkata-700081, District North 24-Parganas, West Bengal, 5) **SMT. JHUMA DEBNATH**, wife of Bimal Debnath, daughter of Late Madhab Chandra Das, by faith Hindu, by Nationality Indian, by Occupation - Self Employed, Pan No. CCKPD1774L, residing at Mayapally, Ichapur, Nawabganj, P.S. Noapara, P.O. Nawabganj, Pin : 743144, District North 24-Parganas, hereinafter called and referred to as the "**VENDORS/OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their, heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

"M/S. NEW HORIZON", a registered partnership firm having its office at 466/A, P.K. Guha Road, Kolkata -700028, P.O. Dum Dum, P.S. Dum Dum, being represented by its sole partners namely 1) **SRI ASHIM MALAKAR**, son of Late Suklal Malakar, by faith Hindu, by occupation Business, Pan No. ANEPM7282K, residing at 2 ½ Airport Gate, Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata - 700081, 2) **SRI RATNANKUR SENGUPTA**, son of Late Ratan Sengupta, by faith - Hindu, by Nationality - Indian, by Occupation - Business, Pan No. ARFPS7328P, residing at 422, 2No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata -700081,

3) **SRI AJIT DAS**, son of Sri Rabindra Chandra Das, by faith -Hindu, by occupation -Business, Pan No AFYPD3524M, residing at 466A, P.K. Guha Road, P.S. & P.O. Dum Dum, Kolkata- 700028, District: North-24-Parganas, West Bengal, 4) **SRI RANOJ ROY CHOWDHURI**, son of Late Amrita Lal Ray Chaudhuri, by faith Hindu, by occupation Business, Pan No. AFNPR3845N, residing at 78, Kabi Mukunda Das Road, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata-700065, District : North 24-Parganas, West Bengal,, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their, heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by a registered Deed of Conveyance dated 24th. Day of January, 1964, Santi Ranjan Das and Madhab Ch. Das, both S/o. Late Suresh Chandra Das purchased a land from Sri Manmohan Sarkar, S/o. Late Sashi Bhusan Sarkar and Upendra Mohan Singh; S/o. Late Umacharan Singh ALL THAT piece and parcel at land measuring 7.87 Decimal (4 Cottahs 13 Chittacks 16 Sq.ft.) and the said Deed was registered in the office of the Sub-Registry Cossipore, Dum Dum, same was recorded in Book No. I, Volume No. 10, Pages 126 to 129 being 259 in the year 1964.

AND WHEREAS after purchased the aforesaid premises the schedule of property hereunder Santi Ranjan Das and Madhab Ch. Das pay all Khanjana and got receipt from the competent authority.

AND WHEREAS Madhab Chandra Das was died on 06.06.2000 and after his dead undivided share has been devolved to his wife Smt. Reba Das was died on 24.05.2007 and one son Sri Prabir Das and Four Daughter namely Smt. Soma Dutta, Smt. Ruma Das, Smt. Srabani Dey(Das) and Smt. Jhuma Debnath.

AND WHEREAS Santi Ranjan Das also died of 24.11.2002, after his death his undivided fifty percent share of the land also devolved to his legal heirs.

AND WHEREAS Sri Prabir Das, Smt. Soma Dutta, Smt. Ruma Das, Smt. Srabani Dey(Das) and Smt. Jhuma Debnath are the Fifty percent undivided legal owner of this Land and Rest Fifty percent owner is legal heirs of Late Santi Ranjan Das.

AND WHEREAS the said Sri Prabir Das, Smt. Soma Dutta, Smt. Ruma Das, Smt. Srabani Dey(Das) and Smt. Jhuma Debnath are the undivided Fifty percent legal owner i.e. became the owners of **2 Cottahs 06 Chittacks 30.5 Sq.ft. along with one storied building structure having its area 100 Sq.ft.** more or less out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with Tali Shed structure having its area 200 Sq.ft. more or less thereon lying and situated at Mouza -Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum, under Dum Dum Municipality, Ward No. 04, in the District 24 Parganas, at **Holding No. 25/2, Pulin Avenue, Kolkata-700081**, in the District 24 Parganas (North), more fully and particularly described in the schedule hereunder written hereinafter called the said property

AND WHEREAS the present **Vendors** are the owner in possession of the below schedule property in view of aforesaid transactions made between the parties.

