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Certified that the document is admitted the Registration. The signature sheets and the endroesment sheets attached with the document are the part of this document.

Adm

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alloore, South 24 Parganas
28 SEP 2022

DEED OF CONVEYANCE 9 SEP 2022

THIS DEED OF CONVEYANCE is made this the 23rd day of **September**, Two Thousand **Twenty Two** (2022)

BETWEEN

Adm
Adm.com

-50 PM
31/9/22

23/9/22
29/9/22

SMT. MADHUMITA CHAKRABORTY, (PAN - AGMPC2813M), (Aadhaar No.4494 9516 1841), wife of Sri Uttam Chakraborty, by faith - Hindu, by Occupation - Service, by Nationality - Indian, presently residing at 'URSA', 2 B.L. Banerjee Lane, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, hereinafter called and referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include her legal heirs administrators, legal representatives successors, executors and assigns) of the **ONE PART.**

AND

(1) SRI KUMUD CHANDRA KAR, (PAN-AHRPK3122H), (Aadhaar No.6290 0296 2967), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078 and **(2) SMT. GOURI RANI MISHRA, (PAN - BOGPM6024K), (Aadhaar No.7419 0950 6167),** wife of Mr. Debes Kumar Misra, by Occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, hereinafter jointly called and referred to as the **PURCHASERS** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, representative/ representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART.**

WHEREAS by a conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore 24-Parganas in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor namely The Jadavpur Co-Operative Land and Housing Society



Limited registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as the said Society absolutely purchased for a valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring an area of 10.93 (Ten Acre Ninety three decimals) comprising in R. S. Dag Nos.83, 85, 87, 88, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance being the date 8th February, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No.1, Being No. 590 for the year 1978 the said society absolutely purchased for a valuable consideration as mentioned therein from Sri Sunil Kumar Mitra and others the total land measuring a further 10.93 acre (Ten acres and ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5334 for the year 1979 the said Society absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1(one) Bigha 11 (eleven)

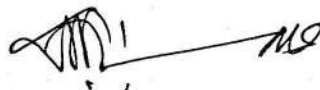


Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L.No. 25, under Khatian No.90, R.S.No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 the said Society further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S.No.3, Touzi No. 56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 the said Society absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99) acre comprising in Dag No. 136, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza - Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No.



6957 for the year 1979 the said Society purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, the said Society absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza-Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS the said Society recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087, and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (one hundred thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispens, attachments and is in khas possession thereon.



6957 for the year 1979 the said Society purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, the said Society absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101 ,R.S. No. 3, Touzi No. 56, Mouza-Nayabad, Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS the said Society recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087, and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (one hundred thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispensens, attachments and is in khas possession thereon.



AND WHEREAS in pursuance of the object of developing the area for residential purpose of the members the said Society effected improvements thereon by filing earth and making the same of uniform level laid out roads, passages, and divided the area into several plots of different sizes and measurements for distribution among the members of the said Society. The entire land on which the said plots have been so carved out is fully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS pursuant to an application for membership of the said Society made by the present **VENDOR** for obtaining a plot of land and agreeing to comply with the terms and conditions of the said Society for the demise thereof the purchaser member i.e. the **VENDOR** herein was admitted as a member of the Society.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by the said Society to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby said **SMT. MADHUMITA CHAKRABORTY**, the Vendor herein of the Schedule plot of land was allotted the plot of land more particularly described in **SECOND SCHEDULE** herein below and hereinafter referred to as "**THE SAID PLOT**" and the said **SMT. MADHUMITA CHAKRABORTY** the present Vendor has accepted such lottery. It was also decided by a resolution dated 02.05.1987 to allot different plots of land from plots purchased on different dates to its different members on first come first serve basis.

AND WHEREAS said **SMT. MADHUMITA CHAKRABORTY**, as the present Vendor paid a sum of Rs.9,000/- to the said Society from time to time as required by "the said society" for allotment of the said



plot in favour of the said **SMT. MADHUMITA CHAKRABORTY**, the present **VENDOR** herein.

