

6957/2021

D - 06778/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 265155

Permitted that the documents admitted for registration on the signature sheet and the endorsement sheets attached with the this document are the part of this document

14.12.21
Kd District Sub Registra
Barrackpore, 24 Pos IN

2/2589993/21

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 14th day of December in the year 2021 (TWO THOUSAND TWENTY ONE) A.D.

BETWEEN

[Signature]
Adv

41320
NO. DATE 07 DEC 2021
SOLD TO Soumen Karati (Adv)
ADDRESS High Court,
RS. 500/- Cal.

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700001

07 DEC 2021



Identified by me;

Soumen Karati

Addl. Dist. Sub-Registrar
Barrackpore North 24 Pga

(SOUMEN KARATI), Advocate, 14 DEC 2021
Son of Sri Swapan Karati,
Muktapukur Natunpara,
P.O. Talpukur, P.S. Titagarh,
District: North 24 Parganas,
Kolkata - 700123.

2021
A.D.
2021

(2)

(1) **SRI YARRA VISWESWAR RAO (AADHAAR NO. 7742 2016 0559 and PAN - ACPY1150N)**, son of Kalidas Yarra, residing at House of Bans Bahadur Shaw, Agarhari, 24 S.P. Mukherjee Road, P.O. and P.S. Titagarh, District - North 24 Parganas, Kolkata - 700119, and (2) **SRI GOLLA VENU GOPAL (PAN - AOOPG0537N and AADHAAR No. 8699 6127 4213)**, son of Golla Umapati, residing at 11/7, A.T. Roy, Kelvin Primary School, P.O. Talpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700123, hereinafter jointly called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, administrators, legal representatives, successors and/or assigns) of the **FIRST PART**.

AND

(1) **SMT. SUSMITA RAY (AADHAAR NO. 6226 5654 7690 and PAN - BJMPRO218P)**, wife of Late Dilip Kumar Ray, by faith - Hindu (Indian), by Occupation - House wife, previously residing at 18(Old) 25(20) (New), A.T.Roy Road, P.O. Talpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700123, and presently residing at 105, Kalyan Tower, Sector - 17, Vashi, Navi Mumbai, P.O. and P.S. Vashi, Sector-3, District - Thane, Maharashtra, Pin - 400703, (2) **SRI SABYASACHI RAY @ SABYASACHI DILIPKUMAR RAY (USA PASSPORT No. 666914913)**, son of Late Dilip Kumar Ray, by faith - Hindu, (USA), by Occupation - Business, (3) **SRI BOBBY ROY (USA PASSPORT No. 458912988)**, son of Late Dilip Kumar Roy, by faith - Hindu (USA), by Occupation - Service, 2 and 3 are residing at 1562, First Avenue # 205-4137, New York,

8/11/21

New York-10028 and **(4) SMT. SOMA KALSI (AADHAAR No.3677 1829 2079 and PAN No. EOQPK2571Q)**, Wife of Sri Jaspal Singh Kalsi, Daughter of Late Dilip Kumar Ray, by faith - Hindu (Indian), by Occupation - Housewife, residing at HIG 883, Sector 70, S.A.S. Nagar (Mohali), P.O. Chandigarh Sector 71, P.S. Sector 71 (Mohali), District: Rupnagar, Punjab, PIN - 160071, 2 to 4 above named are represented by their Attorney as well as mother **SMT. SUSMITA RAY** appointed by dint of a Power of Attorney dated 17.01.2014 duly registered before the A.D.S.R.O. Barrackpore and entered into Book No.I, CD Volume No.IV, Pages from 904 to 915, Being No.00077 for the year 2014 and **(5) SRI ASHIS SEN (PAN No.AKAPS6935Q and AADHAAR No.3898 8248 2681)**, Son of Late Kamala Sen and Late Sachinanda Sen, by faith - Hindu (Indian), by Occupation - Business, residing at Akash Apts, 2nd Floor, Flat No.201, 27A, Pandit Kalinath Bhattacharya Street, P.O. and P.S. Serampore, District: Hooghly, PIN - 712201, hereinafter jointly referred and called as to the **VENDORS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, assignees or legal representatives) of the **SECOND PART**.