AND WHEREAS the **Vendors** has agreed to sell and the **Purchasers** has agreed to purchase ALL THAT piece and parcel of bastu land measuring an area undivided Fifty percent legal owner i.e. became the owners of **2 Cottahs 06 Chittacks 30.5 Sq.ft. along with Tali Shed structure having its area 100 Sq.ft.** more or less out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with Tali Shed structure having its area 200 Sq.ft. more or less thereon lying and situated at **Holding No. 25/2, Pulin Avenue, Kolkata-700081**, more fully and particularly described in the schedule hereunder written and hereinafter called the said property at or for the total consideration of **Rs.20,00,000/- (Rupees Twenty Lakh)only**, free from all sorts of encumbrances morefully mentioned in the schedule hereunder written and for greater clearance of the aforesaid property, one site plan is annexed herewith and delineated in **RED** mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In pursuance of an agreement and in consideration of the sum of **Rs.20,00,000/- (Rupees Twenty Lakh) only**, duly paid by the **Purchaser** to the **Vendors** at the time of execution of this instruments (the receipt whereof the **Vendors** doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge in favour of the **Purchasers** the **Vendors** doth hereby grant sell convey transfer assign and assure **ALL THAT** piece and parcel of bastu land measuring an area undivided Fifty percent legal owner i.e. became the owners of **2 Cottahs 06 Chittacks 30.5 Sq.ft. along with Tali Shed structure having its area 100 Sq.ft.** more or less out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less, along with Tali Shed structure having its area 200 Sq.ft. thereon lying and situated at **Holding No.25/2, Pulin Avenue, Kolkata-700081, District : North 24- Parganas**, morefully and particularly described in the schedule hereunder written and hereinafter referred to as "the said land with building **"OR HOWSOEVER OTHERWISE** the said land with building and every part thereof now are or is hereto before were or was situated ~~butted~~ and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said land with building or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the **Vendors** unto and upon the said land with building and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the **Vendors** or any other person or persons from the **Vendors** and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, conveyed and Assigned or expressed or intended so to be with the appurtenances unto the **Purchaser** absolutely and forever, free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER THAT notwithstanding any act, deed, matter or thing whatsoever by the **Vendors** herein or his predecessor in title or any of him done executed or knowingly suffered to the contrary, the **Vendors** fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- I) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the **Vendors** now have good right, full and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the **Purchaser** in the manner aforesaid and according to the true intent and meaning of these presents; and
- II) **THAT** the **Purchaser** shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said land with building hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the **Vendors** or any person or persons whatsoever; and
- III) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the **Vendors** well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispence and attachments whatsoever; and

- IV) **THAT** further the **Vendors**, and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the **Vendors** and/or his predecessor -in-title or any of him shall and will from time to time and all times hereafter the requests and costs of the **Purchaser** do and execute or cause to be done or executed all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said **Purchaser** in the manner aforesaid as may be reasonably required; and
- V) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VI) **THAT** no notice issued under the Public demands recovery Act, has been served on the **Vendors** nor any such notice have been published; and
- VII) **THAT** the **Vendors** have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said
- VIII) property has been affected by any scheme of road alignment or for any other purposes; and

- IX) **THAT** the **Purchaser** and all person claiming through or under him has undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) **THAT** the **Vendors** shall and will, at all times hereafter be bound to indemnify the **Purchaser** against any loss or damage may be suffered by the **Purchaser** by reason of any defect in title or possession of the **Vendors** or by the discovery of any charge, acquitable or otherwise mortgage or trust, lien, lispence or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the **Purchaser** ; and
- XI) **THAT** simultaneously with the execution of this deed of conveyance, the **Vendors** deliver peaceful vacant possession of the said land with building, and road leading to said land described in the schedule below, unto the **Purchaser** for the absolute use and benefits of the **Purchaser** as full and absolute Owners thereof and all rights, **Purchaser** by virtue of this deed of conveyance absolutely and for ever;
- XII) **THAT** the **Vendors** doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and