AND WHEREAS the said Society appropriated the full payment of the consideration and allotted one plot to the said **SMT. MADHUMITA CHAKRABORTY** being all that the **Plot No.98B (Phase-I)**, measuring more or less **03 (Three) Cottahs 03 (Three) Chittacks 00 (Zero) Sq.ft.** more particularly described in the **SECOND SCHEDULE** hereunder written in favour of the said **SMT. MADHUMITA CHAKRABORTY**.

AND WHEREAS by a registered Indenture of conveyance dated 16.01.2002 made between "the said society" therein referred to as the society of the one part and the said **SMT. MADHUMITA CHAKRABORTY** therein referred to as the purchaser member of the other part and registered with the office of District Sub-Registrar - III, Alipore South 24-Parganas and entered in Book No. 1, Volume No.8, at pages 278 to 285, Being No.332 for the year 2002, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said **SMT. MADHUMITA CHAKRABORTY**, at or for the total consideration therein as mentioned absolutely and forever.

AND WHEREAS after purchase said **SMT. MADHUMITA CHAKRABORTY**, has completed all the formalities as the member of "the said society" and collected the Share Certificate.

AND WHEREAS the **VENDOR** herein recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2999, Nayabad, within Ward No.109**, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata -

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700 099 and has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land property.

AND WHEREAS thereafter the **OWNER/VENDOR** herein Mutated and recorded her name in the record of the Ld. B.L. & L.R.O., Kolkata vide **L.R. Khatian No.2785 of L.R. Dag No.136**, of Mouza - Nayabad, J.L. No.25 in connection with her entire purchased land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks**.

AND WHEREAS thereafter the **OWNER/VENDOR** herein she converted her land from 'Shali' to 'Bastu' from the B.L. & L.R.O. Kolkata vide **Conversion Case No.CN/2022/1630/3522 dated 23.08.2022 (Memo No.17/4047/BLLRO/KOL/22 dated 19.09.2022)**.

AND WHEREAS the **OWNER/VENDOR** herein is now the absolute owner of a plot of land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. **situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 and the property of OWNER/VENDOR has been properly described in the SCHEDULE below.**

AND WHEREAS THE VENDOR doth hereby covenant :

- i) Since acquiring the right title interest in the said land and hereditament the **VENDOR** is in physical possession of the said land and hereditament.



- ii) The **VENDOR** has not yet received any notice from any authority for acquisition or requisition and she also declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove, since acquiring the right title interest of the said land and hereditament the **VENDOR** has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defective in title.
- iv) The **VENDOR** has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all in respect of the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispensens, usages, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the **VENDOR** or the **VENDOR** predecessor in title. Further the said land and hereditament is not affected by or subjected to any personal security for securing any financial accommodation and accordingly the **PURCHASERS** have agreed to purchase the same.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale of her said plot of land measuring an area of 03

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(Three) Cottahs 03 (Three) Chittacks togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 as morefully mentioned in the **SECOND SCHEDULE** below and the **PURCHASERS** herein have also agreed to purchase the same at or for the consideration price as declared by the **VENDOR** and the **PURCHASERS** have agreed to pay to the **VENDOR** the total consideration sum of **Rs.55,00,000/- (Rupees Fifty five Lac) only** as full and final consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 as morefully mentioned and described in the **SECOND SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the verbal Agreement and declared consideration sum of **Rs.55,00,000/- (Rupees Fifty five Lac) only** well and truly paid by the **PURCHASERS** to the **VENDOR** on or before the execution of these presents and that being the full consideration money of the said land and hereditaments

(the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASERS** as well as the said land hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASERS ALL THAT** piece and parcel of land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. **situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 free from all sorts of encumbrance as declared by the VENDOR herein and more specifically described in the SECOND SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever 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 the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof




and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments known as **K.M.C. Premises No.2999, Nayabad**, as described in the **SECOND SCHEDULE** below so to be unto the said **PURCHASERS** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASERS** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDOR** now has good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land and tile shed hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASERS** in manner aforesaid and deliver vacant khas and peaceful possession of the said land and tile shed unto the **PURCHASERS** simultaneously with the execution of these presents **AND** the **PURCHASERS** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof forever and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or her predecessors in interest and title and also receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDOR** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDOR** or any of her predecessors in title and interest and the **VENDOR** hereby also covenant to keep the **PURCHASERS** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of her predecessors in

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interest and title and declares the schedule mentioned property is free from all sorts of encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASERS** 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 **PURCHASERS** as shall or may reasonably be required.


