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I-1916/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 124980

certified that the document is authentic  
 registration, the signature sheets and  
 the endorsement sheets attached with  
 the document are part of this document

District Sub-Registrar-14  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas

26 APR 2017

26 APR 2017

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the 26th day of April,

Two Thousand Seventeen (2017) **B E T W E E N**

5105 83A 15

5105 89A 05

12/05  
 135114/10

11625

17 APR 2017

No.....Rs. 5000/-Date.....

Name:-.....Asutosh Das & Ors.

Address:-.....83, Rabindra Nagar.

Vendor:-.....Subhankar Seal

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol - 27

P.S - Sonarpur.

Kol-153.

11625 = 5000/- = 5000/-

NOTICE OF THE DISTRICT SUB-REGISTRAR  
ALIPUR, SOUTH 24 PARGANAS  
WEST BENGAL  
REGISTRATION ACT, 1908



APR 2017

Arjun Kumar Seal  
s/o Late G.C. Seal  
Rabindra Nagar  
Laskarpur, P.S - Sonarpur  
Kol - 700153.  
Business.

District Sub-Registrar - IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
= APR 2017

26 APR 2017



**SMT. NANDITA CHOWDHURY** alias Chaudhuri, (PAN-AHDPC9357N), wife of Sri.Subrata Chowdhury, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Sector "A", F-7, Pantuli Main Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, present address 414/5, Prince Anwar Shah Road, P.O. Lake Garden, P.S. Lake, Kolkata-700045, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject to deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

**AND**

(1) **SRI. ASUTOSH DAS** (PAN - AFYPD1472N ), son of Late Rabindra Nath Das, by occupation-Business, (2) **SMT. SWAPNA DAS**, (PAN - AITPD1492J), wife of Sri. Asutosh Das, by occupation-Housewife, both by faith-Hindu, both residing at 83, Rabindra Nagar, P.O. Laskarpur, P.S. Sonarpur, Kolkata-700153, District South 24-Parganas, hereinafter jointly called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
= **APR 2017**  
26 APR 2017

include her respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** (1) Sri. Krishna Pada Sardar, (2) Sri. Satish Chandra Sardar, (3) Sri. Patitpaban Sardar and (4) Sri. Nishikanta Naskar were seized and possessed of or otherwise well and sufficiently entitled to the land measuring 1 acrea 49 decimals more or less, lying and situated at Mouza-Ramchandrapur, J.L. No. 58, comprised in Dag No. 718, appertaining to Khatian No. 174, under P.S. Sonarpur, Dist. South 24-Parganas and the said property was recorded in finally published revisional settlement records of rights in the name of said Sri. Krishna Pada Sardar, Sri. Satish Chandra Sardar, Sri. Patitpaban Sardar and Sri. Nishikanta Naskar, each having 4 annas share i.e.  $37\frac{1}{4}$  decimals of land,

**AND WHEREAS** for better enjoyment and peaceful possession, the said Sri. Krishna Pada Sardar and others made an unregistered an amicable partition between themselves according to a plan made by a surveyor and they seized and possessed without any interruption or hindrances from others.

**AND WHEREAS** one of the co-sharer of the aforesaid land, Sri. Krishnapada Sardar died intestate leaving his surviving legal heirs



*(Signature)*  
District sub-Registrar-IV  
Registrar U/S 7(3) of  
Registration Act 1908  
Alipore, South 24 Parganas  
= **APR 2017**

26 APR 2017



and successors only wife Smt. Hasyamoni Sardar (since deceased), two sons namely Sri. Dhirendra Nath Sardar and Sri. Rabindra Nath Sardar and four daughters namely Smt. Kanchan Gayen, Smt. Subala Biswas, Smt. Kajal Mondal and Smt. Laxmi Naskar to inherit his share of aforesaid land i.e. measuring  $37\frac{1}{4}$  decimals left by him as per the Hindu Succession Act, 1956.

**AND WHEREAS** after the demise of the said Krishna Pada Sardar, Smt. Hasyamoni Sardar and 6(six) others jointly seized and possessed  $\frac{1}{7}$  share each to the said land measuring  $37\frac{1}{4}$  decimals by way of inheritance.

**AND WHEREAS** the said Smt. Hasyamoni Sardar before her death executed and registered a deed of gift in favour of her son Sri. Rabindra Nath Sardar in respect of her  $\frac{1}{7}$  share i.e. 12 decimals of Ramchandapur Mouza, J.L. No. 58 in the split-up 5 dec. of R.S. Dag No. 736 of R.S. Khatian No. 154 the land measuring 2 dec. of R.S. Dag No. 784 of R.S. Khatian No. 125, the land measuring 5 dec. of R.S. Dag No. 718 of R.S. Khatian No. 174 of aforesaid land measuring  $37\frac{1}{4}$  decimals and the said deed was registered in the office of A.D.S.R. Office at Sonarpur vide Book No. I, Vol. No. 123, Pages 224 to 227, being no. 5884 for the year 1983.