WHEREAS the predecessor of the present **VENDORS** herein **Mahendranath Ray** was the absolute owner and occupier of some landed property including the schedule mentioned property comprised in R.S. Dag No.2408/2584 under R.S. Khatian No.213 in Mouza - Chanak, J.L. No.04, Re: Sa: No.39, Touzi No.2998 and situated at 18 (Old) 25(20) (New), A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District: North 24 Parganas, Kolkata - 700123 under the local jurisdiction of A.D.S.R.O. Barrackpore within the local limits of Ward No.20 of Barrackpore Municipality.

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ANDWHEREAS during the life time of the said Mahendranath Ray he sold and/or transferred some portion of his property and thereafter he died intestate leaving behind him his two sons namely **Haridas Ray and Sachidananda Ray** as his only legal heirs and successors of his all movable and immovable properties including the schedule mentioned property. As such after sad demise of their father, the said Haridas Ray and Sachidananda Ray became the absolute joint owners and occupiers of the all movable and immovable properties including the schedule mentioned property left by the said Mahendranath Ray.

ANDWHEREAS during enjoying, possessing the properties of the said Mahendranath Ray jointly, the said **Haridas Ray** died intestate leaving behind him his only son **Kalidas Ray** as his only legal heir and successor of his all movable and immovable properties including the schedule mentioned property and after sad demise of his father, the said Kalidas Ray became the absolute joint owners and occupiers of the all movable and immovable properties including the schedule mentioned property left by the said Haridas Ray with his uncle Sachidananda Ray.

ANDWHEREAS during enjoying, possessing the properties jointly, the said **Sachidananda Ray** died intestate leaving behind him his only wife namely **Maha Gouri Devi**, his three sons namely **Dinendra Kumar Ray, Dilip Kumar Ray and Bharatdas Ray** and his only daughter namely **Kamala Sen** as his only legal heirs, heiresses and successors of his all movable and immovable properties including the schedule mentioned property and after sad demise of Sachidananda Ray, the said Maha Gouri Devi, Dinendra Kumar Ray, Dilip Kumar Ray, Bharatdas Ray and Kamala Sen became the absolute joint owners and occupiers of the all movable and immovable properties including the schedule mentioned property left by the said Sachidananda Ray with Kalidas Ray.


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ANDWHEREAS during enjoying, possessing the properties jointly, the said legal heirs of the said Haridas Ray and Sachidananda Ray decided to partition all the movable and immovable properties including the schedule mentioned property by metes and bounds for better using, enjoying and possessing the properties including the schedule mentioned property. Thereafter they partitioned the properties including the schedule mentioned property by way of a registered **Deed of Partition dated 30.07.1945**, which is duly registered before the Office of the Sub-Registrar at Barrackpore vide being No.865 for the year 1945 and on the basis of the said Deed of Partition, the legal heirs of the said Sachidananda Ray acquired absolute right, title and interest over the schedule mentioned property.

It is necessary to mention here that at the time of partition **Bharatdas Ray**, Son of Late Sachidananda Ray died as unmarried leaving behind Maha Gouri Devi as his mother, Dinendra Kumar Ray and Dilip Kumar Ray as his brothers and Kamala Sen as his only sister as well as his legal heirs, heiresses and successors.

ANDWHEREAS after making amicable partition, the respective parties therein enjoying, possessing and using their respective shares peacefully and happily and the schedule mentioned property comes under the share of the legal heirs of the said Sachidananda Ray.

ANDWHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said **Maha Gouri Devi** died intestate on 23.08.1988 leaving behind Dinendra Kumar Ray and Dilip Kumar Ray as her sons and Kamala Sen as her only daughter as well as only legal heirs, heiress and successors of the schedule mentioned property and after sad demise of Maha Gouri Devi, the said Dinendra Kumar Ray, Dilip Kumar Ray and Kamala Sen became the

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absolute joint owners and occupiers of the schedule mentioned property having 1/3rd share each.

ANDWHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said **Dilip Kumar Ray** died intestate on 27.02.2000 leaving behind Sushmita Ray as his only wife, Sabyasachi Ray and Bobby Roy as his sons and Soma Kalsi, Wife of Sri Jaspal Singh Kalsi as her only daughter as well as only legal heirs, heiresses and successors of his 1/3rd share of the schedule mentioned property and after sad demise of Dilip Kumar Ray, the said Sushmita Ray, Sabyasachi Ray, Bobby Roy and Soma Kalsi, the Owner/Vendor Nos.1 to 4 herein became the absolute joint owners and occupiers of the schedule mentioned property having 1/12th share each.

ANDWHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said **Kamala Sen**, Wife of Late Sachinandan Sen died intestate on 22.12.2002 leaving behind Ashis Sen as her son as well as only legal heir and successor of her 1/3rd share of the schedule mentioned property and after sad demise of Kamala Sen, the said Ashis Sen, the Owner/Vendor No.5 herein became the absolute joint owners and occupiers of the schedule mentioned property having 1/3rd share.

It is necessary to mention herein that **Sachinandan Sen**, Son of Late Abhoypada Sen i.e. the husband of the Kamala Sen as well as the father of the Owner/Vendor No.5 herein died intestate on 13.07.1994 before the death of the said Kamala Sen.

ANDWHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said **Dinendra Kumar Ray** died intestate on 29.01.2013 leaving behind Putul Ray as his only

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wife as well as only legal heiress and successor of his 1/3rd share of the schedule mentioned property and after sad demise of Dinendra Kumar Ray, the said Putul Ray became the absolute joint owners and occupiers of the schedule mentioned property having 1/3rd share.

It is necessary to mention herein that **Putul Ray** also died intestate on 21.03.2017 leaving behind the present Vendors as her only legal heirs, heiresses and successors of the 1/3rd share of the aforesaid Dinendra Kumar Ray.

It is also necessary to mention herein that the aforesaid **Dinendra Kumar Ray** and **Putul Ray** were issueless. As such after their sad demise their share in the aforesaid property was divided amongst the present Vendors according to Hindu Succession Act.

ANDWHEREAS in such way of inheritance the present Owner/Vendor Nos.1 to 4 became joint owners and occupiers of 1/2 share of the schedule mentioned property having 1/8th share each and the Owner/Vendor Nos.5 became joint owners and occupiers of 1/2 share of the schedule mentioned property.

ANDWHEREAS after inheriting the schedule mentioned property the VENDORS herein entitled to mutate their names before the concerned authorities and since then the VENDORS herein have absolutely possessed the schedule mentioned property free from all encumbrances, charges, loans, liens, lispendences, attachments, trusts, acquisitions and requisitions whatsoever and howsoever. As such the VENDORS herein have the absolute right to sale, gift, lease and all other transfer of the schedule mentioned property to any third party.

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AND WHEREAS during possessing and enjoying the aforesaid property, the VENDORS herein for their urgent need of money have jointly agreed to sale and transfer the schedule mentioned property i.e. more or less 4 (Four) Cottahs 4 (Eight) Chhittaks 36 Sq. Ft. equivalent to 3096 Sq. Ft. equivalent to 7.095 decimal "**BASTU**" classified land alongwith more or less 463 Sq. Ft. 20 years old dilapidated Pucca one storied building standing thereon to the open market and after hearing the same the PURCHASER herein has agreed to purchase and acquire all the aforesaid property free from all encumbrances, charges, loans, liens, lispendences, attachments, trusts, acquisitions and requisitions whatsoever and howsoever specifically and particularly described in the Schedule written hereunder at and for consolidated consideration price of **Rs.32,00,000/-** (Rupees Thirty Two Lakh) only which has paid by the Purchaser to the Vendors on or before execution of these presents.

NOW THIS INDENTURE WITNESSETH by and between the parties hereto as follows:

In consideration of the said sum of **Rs.32,00,000/- (Rupees Thirty Two Lakh)** only being the lawful money of the union of India well and truly paid by the purchaser to the Vendors on or before the execution of these presents and that being the full consideration money of the said land more fully described in the schedule hereunder, the receipt whereof the Vendors do hereby admit and acknowledge as per memo of consideration hereunder written and of and from the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the said purchaser as well as the said land with building (more fully described in the schedule hereunder) hereby transferred the Vendors do hereby grant, transfer, convey, sell and assign unto the said purchaser. **ALL THAT** piece and parcel of a plot of Rayati Sthitiban "**BASTU**" classified