XIII) That the **Purchaser** shall have absolute right to sell transfer Gift, mortgage the said property thereupon.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the Land with Building)

ALL THAT piece and parcel of **undivided fifty percent share of land** measuring about 2 Cottahs 06 Chittacks 30.5 Sq.ft. along with Tali Shed structure having its area **100 Sq.ft. Cemented Floor**, more or less out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with Tali Shed structure having its area 200 Sq.ft.. more or less thereon lying and situated at **Mouza -Sultanpur**, J.L. No. 10, R.S. No. 148, Touzi No. 173, **Khatian No. 235**, **Dag No. 2043 & 2091 & 2070**, P.S. Dum Dum,, within the local limits of Dum Dum Municipality being Municipal at **Holding No. 25/2, Pulin Avenue, Kolkata-700081**, Ward No. 04, under Additional District Sub- Registrar Cossipore Dum Dum, in the District 24 Parganas (North), And as shown and delineated in the map or sketch annexed hereto and marked with the '**RED**' Border is a part and parcel of this **Deed of Conveyance**.

Handwritten signature

BUTTED AND BOUNDED

ON THE NORTH	:	Pulin Avenue ;
ON THE SOUTH	:	25/3, Pulin Avenue ;
ON THE EAST	:	16' feet wide Road ;
ON THE WEST	:	14' feet wide Road ;

IN WITNESS WHEREOF the Vendors and Purchaser have hereto unto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :-

1. *Pradip Kumar Halder* Soma Datta
18, Kailash Datta Street
Kolkata - 5

সমা দত্ত
- Ruma Das
- শ্রীমতী দেবী (DAS)
- সোমাদেবী

SIGNATURE OF THE VENDORS/OWNERS

2. *Kamal Sutachan*
24/66, Sessore Road.
Kol - 28.

For New Horizon
Am Das
Managing Partner

Asst. Malakar
Ratnakumar Sen Gupta
Partner

SIGNATURE OF THE PURCHASER

DEED PREPARED BY ME:

Dipankar Mondal

Dipankar Mondal

Advocate, High Court, Kol.

Enl No. WB/1189/1999

MEMO OF CONSIDERATION

Received a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only. From the Purchaser being the consideration price of the above mentioned land and structure as per given below:

Cheque/Draft No.	Date	Name of the Bank	Amount (Rs.)
924758	22.02.2019	State Bank of India	4,00,000.00
924759	22.02.2019	State Bank of India	4,00,000.00
924760	22.02.2019	State Bank of India	4,00,000.00
924761	22.02.2019	State Bank of India	4,00,000.00
924762	22.02.2019	State Bank of India	4,00,000.00
		Total -	20,00,000.00

(Rupees Twenty Lakh) only. ✓

WITNESSES:

1. *Pradip Kr. Halder*

Soma Dutta
ଅମିତା ଦୁତ୍ତା

2. *Hemal Sircadar*

Ruma Das
shreabone DEY (DAS)
ଶ୍ରୀମତୀ ରୁମା ଦାସ

SIGNATURE OF THE VENDORS

SITE PLAN AT HOLDING NO. 25/2, PULIN AVENUE, KOLKATA - 700081, COMPRISED IN MOUZA-SULTANPUR, J.L.NO.-10,R.S. NO.-148,TOUZI NO.-173, DAG NO.-2043 & 2091 & 2070, KHATIAN NO.- 235, P.S.-DUM DUM, WITHIN THE LIMIT OF DUM DUM MUNICIPALITY, WARD NO. 04, UNDER ADDL. DISTRICT SUB-REGISTRAR COSSIPORE, DUM DUM, IN THE DISTRICT OF 24-PARGANAS(NORTH).