THE VENDOR do hereby declares that the land hereby sold and fully described in the **SECOND SCHEDULE** hereunder written has not been previously leased, mortgaged and sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDOR** received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The **VENDOR** is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful khas possession of the said land and tile shed unto the **PURCHASERS**.

If any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** or her future legal heirs shall at the costs and request of the **PURCHASERS** do and execute any supplementary deed or deed of rectification in favour of the **PURCHASERS** and their future legal heirs, representatives and assigns.

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THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

1. That in respect of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed hereby to the **PURCHASERS**, the **VENDOR** has good right and title and interest as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament known as **K.M.C. Premises No. 2999, Nayabad**, hereby sold and transferred, every part thereof unto and to the **PURCHASERS** in the manner as aforesaid and the **VENDOR** further declares that she has not yet dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of her said land and hereditament save and except with the **PURCHASERS** herein.
2. That the **PURCHASERS** shall have the right to mutate their names in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR** or her future legal heirs or any person or persons claiming under them.
3. That it shall be lawful for the **PURCHASERS** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASERS** and every part thereof and receive the rents, issues and profits therefrom as to be fetched without any interruption, claims or demand whatsoever by or from the **VENDOR** or her future legal heirs or any person claiming through, under or in trust arising through or for them.



4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispendences, debts, liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the **VENDOR** or any of her predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of her predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate, right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASERS** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASERS** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASERS**.

6. That the **PURCHASERS** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said land measuring an area of **03 (Three) Cottahs 03 (Three) Chittacks** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag



No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

7. That the **VENDOR** shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDOR** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

A handwritten signature and the initials 'MS' are present at the bottom of the page. The signature is written in dark ink and appears to be a stylized name.

No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

7. That the **VENDOR** shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDOR** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.



10. That the **VENDOR** also declares that she shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASERS** in respect of the purchased land.

11. That the **VENDOR** also declares herein that the **PURCHASERS** shall have every right of transfer of the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or by making construction or by erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

12. The **PURCHASERS** shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASERS** shall have right to bring electric, telephone, drainage and sewerage connection through it.

13. That the **PURCHASERS** herein are purchasing the Schedule mentioned property jointly from the **VENDOR** herein each having the Ownership of undivided $\frac{1}{2}$ share of the total property and the **PURCHASERS** have made the payment for consideration to the **VENDOR** herein as per their land ratio.

BE IT NOTED THAT the **VENDOR** has delivered the Original title Deed, L.R. Parcha, Original Conversion Certificate, KMC Mutation Certificate, all paid up KMC Tax bill, R.S. Record of Right, etc, relating to the said land and Property as mentioned in the **SECOND SCHEDULE** hereunder written to the **PURCHASERS** herein at the time of execution of these presents.

A handwritten signature in black ink, appearing to be a stylized name, located at the bottom right of the page.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less 45.52 (Forty five point Fifty two) acres approximately 137 (One hundred and thirty seven) Bighas 5 (Five) Cotthas 07 (Seven) Chittacks and 31 (Thirty one) Sq.ft. situated and lying at and being comprised being R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132 , 135, 136, 139, 191, J.L. No. 25, Touzi No. 56, under Khatian Nos. 76, 90, 101 and 145, in Mouza - Nayabad, within formerly P.S. Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, under K.M.C. Ward No. 109, in the District of South 24-Parganas.