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land measuring more or less 4 (Four) Cottahs 4 (Eight) Chhittaks 36 Sq. Ft. equivalent to 3096 Sq. Ft. equivalent to 7.095 decimal as per drawing appear herewith in "**RED**" border alongwith more or less 463 Sq. Ft. 20 years old dilapidated Pucca one storied building standing thereon comprised in Mouza - Chanak, J.L. No.04, Re: Sa: No.39, Touzi No.2998, R.S. Dag No.2408/2584 under R.S. Khatian No.213 and situated at holding No.18 (Old) 25(20) (New), A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District: North 24 Parganas, Kolkata - 700123 under Ward No.20 of Barrackpore Municipality within the local jurisdiction of Additional District Sub-Registrar at Barrackpore more fully and specifically described in the schedule hereunder written in the Plan annexed hereto and depicted by **RED** border line **OR HOWSOEVER OTHERWISE** the said land and hereditaments now hereby is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways and all other former and ancient rights, liberties, lights, benefits, etc. to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said land and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which is anywise related to the said property more fully described in the schedule hereunder or any part or parcel thereof and which now or hereafter shall or may be in the custody, power of possession of the Vendors, their respective heirs, executors, administrators, representatives and assigns or any person or persons from whom they can or may procure the same without action or suit at law or in equity. Vendors do hereby covenant with the purchaser that notwithstanding any act, thing, deed, matters whatsoever made done or executed or knowingly suffered to the contrary the Vendors now

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have good right, title and full power, absolute authority and indefeasible title to grant, transfer, convey, sell the land hereby sold or expressed or intended so to be unto and to the use of the said purchaser, his heirs, executors, administrators, legal representatives and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents in the manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents **AND** that the Purchaser shall and may at all hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Competent Authority for the State of West Bengal upon getting the name duly mutated in the Authority concerned in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand etc. or any person or persons lawfully or equitably claiming from under or in trust for the Vendors. Further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may reasonably be required **AND** that the Vendors doth hereby declare that the land hereby sold has not been previously leased, mortgaged, sold or gifted nor in any way encumbered nor the Vendors have made any contract of such transfer. The said land has not been acquired by the State Government or any other authority **AND** further that the Vendors and all their respective heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and


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keep indemnified the Purchaser, its respective, executors, administrators, representatives, Successors in office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the right, title and interest of the Vendors or any breach of the covenant hereinabove contained in that event they bound to pay compensation to the purchaser herein. **AND IF** any error or omission is transpired in this Deed in future, the Vendors or their successors will at the cost and request of the Purchaser or his successors execute and register any Supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser or his successors.

:- THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece and parcel of a plot of Rayati Sthitiban "BASTU" classified land measuring more or less **4 (Four) Cottahs 4 (Eight) Chhittaks 36 Sq. Ft. equivalent to 3096 Sq. Ft. equivalent to 7.095 decimal alongwith more or less 463 Sq. Ft. 20 years old dilapidated Pucca one storied building** standing thereon comprised in Mouza - Chanak, J.L. No.04, Re: Sa: No.39, Touzi No.2998, **R.S. Dag No.2408/2584** under R.S. Khatian No.213 and situated at **holding No.18 (Old) 25(20) (New), A.T. Roy Road**, P.O. Talpukur, P.S. Titagarh, District: North 24 Parganas, Kolkata - 700123 under Ward No.20 of Barrackpore Municipality within the local jurisdiction of the Office of the A.D.S.R. at Barrackpore, which is specified, identified and demarcated in the "**RED**" border line of the Annexed Site Plan, which is butted and bounded by:-

ON THE NORTH	:	House of Prabhu Nath;
ON THE SOUTH	:	House of Shyam Kumar Roy;
ON THE EAST	:	<u>16'-00"</u> feet wide A.T. Roy Road;
ON THE WEST	:	House of Dilip Pal and Kelvin Jute Mill.

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IN WITNESS WHEREOF the parties hereto have set and subscribe their respective Signatures, Hands and Seal in good and sound health and mind, without any fear, undue influences and coercion on the day, month and year written above.

Signed, Sealed & Delivered in Presence of the **WITNESSES:-**

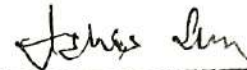
1. Bimal Shaw

Address: A.T. Ray Road,
P.O. - Darpukur, R.S. Pitagark,
(N) 24 P.S., Kol - 700123

2. Anil Moitra
Shyamashree Pally,
P.O. Nona Chandampukur,
R.S. Pitagark, (N) 24 P.S.,
Kolkata - 700122.

The Vendors Nos.2 to 4 are represented by their constituted power of attorney as well as mother:-

Mrs. Sugmita Ray.



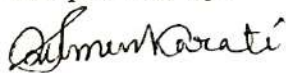
Signature of the Vendors



G. Venugopal

Signature of the Purchaser

Drafted and Prepared on the basis of the information furnished by all the parties by:-



(SOUMEN KARATI)
Advocate

High Court at Calcutta
6, Old Post Office Street,
2nd Floor, Kolkata - 700001.
E. No.WB/504 of 2013.