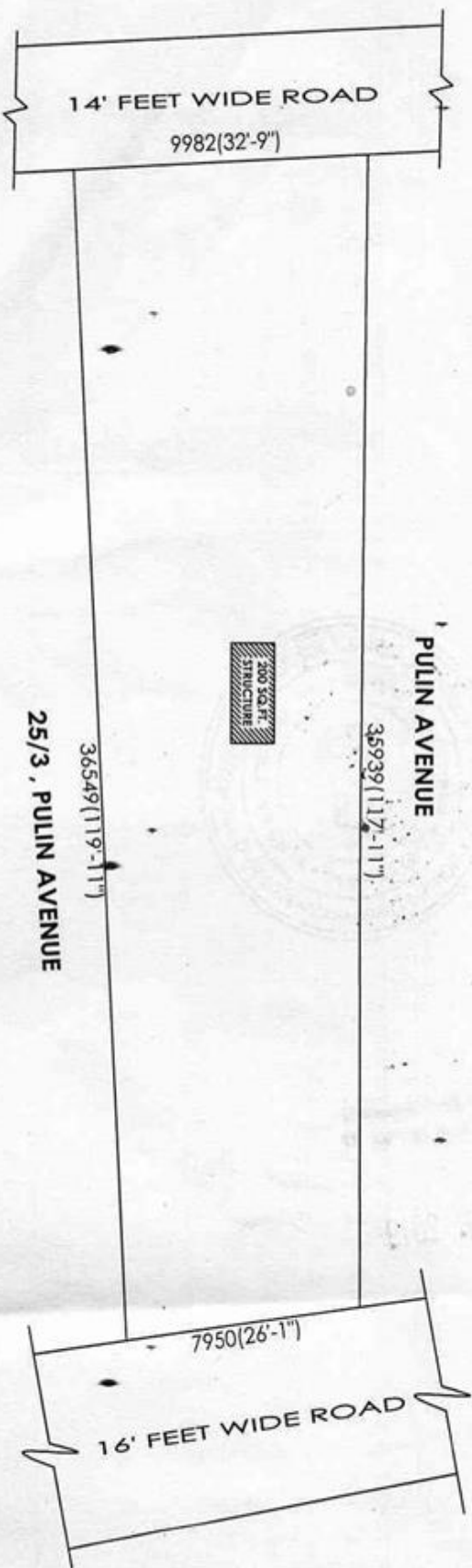
AREA STATEMENT

TOTAL LAND AREA - 04 COTTAGS 13 CHITTACKS 16 SQ.FT. ALONG WITH TALL SHEED STRUCTURE AREA 200 SFT. UNDIVIDED FIFTY PERCENT SHARE OF LAND - 02 COTTAGH 06 CHITTACKS 30.5 SQ.FT. ALONG WITH TALL SHEED STRUCTURE AREA 100 SFT.

For New Horizon
 Signature of the Vendor/Owner
 Ruma Das
 গরুর হরিজ
 শ্রীমতী রুমা দেবী (DAS)
 Some Gupta


































SIGNATURE OF PURCHASER

For New Horizon
 Signature of the Vendor/Owner
 Ratnagunas Sen Gupta
 রত্নগুণসেন গুপ্তা



SCALE - 1:200

PAGE NO. -
 SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executant/ Presentator	Little	Ring	Middle	Fore	Thumb
 <i>Aswin Malakar</i>	(Left Hand)					
						
	(Right Hand)					
						
 <i>Ratna Kumar Gupta</i>	(Left Hand)					
						
	(Right Hand)					
						
 <i>Anil</i>	(Left Hand)					
						
	(Right Hand)					
						

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. Signature of the
No. Executant/ Presentator

 <i>Manoj Kumar</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 <i>Ruma Das</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 <i>Sneha Das</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					

PAGE NO. -
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. Signature of the No. Executant/ Presentant		Little	Ring	Middle	Fore	Thumb
 প্রবীর দাস	(Left Hand)					
						
	(Right Hand)					
						