SECOND SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)


ALL THAT the piece and parcel of a plot of Bastu land measuring land area of **03 (Three) Cottahs 03 (Three) Chittacks more or less** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. **situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.98B (Phase-I), comprising in R.S. Dag and L.R. Dag No.136, under R.S. Khatian No.76, L.R. Khatian No.2785, known as K.M.C. Premises No.2999, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-6043-8, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, and it is butted and bounded by :-**


<u>ON THE NORTH</u>	:	25'-0" wide Road;
<u>ON THE SOUTH</u>	:	25'-0" wide KMC Road;
<u>ON THE EAST</u>	:	Scheme Plot No.98C;
<u>ON THE WEST</u>	:	Scheme Plot No.97C.



IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. 
 UTTAM CHAKRABORTY
 2, B. L. Benerjee Lane
 Santohpur, Kolkata - 75.

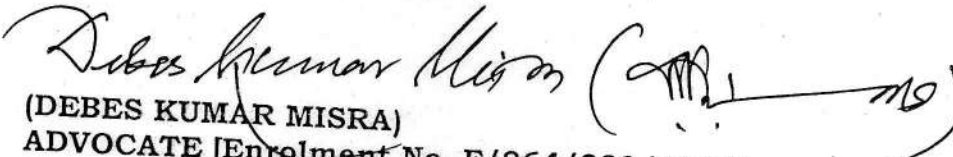
2. 
 Sankar Bhattacharya
 41 Purbachal Sukanta Sarani
 Kol - 78


 SIGNATURE OF THE VENDOR

1. Kumud Chandra Kar
 2. Gouri Romi Mishra.

 SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :


 (DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]
 HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin
 Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

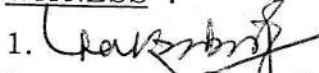
MEMO OF CONSIDERATION


RECEIVED with thanks from the within named **PURCHASERS** for the within mentioned sum of **Rs.55,00,000/- (Rupees Fifty five Lac) only** as full and final settlement of entire consideration sum in respect of the within mentioned land and tile shed as described in the **SECOND SCHEDULE** above in the manner followings :

Sl. No.	Date	Demand Draft No.	Name of the Bank & Branch	Amount (Rs.)
1.	21.09.2022	687260 (Draft Paid by Purchaser No.1 to the Vendor)	State Bank of India, Kalikapur Branch, Kolkata - 700 078.	Rs.27,50,000.00
2.	21.09.2022	370204 (Draft Paid by Purchaser No.2 to the Vendor)	Indian Overseas Bank, Baghajatin Branch	Rs 8,00,000.00
3.	21.09.2022	370205 (Draft Paid by Purchaser No.2 to the Vendor)	-Do-	Rs 7,50,000.00
4.	21.09.2022	370206 (Draft Paid by Purchaser No.2 to the Vendor)	-Do-	Rs. 8,00,000.00
5.	21.09.2022	442866 (Draft Paid by Purchaser No.2 to the Vendor)	Bank of Baroda, Baghajatin Branch, Kolkata - 700086	Rs. 3,50,000.00
6.	22.09.2022	558229 (Draft Paid by Purchaser No.2 to the Vendor)	State Bank of India, Baghajatin Branch, Kolkata - 700086.	Rs. 50,000.00
TOTAL:				Rs.55,00,000.00

(Rupees Fifty five Lac) only

WITNESS :