SITE PLAN OF PART OF R.S. DAG NO. 718 R.S. KHATIAN

NO. 174 OF MOUZA RAMCHANDRAPUR. J.L. NO. 58.

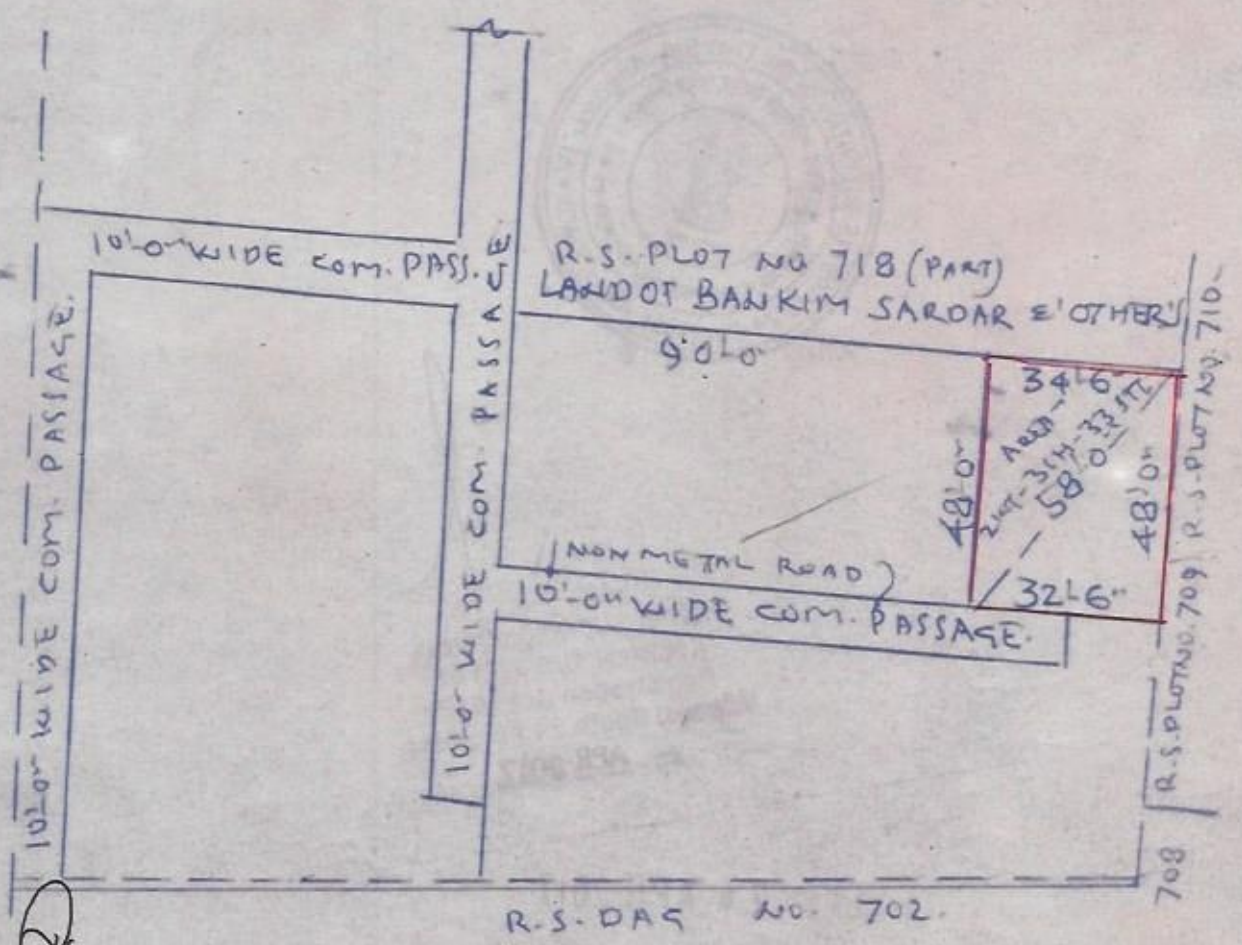
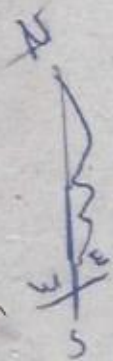
L.R. DAG NO. 806. L.R. KH. NO. 1108. P.S. SONARPUR

DIST. SOUTH 24-PARGANAS UNDER NO. 1

BONHOOGHLY GRAM PANCHAYAT

SCALE - 1" = 30'-0"

LAND AREA - 2KT - 3CH - 33 SQFT. (M/L) IS SHOWN IN RED LINES



TRAILED BY  
S. N. CHAKRABORTY  
S. N. CHAKRABORTY

135

Asutosh Das (NANDITACHOWDHURY ALIAS CHAUDHURI)

Swapna Das (Nandita Chaudhuri)  
SIC. OF PURCHASER SIC. OF VENDOR



possessed of the total land measuring  $74\frac{1}{2}$  decimals and without any interruption or hindrances from others, out of this  $74\frac{1}{2}$  decimals of land Sri. Rabindra Nath Sardar owns 5 decimals of R.S. Dag No. 718 of land which he got as a gift from his mother and also owns  $37\frac{1}{4}$  decimals of land jointly with Sri. Dhirendra Nath Sardar and Sri. Dhirendra Nath Sardar, Sri. Rabindra Nath Sardar, Smt. Kanchan Gayen, Smt. Subala Biswas, Smt. Kajal Mondal, Smt. Laxmi Naskar jointly own  $32\frac{1}{4}$  decimals of the said land.