 কুমারদেবনাথ	(Left Hand)					
						
	(Right Hand)					
						
 Soma Das	(Left Hand)					
						
	(Right Hand)					
						

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

GRN: 19-201819-035632127-1 Payment Mode Online Payment
GRN Date: 20/02/2019 15:56:31 Bank : State Bank of India
BRN : IK00YCJBZ8 BRN Date: 20/02/2019 15:58:00

DEPOSITOR'S DETAILS

Id No. : 15060000296613/2/2019

[Query No./Query Year]

Name : AJIT DAS
Contact No. : Mobile No. : +91 9874037143
E-mail :
Address : 466A PK GUHA ROAD
Applicant Name : Mr RATNANKUR SENGUPTA
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000296613/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	184072
2	15060000296613/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	30773

Total

214845

In Words : Rupees Two Lakh Fourteen Thousand Eight Hundred Forty Five only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOMA DUTTA

MADHAB CHANDRA DAS

02/01/1978

Permanent Account Number

CEFPD4737N

Soma Dutta

Signature



1103-2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JHUMA DAS

MADHAB DAS

01/01/1979

Permanent Account Number

CCKPD1774L

सुभा माडव

Signature



20112014

इस कार्ड के खोने / गाने पर कृपया सूचित करें। सीटार:
आयकर पैन सेवा इकाई, 5th फ्लोर, 5th फ्लोर,
5 वी, मॉडल कॉलोनी, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8260, Fax: 91-20-2721 8031
e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABIR DAS

MADHAB DAS

01/01/1982

Permanent Account Number

CCOPD2694H

प्रवीर दास

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUMA DAS

MADHAB DAS

18/03/1986

Permanent Account Number

CCJPD5923Q

Ruma Das

Signature



99112014

आयकर विभाग
INCOME TAX DEPARTMENT

SRABANI DAS

MADHAB DAS

01/01/1973

BDCPD3364E

sraboni das

भारत सरकार
GOVT OF INDIA



इस कार्ड के खोने / काने पर कृपया सूचित करें / लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, साफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RANOJ ROYCHOWDHURI

AMRITA LAL ROYCHOWDHURI

03/10/1963

Permanent Account Number

AFNPR3845N



Ranoj Roychowdhuri

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFYPD3524M



नाम /NAME
AJIT DAS

पिता का नाम /FATHER'S NAME
RABINDRA CHANDRA DAS

जन्म तिथि /DATE OF BIRTH
12-11-1973

हस्ताक्षर /SIGNATURE

Stahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

आयकर विभाग

INCOME TAX DEPARTMENT

ASHIM MALAKAR

SUKHLAL MALAKAR

07/01/1970

Permanent Account Number

ANEPM7282K

Ashim Malakar

Signature



भारत सरकार

GOVT. OF INDIA



26052006



7

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ARFPS7328P



नाम /NAME

RATNANKUR SENGUPTA

पिता का नाम /FATHER'S NAME

RATAN SENGUPTA

जन्म तिथि /DATE OF BIRTH

01-09-1976

हस्ताक्षर /SIGNATURE

Ratnankur Sen Gupta

[Handwritten Signature]

आयकर आयुक्त, प.वं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Major Information of the Deed

Deed No :	I-1506-01478/2019	Date of Registration	22/02/2019
Query No / Year	1506-0000296613/2019	Office where deed is registered	
Query Date	20/02/2019 1:02:50 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	RATNANKUR SENGUPTA 422, 2 No. Motilal Colony, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700081, Mobile No. : 9874037143, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20,00,000/-		Rs. 30,75,874/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,84,572/- (Article:23)		Rs. 30,773/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






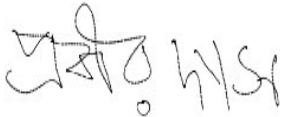



District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Pulin Avenue, Mouza: Sultanpur, , Ward No: 4, Holding No:25/2 Pin Code : 700081