1. 
UTTAM CHAKRABORTY
2, B. L. Banerjee Lane,
Santoshpur,
Kolkata - 700 075 -

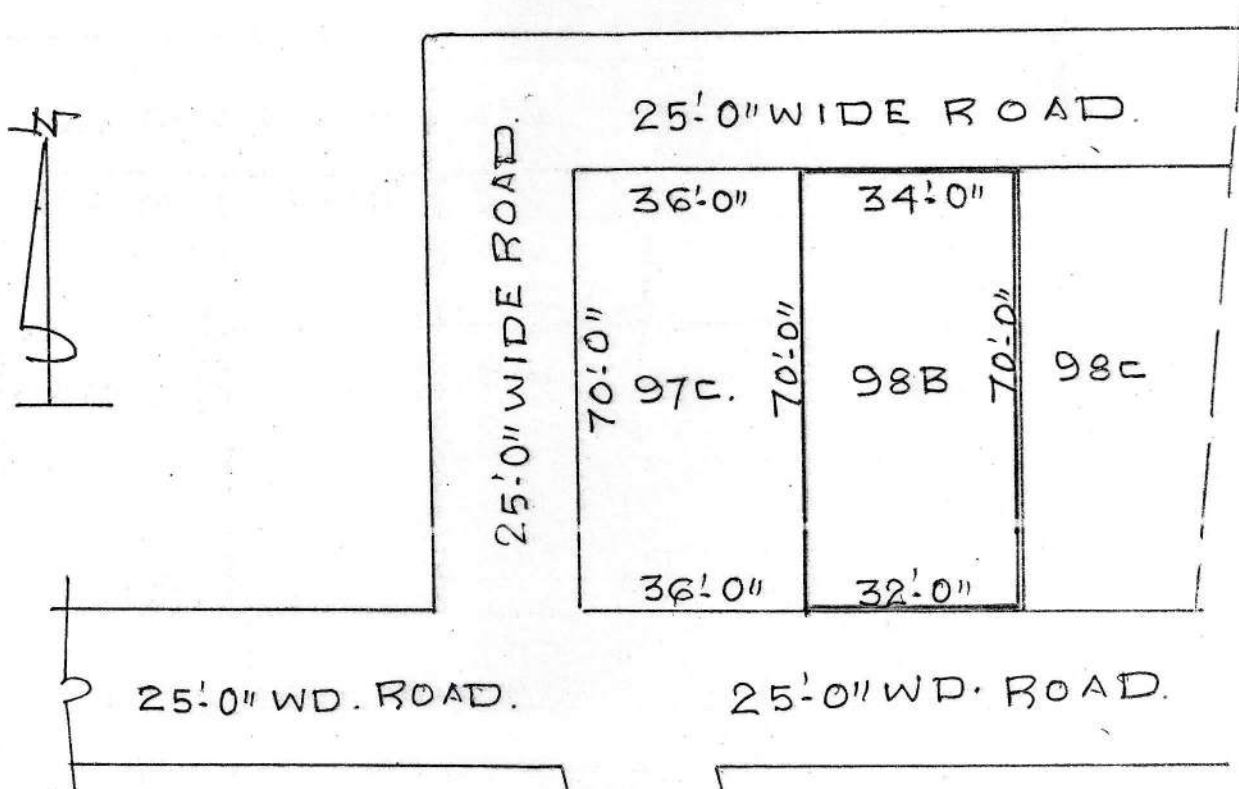
2. 
41 Purbachal Sukanta Sarani
KOL - 78


SIGNATURE OF THE VENDOR


- Adarsh

SITE PLAN OF A PLOT OF LAND SITUATED IN MOUZA - NAYABAD,
 J.L. NO. 25, BEING PLOT NO.98B (PHASE-I), COMPRISING IN R.S.
 DAG AND L.R. DAG NO.136, UNDER R.S. KHATIAN NO.76, L.R.
 KHATIAN NO. 2785, KNOWN AS K.M.C. PREMISES NO.2999,
 NAYABAD, WITHIN THE KMC WARD NO.109, P.S. PANCHASAYAR,
 KOLKATA - 700 099

SOLD LAND AREA : 03 COTTAHS 03 CHITTACKS
 TOGETHERWITH ONE TILE SHED SHOWN IN RED
 BORDER LINE



Gouri Ramu Mishra
 Kumud chandra Kar

Madhuni Chakrabarty

TRACED BY.

S. m. [Signature]
 CIVIL ENGINEER
 SURVEYOR Rg. No.-4926

[Signature] No. 109
 11/20/2018



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name KUMUD CHANDRA KAR

Signature .. Kumud chandra kar



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name..... GOURI RANI MISHRA

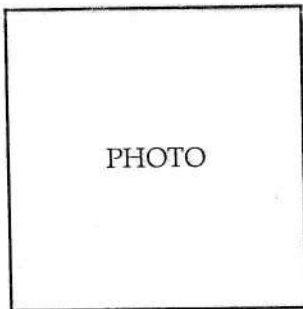
Signature Gouri Rani Mishra



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ..)