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Particulars</u>	<u>Amount</u>
1.	Draft No.000461 dated 13.12.2021 in the name of Susmita Ray.	: Rs.20,00,000/-
2.	Draft No.000462 dated 14.12.2021 in the name of Ashis Sen.	: Rs.12,00,000/-
	Total	: Rs.32,00,000/-

(Rupees Thirty Two Lakh) only

Signed, Sealed & Delivered in
Presence of the **WITNESSES:-**

1. *Bimal Shaw*
Add:- A.T. Ray Road,
P.O - Talpukur, P.S - Titagarh
(N) 24 P.G.S, KOL - 700123

The Vendors Nos.2 to 4 are
represented by their constituted
power of attorney as well as
mother:-

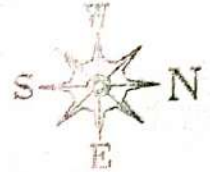
2. *Anil Maitra*
Shyamshree Paley.
P.O. Nonachandrapur,
P.S. Titagarh, (N) 24 P.S.,
Kolkata - 700122.

Mrs, Susmita Ray.

[Signature]
Signature of the Owners

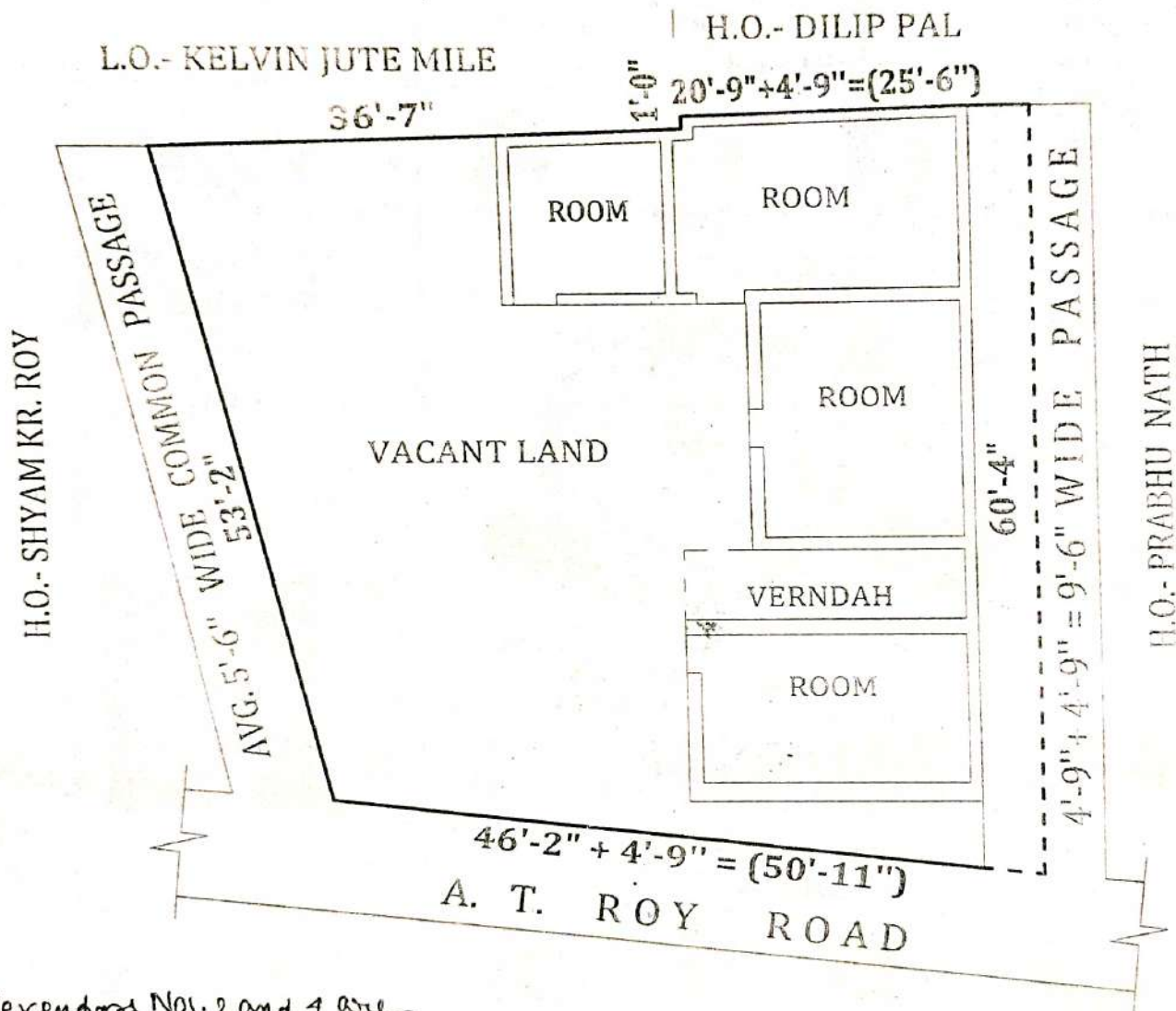
PLAN SHOWING LAND WITH STRUCTURE AT MOUZA - CHANAK,
 O. - 04, R. S. NO.- 39, TOUZI NO.- 2998, R. S. KHATIAN NO.- 213, L. R.
 IAN NO.- xxxxxx, C. S. DAG NO.- 2408, R. S. DAG NO.- 2408/2584,
 DAG NO.- xxxxxx, HOLDING NO.- 18 (OLD), 25(20) (NEW), AT A. T.
 ROY ROAD, WARD NO.- 20, UNDER BARRACKPORE MUNICIPALTY,
 P. S. :- TITAGARH, DIST:- NORTH 24, PGS.