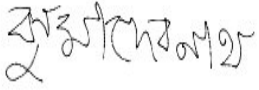
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2043	RS-235	Bastu	Bastu	2 Katha 6 Chatak 30.5 Sq Ft	19,90,000/-	30,45,874/-	Width of Approach Road: 16 Ft.,
Grand Total :					3.9887Dec	19,90,000 /-	30,45,874 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Seller Details :










SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SOMA DUTTA Wife of UJJWAL DUTTA Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office	 22/02/2019	 LTI 22/02/2019	 22/02/2019
43, KALI DUTTA STREET, P.O:- HATKHOLA, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CEFPD4737N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr PRABIR DAS Son of Late MADHAB CHANDRA DAS Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office	 22/02/2019	 LTI 22/02/2019	 22/02/2019
MAYAPUR, ICHAPUR, NAWABGANJ, P.O:- NAWABGANJ, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CCOPD2694H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt RUMA DAS Daugther of Late MADHAB CHANDRA DAS Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office	 22/02/2019	 LTI 22/02/2019	 22/02/2019
MAYAPUR, ICHAPUR, NAWABGANJ, P.O:- NAWABGANJ, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CCJPD5923Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office				




4	Name	Photo	Finger Print	Signature
	Mrs SRABANI DAS, (Alias: Mrs SRABANI DEY DAS) Daugther of Late MADHAB CHANDRA DAS Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office	 22/02/2019	 LTI 22/02/2019	 22/02/2019
25/2, PULIN AVENUE, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDCPD3364E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs JHUMA DEBNATH Wife of Mr BIMAL DEBNATH Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office	 22/02/2019	 LTI 22/02/2019	 22/02/2019
MAYAPUR, ICHAPUR, NAWABGANJ, P.O:- NAWABGANJ, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CCKPD1774L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Office				

Buyer Details :



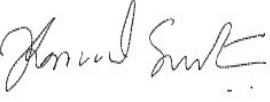
Sl No	Name,Address,Photo,Finger print and Signature
1	NEW HORIZON 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAIFN4338A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ASHIM MALAKAR Son of Late SUKLAL MALAKAR Date of Execution - 22/02/2019, , Admitted by: Self, Date of Admission: 22/02/2019, Place of Admission of Execution: Office			
		Feb 22 2019 4:14PM	LTI 22/02/2019	22/02/2019
2 ½ No GATE. Motilal Colony,, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANEPM7282K,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNERS)				
2	Name Mr RATNANKUR SENGUPTA Son of Late RATAN SENGUPTA Date of Execution - 22/02/2019, , Admitted by: Self, Date of Admission: 22/02/2019, Place of Admission of Execution: Office			
		Feb 22 2019 4:16PM	LTI 22/02/2019	22/02/2019
422, 2 ½ No GATE . Motilal Colony, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARFPS7328P,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNERS)				
3	Name Mr RANOJ ROY CHOWDHURI Son of Late AMRITA LAL ROY CHOWDHURI Date of Execution - 22/02/2019, , Admitted by: Self, Date of Admission: 22/02/2019, Place of Admission of Execution: Office			
		Feb 22 2019 4:16PM	LTI 22/02/2019	22/02/2019
78, KABI MUKUNDA DAS ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFNPR3845N,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNERS)				