Signature Madhubita Chakraborty



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



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

GRN Details

GRN: 192022230127129451 Payment Mode: Online Payment
GRN Date: 23/09/2022 08:40:54 Bank/Gateway: HDFC Bank
BRN : 1904633778 BRN Date: 23/09/2022 08:41:44
Payment Status: Successful Payment Ref. No: 2002772791/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Depositor Status: Advocate
Query No: 2002772791
Applicant's Name: Mr Somesh Mishra
Identification No: 2002772791/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002772791/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	240895
2	2002772791/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	60258
			Total	301153

IN WORDS: THREE LAKH ONE THOUSAND ONE HUNDRED FIFTY THREE ONLY.












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002772791/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Kumud Chandra Kar 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078	Buyer			Kumud chandra kar 23/09/22
2	Smt Gouri Rani Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Buyer			Gourirani Mishra 23/09/22
3	Smt Madhumita Chakraborty 22, KK Majumder Road, City:- , P.O:- Survey Park, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Seller			Madhumita Chakraborty 23.9.22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Shri Kumud Chandra Kar, Smt Gouri Rani Mishra, Smt Madhumita Chakraborty			 23/09/22

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



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

Query No / Year	2002772791/2022	Office where deed will be registered
Query Date	15/09/2022 6:22:53 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 55,00,000/-	Rs. 60,24,374/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,40,995/- (Article:23)	Rs. 60,258/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2999, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		55,00,000/-	60,24,374/-	Width of Approach Road: 25 Ft.,
Grand Total :				5.2594Dec	55,00,000 /-	60,24,374 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Madhumita Chakraborty Wife of Uttam Chakraborty, 22, KK Majumder Road, City:-, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. agxxxxxx3m, Aadhaar No.: 44xxxxxxx1841, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Owner Details :

No	Name & address	Status	Execution Admission Details :
1	Shri Kumud Chandra Kar Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2H, Aadhaar No.: 62xxxxxxx2967, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt Gouri Rani Mishra Wife of Mr Debes Kumar Misra, 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. boxxxxx4k, Aadhaar No.: 74xxxxxxx6167, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Kumud Chandra Kar, Smt Gouri Rani Mishra, Smt Madhumita Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Madhumita Chakraborty	Shri Kumud Chandra Kar-2.62969 Dec, Smt Gouri Rani Mishra-2.62969 Dec

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090860438 Premises No. : 2999 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT.MADHUMITA CHAKRABORTY Owner Address : 2, B.L. BANERJEE LANE , SANTOSHPUR , KOL-700075 Pin No. : 700075	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-10-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.



e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



७७

रथाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHRPK3122H

नाम / NAME
KUMUD CHANDRA KAR

पिता का नाम / FATHER'S NAME
HARE KRISHNA KAR

जन्म तिथि / DATE OF BIRTH
15-06-1959

हस्ताक्षर / SIGNATURE
Kumud chandra kar

आयकर आयुक्त, प.सं.-III
COMMISSIONER OF INCOME TAX, W.B.

इस कार्ड के खो/मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित/वापस कर दें।
संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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-700 069.

Kumud chandra kar



भारत सरकार



Kumud Chandra Kar
Kumud Chandra Kar
Date of Birth / DOB : 15/06/1959
Male / MALE

6290 0296 2967



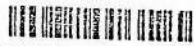
Aadhaar - Aam Aadmi ka Adhikar



भारतीय विधि प्रयोग प्रधिकरण
OFFICE OF THE NATIONAL AUTHORITY OF INDIA

आधार
Address:
129/8, Purbachal Kalitala
Road, Near State Bank Of
India Kalitapur, Kasba, Hattu
S.O, Kolkata, West Bengal,
700078

Address:
129/8, Purbachal Kalitala Road,
Near State Bank Of India
Kalitapur, Kasba, Hattu S.O,
Kolkata, West Bengal, 700078