Land Demarcated By Red Bordar.



AREA OF LAND - 04 K. - 04 Ch. - 36 Sft. (M/L.)

AREA OF STRUCTURE - 463.00 Sft.



The vendors Nos. 2 and 4 are represented by their constituted Power of Attorney as well as mother.

Mrs. Susmita Roy
[Signature]

Prishwankar
 G. Venugopal
[Signature]

Bikram Shaw
 12/12/2021













































BIKRAM SHAW
 Building Planner & Surveyor
 74, Old Calcutta Road,
 Titagarh, Kolkata - 700 119

SIGNATURE OF VENDOR

SIGNATURE OF VENDEE

DRAWN BY

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p>Mrs. Sumita Ray</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(Left Hand)				
	 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
	(Right Hand)				
 <p>James Lee</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(Left Hand)				
	 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
	(Right Hand)				
 <p>Y. Viswanath Reddy</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(Left Hand)				
	 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
	(Right Hand)				
 <p>Cr. Venugopal</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(Left Hand)				
	 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
	(Right Hand)				



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

GRN Details

GRN: 192021220134984441 Payment Mode: Online Payment
GRN Date: 13/12/2021 18:59:51 Bank/Gateway: State Bank of India
BRN : IK0BKQGKB9 BRN Date: 13/12/2021 19:12:09
Payment Status: Successful Payment Ref. No: 2002589993/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SOUMEN KARATI
Address: MUKTAPUKUR NATUNPARA, TALPUKUR KOLKATA 700123
Mobile: 9674462466
EMail: soumenkarati26@gmail.com
Depositor Status: Advocate
Query No: 2002589993
Applicant's Name: Mr SOUMEN KARATI
Identification No: 2002589993/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002589993/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	152869
2	2002589993/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	39476
			Total	192345

IN WORDS: ONE LAKH NINETY TWO THOUSAND THREE HUNDRED FORTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1505-06778/2021	Date of Registration	14/12/2021
Query No / Year	1505-2002589993/2021	Office where deed is registered	
Query Date	11/12/2021 5:58:29 PM		1505-2002589993/2021
Applicant Name, Address & Other Details	SOU MEN KARATI MUKTAPUKUR NATUNPARA, Thana : Titagarh, District : North 24-Parganas, WEST BENGAL, PIN - 700123, Mobile No. : 9674462466, 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. 32,00,000/-	Rs. 39,46,233/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,57,869/- (Article:23)	Rs. 39,476/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



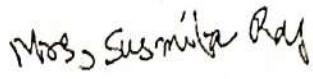



District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: A.T Roy Road, Mouza: Chanak ,
Ward No: 20, Holding No:25/20 JI No: 04, Touzi No: 2998 Pin Code : 700123

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2408/2584	RS-213	Bastu	Bastu 4 Katha 4 Chatak 36 Sq Ft	30,00,000/-	36,57,148/-	Width of Approach Road: 16 Ft., ,Last Reference Deed No :1505-I -00865-1945
Grand Total :					7.095Dec	30,00,000 /-	36,57,148 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	463 Sq Ft.	2,00,000/-	2,89,085/-	Structure Type: Structure
Gr. Floor, Area of floor : 463 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		463 sq ft	2,00,000 /-	2,89,085 /-	