4	Name	Photo	Finger Print	Signature
	Mr AJIT DAS (Presentant) Son of Shri RABINDRA CHANDRA DAS Date of Execution - 22/02/2019, , Admitted by: Self, Date of Admission: 22/02/2019, Place of Admission of Execution: Office			
		Feb 22 2019 4:15PM	LTI 22/02/2019	22/02/2019
466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPD3524M,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAMAL SUTRADHAR Son of Late KRISHNA CHANDRA SUTRADHAR 24/66, JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028			
	22/02/2019	22/02/2019	22/02/2019
Identifier Of Mrs SOMA DUTTA, Mr PRABIR DAS, Smt RUMA DAS, Mrs SRABANI DAS, Mrs JHUMA DEBNATH, Mr ASHIM MALAKAR, Mr RATNANKUR SENGUPTA, Mr RANOJ ROY CHOWDHURI, Mr AJIT DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SOMA DUTTA	NEW HORIZON-0.797729 Dec
2	Mr PRABIR DAS	NEW HORIZON-0.797729 Dec
3	Smt RUMA DAS	NEW HORIZON-0.797729 Dec
4	Mrs SRABANI DAS	NEW HORIZON-0.797729 Dec
5	Mrs JHUMA DEBNATH	NEW HORIZON-0.797729 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SOMA DUTTA	NEW HORIZON-20.00000000 Sq Ft
2	Mr PRABIR DAS	NEW HORIZON-20.00000000 Sq Ft
3	Smt RUMA DAS	NEW HORIZON-20.00000000 Sq Ft
4	Mrs SRABANI DAS	NEW HORIZON-20.00000000 Sq Ft
5	Mrs JHUMA DEBNATH	NEW HORIZON-20.00000000 Sq Ft

Endorsement For Deed Number : I - 150601478 / 2019

On 22-02-2019

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 13:56 hrs on 22-02-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr AJIT DAS ,.

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 30,75,874/-

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

Execution is admitted on 22/02/2019 by 1. Mrs SOMA DUTTA, Wife of UJJWAL DUTTA, 43, KALI DUTTA STREET, P.O: HATKHOLA, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 2. Mr PRABIR DAS, Son of Late MADHAB CHANDRA DAS, MAYAPUR, ICHAPUR, NAWABGANJ, P.O: NAWABGANJ, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Others, 3. Smt RUMA DAS, Daughter of Late MADHAB CHANDRA DAS, MAYAPUR, ICHAPUR, NAWABGANJ, P.O: NAWABGANJ, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Others, 4. Mrs SRABANI DAS, Alias Mrs SRABANI DEY DAS, Daughter of Late MADHAB CHANDRA DAS, 25/2, PULIN AVENUE, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Others, 5. Mrs JHUMA DEBNATH, Wife of Mr BIMAL DEBNATH, MAYAPUR, ICHAPUR, NAWABGANJ, P.O: NAWABGANJ, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Others

Indetified by Mr KAMAL SUTRADHAR, , , Son of Late KRISHNA CHANDRA SUTRADHAR, 24/66, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 22-02-2019 by Mr RANOJ ROY CHOWDHURI, PARTNERS, NEW HORIZON (Partnership Firm), 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr KAMAL SUTRADHAR, , , Son of Late KRISHNA CHANDRA SUTRADHAR, 24/66, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Execution is admitted on 22-02-2019 by Mr AJIT DAS, PARTNERS, NEW HORIZON (Partnership Firm), 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr KAMAL SUTRADHAR, , , Son of Late KRISHNA CHANDRA SUTRADHAR, 24/66, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Execution is admitted on 22-02-2019 by Mr ASHIM MALAKAR, PARTNERS, NEW HORIZON (Partnership Firm), 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr KAMAL SUTRADHAR, , , Son of Late KRISHNA CHANDRA SUTRADHAR, 24/66, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Execution is admitted on 22-02-2019 by Mr RATNANKUR SENGUPTA, PARTNERS, NEW HORIZON (Partnership Firm), 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr KAMAL SUTRADHAR, , , Son of Late KRISHNA CHANDRA SUTRADHAR, 24/66, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,773/- (A(1) = Rs 30,759/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,773/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2019 3:58PM with Govt. Ref. No: 192018190356321271 on 20-02-2019, Amount Rs: 30,773/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YCJBZ8 on 20-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,84,572/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,84,072/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2244, Amount: Rs.500/-, Date of Purchase: 13/02/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2019 3:58PM with Govt. Ref. No: 192018190356321271 on 20-02-2019, Amount Rs: 1,84,072/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YCJBZ8 on 20-02-2019, Head of Account 0030-02-103-003-02



Sujata Tarafdar

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 388858 to 388892

being No 150601478 for the year 2019.



(Suman Basu) 04/09/2019 14:26:20

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)