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001

Kumud chandra Kar

आयकर विभाग
 INCOME TAX DEPARTMENT
 गौरीरानी मिश्रा
 GOURIRANI MISHRA
 SUBODH CHANDRA PANDA
 17/09/1959
 Permanent Account Number
 BOGPM6024K
 Gouri Rani Mishra
 Signature

भारत सरकार
 GOVT OF INDIA




आयकर विभाग
 INCOME TAX DEPARTMENT
 गौरीरानी मिश्रा
 GOURIRANI MISHRA
 SUBODH CHANDRA PANDA
 17/09/1959
 Permanent Account Number
 BOGPM6024K
 Gouri Rani Mishra
 Signature

Gouri Rani Mishra.



ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19567/03489

To
 গৌরী রাণী মিশ্র
 Gouri Rani Mishra
 69/1 BAGHA JATIN PLACE
 BAGHA JATIN KOLKATA
 Baghajatin Kolkata
 West Bengal 700086
 6830867523

12351863

 MN123518635DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7419 0950 6167

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



গৌরী রাণী মিশ্র
 Gouri Rani Mishra
 পিতা : সুবোধ চন্দ্র পণ্ডা
 Father : Subodh Ch Panda
 জন্ম সাল / Year of Birth : 1959
 মহিলা / Female

7419 0950 6167



আধার - সাধারণ মানুষের অধিকার

Gouri Rani Mishra

Major Information of the Deed

Deed No :	I-1604-11829/2022	Date of Registration	29/09/2022
Query No / Year	1604-2002772791/2022	Office where deed is registered	
Query Date	15/09/2022 6:22:53 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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. 55,00,000/-	Rs. 60,24,374/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,995/- (Article:23)	Rs. 60,290/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2999, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 3 Chatak	55,00,000/-	60,24,374/-	Width of Approach Road: 25 Ft.,
Grand Total :				5.2594Dec	55,00,000 /-	60,24,374 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Madhumita Chakraborty Wife of Uttam Chakraborty 22, KK Majumder Road, City:- , P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx3m, Aadhaar No: 44xxxxxxxx1841, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Kumud Chandra Kar Son of Late Hare Krishna Kar 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2H, Aadhaar No: 62xxxxxxx2967, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence
2	Smt Gouri Rani Mishra (Presentant) Wife of Mr Debes Kumar Misra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: boxxxxxx4k, Aadhaar No: 74xxxxxxx6167, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Shri Kumud Chandra Kar, Smt Gouri Rani Mishra, Smt Madhumita Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Madhumita Chakraborty	Shri Kumud Chandra Kar-2.62969 Dec,Smt Gouri Rani Mishra-2.62969 Dec

On 23-09-2022

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

Presented for registration at 18:50 hrs on 23-09-2022, at the Private residence by Smt Gouri Rani Mishra , 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 60,24,374/-

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

Execution is admitted on 23/09/2022 by 1. Shri Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Smt Gouri Rani Mishra, Wife of Mr Debes Kumar Misra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 3. Smt Madhumita Chakraborty, Wife of Uttam Chakraborty, 22, KK Majumder Road, P.O: Survey Park, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Identified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

(Signature)

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

On 28-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,290.00/- (A(1) = Rs 60,244.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 60,258/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2022 8:41AM with Govt. Ref. No: 192022230127129451 on 23-09-2022, Amount Rs: 60,258/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1904633778 on 23-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,995/- and Stamp Duty paid by by online = Rs 2,40,895/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2022 8:41AM with Govt. Ref. No: 192022230127129451 on 23-09-2022, Amount Rs: 2,40,895/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1904633778 on 23-09-2022, Head of Account 0030-02-103-003-02

(Signature)

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

On 29-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,290.00/- (A(1) = Rs 60,244.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,995/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 69755, Amount: Rs.100.00/-, Date of Purchase: 20/09/2022, Vendor name: S B Das

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 342075 to 342106
being No 160411829 for the year 2022.



(Handwritten signature)

Digitally signed by ANUPAM HALDER
Date: 2022.09.29 17:43:02 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/29 05:43:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)