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SUSMITA RAY Wife of Late DILIP KUMAR RAY Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office			 14/12/2021
, 25/20, A.T. ROY ROAD, City:- Barrackpore, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx8P, Aadhaar No: 62xxxxxxxx7690, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office			
2 Shri Sabyasachi Ray, (Alias: Shri Sabyasachi Dilip Kumar Ray) Son of Late DILIP KUMAR RAY , 1562 FIRST AVENUE, 205-4137, City:- , P.O:- NEW YORK, New York, United States, PIN:- 10028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: United States, PAN No.:: BJxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney			
3 Shri Bobby Roy Son of Late DILIP KUMAR ROY , 1562 FIRST AVENUE, 205-4137, NEW YORK, City:- , P.O:- NEW YORK, New York, United States, PIN:- 10028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: BJxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney			
4 Smt Soma Kalsi Wife of Shri JASPAL SINGH KALSI , HIG 883, SECTOR 70, S.A.S. NAGAR MOHALI, City:- , P.O:- CHANDIGARH SECTOR, P.S:-MOHALI, District:-Rupnagar, Punjab, India, PIN:- 160071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EOxxxxxx1Q, Aadhaar No: 36xxxxxxxx2079, Status :Individual, Executed by: Attorney			
Name	Photo	Finger Print	Signature
5 Shri Ashis Sen (Presentant) Son of Late SACHINANDA SEN Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office			 14/12/2021
, AKASH APTS, 2ND FLOOR, FLAT NO.201, 27A, PANDIT KALINATH BHATTACHARYA STREET, City:- Serampore, P.O:- SERAMPORE, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5Q, Aadhaar No: 38xxxxxxxx2681, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office			

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri YARRA VISWESWAR RAO Son of KALIDAS YARRA Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office	 14/12/2021	 LTI 14/12/2021	 14/12/2021



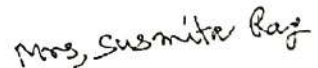
Son of KALIDAS YARRA , 24 S P MUKHERJEE ROAD, City:- Titagarh, P.O:- TITAGARH, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx0N, Aadhaar No: 77xxxxxxxx0559, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri GOLLA VENU GOPAL Son of GOLLA UMAPATI Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office	 14/12/2021	 LTI 14/12/2021	 14/12/2021

Son of GOLLA UMAPATI , 11/7 , A T ROY , KELVIN PRIMARY SCHOOL, City:- , P.O:- TALPUKUR, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx7N, Aadhaar No: 86xxxxxxxx4213, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office




Attorney Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Smt SUSMITA RAY Wife of Late DILIP KUMAR RAY Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office	 Dec 14 2021 1:57PM	 LTI 14/12/2021	 14/12/2021

, 25/20, A.T. ROY ROAD, City:- Barrackpore, P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: BJxxxxxx8P, Aadhaar No: 62xxxxxxxx7690 Status : Attorney, Attorney of : Shri SABYASACHI RAY, Shri BOBBY ROY, Smt SOMA KALSI

Signer Details :

Photo	Finger Print	Signature
		
14/12/2021	14/12/2021	14/12/2021

Soumen Karati
 of Shri SWAPAN KARATI
 MUKTAPUKUR NATUNPARA, City:-
 Barrackpore, P.O:- TALPUKUR, P.S:-
 Bagarh, District:-North 24-Parganas,
 West Bengal, India, PIN:- 700123

Identifier Of Smt SUSMITA RAY, Shri ASHIS SEN, Shri YARRA VISWESWAR RAO, Smt SUSMITA RAY, Shri GOLLA VENU GOPAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt SUSMITA RAY	Shri YARRA VISWESWAR RAO-0.7095 Dec, Shri GOLLA VENU GOPAL-0.7095 Dec
2	Shri SABYASACHI RAY	Shri YARRA VISWESWAR RAO-0.7095 Dec, Shri GOLLA VENU GOPAL-0.7095 Dec
3	Shri BOBBY ROY	Shri YARRA VISWESWAR RAO-0.7095 Dec, Shri GOLLA VENU GOPAL-0.7095 Dec
4	Smt SOMA KALSI	Shri YARRA VISWESWAR RAO-0.7095 Dec, Shri GOLLA VENU GOPAL-0.7095 Dec
5	Shri ASHIS SEN	Shri YARRA VISWESWAR RAO-0.7095 Dec, Shri GOLLA VENU GOPAL-0.7095 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt SUSMITA RAY	Shri YARRA VISWESWAR RAO-46.30000000 Sq Ft, Shri GOLLA VENU GOPAL-46.30000000 Sq Ft
2	Shri SABYASACHI RAY	Shri YARRA VISWESWAR RAO-46.30000000 Sq Ft, Shri GOLLA VENU GOPAL-46.30000000 Sq Ft
3	Shri BOBBY ROY	Shri YARRA VISWESWAR RAO-46.30000000 Sq Ft, Shri GOLLA VENU GOPAL-46.30000000 Sq Ft
4	Smt SOMA KALSI	Shri YARRA VISWESWAR RAO-46.30000000 Sq Ft, Shri GOLLA VENU GOPAL-46.30000000 Sq Ft
5	Shri ASHIS SEN	Shri YARRA VISWESWAR RAO-46.30000000 Sq Ft, Shri GOLLA VENU GOPAL-46.30000000 Sq Ft

Endorsement For Deed Number : I - 150506778 / 2021

14-12-2021

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 Indian Stamp Act 1899.

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

Presented for registration at 13:35 hrs on 14-12-2021, at the Office of the A.D.S.R. BARRACKPORE by Shri ASHIS SEN, one of the Executants.

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 39,46,233/-

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

Execution is admitted on 14/12/2021 by 1. Smt SUSMITA RAY, Wife of Late DILIP KUMAR RAY, , 25/20, A.T. ROY ROAD, P.O: TALPUKUR, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 2. Shri ASHIS SEN, Son of Late SACHINANDA SEN, , AKASH APTS, 2ND FLOOR, FLAT NO.201, 27A, PANDIT KALINATH BHATTACHARYA STREET, P.O: SERAMPORE, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 3. Shri YARRA VISWESWAR RAO, Son of KALIDAS YARRA, , 24 S P MUKHERJEE ROAD, P.O: TITAGARH, Thana: Titagarh, , City/Town: TITAGARH, North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession Business, 4. Shri GOLLA VENU GOPAL, Son of GOLLA UMAPATI, , 11/7, A T ROY, KELVIN PRIMARY SCHOOL, P.O: TALPUKUR, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession Business

Indetified by Shri SOUMEN KARATI, , Son of Shri SWAPAN KARATI, , MUKTAPUKUR NATUNPARA, P.O: TALPUKUR, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Smt SUSMITA RAY, , Wife of Late DILIP KUMAR RAY, , 25/20, A.T. ROY ROAD, P.O: TALPUKUR, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession House wife as the constituted attorney of 1. Shri Sabyasachi Ray, Shri Sabyasachi Dilipkumar Ray, 1562 First Avenue, 205-4137, P.O: New York, New York, United States, PIN - 10028, 2. Shri Bobby Roy, 1562 First Avenue, 205-4137, New York, P.O: New York, New York, United States, PIN - 10028, 3. Smt Soma Kalsi, HIG 883, Sector 70, S.A.S. Nagar Mohali, P.O: Chandigarh Sector, Thana: Mohali, , Rupnagar, PUNJAB, India, PIN - 160071 is admitted by him

Indetified by Shri SOUMEN KARATI, , Son of Shri SWAPAN KARATI, , MUKTAPUKUR NATUNPARA, P.O: TALPUKUR, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,476/- (A(1) = Rs 39,462/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,476/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2021 7:01PM with Govt. Ref. No: 192021220134984441 on 13-12-2021, Amount Rs: 39,476/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKQGKB9 on 13-12-2021, Head of Account 0030-03-104-001-16

ment of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 1,57,869/- and Stamp Duty paid by Stamp Rs
0/-, by online = Rs 1,52,869/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 41320, Amount: Rs.5,000/-, Date of Purchase: 07/12/2021, Vendor name:

Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2021 7:01PM with Govt. Ref. No: 192021220134984441 on 13-12-2021, Amount Rs: 1,52,869/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0BKQGKB9 on 13-12-2021, Head of Account 0030-02-103-003-

02



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

ate of Registration under section 60 and Rule 69.
ered in Book - I
e number 1505-2021, Page from 239398 to 239433
No 150506778 for the year 2021.



Digitally signed by ASIS KUMAR DUTTA
Date: 2021.12.14 14:25:17 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2021/12/14 02:25:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)