**AND WHEREAS** with a view to disposing of the said measuring  $74\frac{1}{2}$  decimals the legal heirs or successors of the said Krishna Pada Sardar made a scheme plan dividing the said land into various small plots providing common path and passage thereto.

**AND WHEREAS** said Sri. Dhirendra Nath Sardar and Sri. Rabindra Nath Sardar, Smt. Kanchan Gayen, Smt. Subala Biswas, Smt. Kajal Mondal, Smt. Laxmi Naskar sold a piece or parcel of Sali land measuring 2 Cottahs 3 Chittaks 33 Square Feet out of  $74\frac{1}{2}$  decimals to one intending purchaser (the Vendor herein) Smt. Nandita Chowdhury, wife of Sri. Subrata Chowdhury by way of a Registered Deed of Conveyance duly registered in the Office of A.D.S.R. Sonarpur vide Book No. I, Vol. No. 35, Pages 80 to 90,

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 53177 to 53201

being No 160401916 for the year 2017.



Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2017.04.26 18:05:30 +05:30  
Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 26/04/2017 18:05:29  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

being no.. 2136 for the year 1999 and thus said Smt. Nandita Chowdhury, the present Vendor herein became the absolute owner of **ALL THAT** piece and parcel of a **Shali** landed property measuring **2 Cottahs 3 Chittak 33 Sq. Ft.** be the same a little more or less lying and situated at **Mouza Ramchandrapur**, J.L. No. 58, Pargana Magura, **R.S. Dag No. 718, L.R. Dag No. 806**, appertaining to **R.S. Khatian No. 174, L.R. Khatian No. 1108** under **P.S. Sonarpur**, A.D.S.R. Office at Sonarpur, D R Alipore in the **District of South 24-Parganas**, which is more-fully and particularly mentioned in the Schedule hereunder written and mutated her name in the record of B.L.& L.R. Office, 1No. Banhooghly Gram Panchayet and enjoying the same without any disturbances and encumbrances.

**AND WHEREAS** now due to unavoidable circumstances and urgent need of money, the Vendor herein decided to sell the aforesaid landed property to one intending purchaser and knowing the intention of the Vendor herein, the Purchaser herein approached to purchase the same with a handsome marketable consideration of **Rs. 8,00,000/- (Rupees Eight Lakh) only** and the Vendor herein agreed with the Purchaser herein and therefore the Purchaser



On 17-04-2017

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 12,28,332/-

*Pradipta Kishore Guha*

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

On 26-04-2017

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

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

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

Presented for registration at 12:17 hrs on 26-04-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Nandita Chowdhury Alias Chaudhuri ,Executant.

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

Execution is admitted on 26/04/2017 by 1. Smt Nandita Chowdhury Alias Chaudhuri, Wife of Shri Subrata Chowdhury, F-7 Patuli Main Road, Sector: A, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Shri Asutosh Das, Son of Late Rabindra Nath Das, 83 Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 3. Smt Swapna Das, Wife of Shri Ashutosh Das, 83 Rabindranagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife,

Indetified by Mr Arun Kumar Seal, Son of Late G C Seal, Rabindranagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,322/- ( A(1) = Rs 12,283/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,322/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2017 11:26AM with Govt. Ref. No: 192017180005368941 on 23-04-2017, Amount Rs: 12,322/-,  
Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI230417090509 on 23-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,427/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 56,427/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11625, Amount: Rs.5,000/-, Date of Purchase: 17/04/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2017 11:26AM with Govt. Ref. No: 192017180005368941 on 23-04-2017, Amount Rs: 56,427/-,  
Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI230417090509 on 23-04-2017, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*



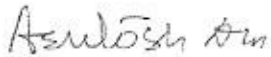


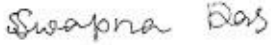
Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

herein made the full payment of the aforesaid consideration amount of Rs. 8,00,000/- to the Vendor herein.


**NOW THIS INDENTURE WITNESSETH** in pursuance of the said consideration of the said sum of **Rs. 8,00,000/- (Rupees Eight Lakhs) only** truly paid by the Purchaser herein to the Vendor herein as owner of the said landed property do hereby indefeasible grant, convey, sale transfer, assign and assure unto and to the use of the said purchaser free from all encumbrances all that the said land including liberties, privileges with all using rights, and all right ingress and egress including all easement right, title, interest, possession of the vendor into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said property hereby sold, transferred unto the purchaser absolutely and forever. That the vendor doth hereby covenant with the purchaser that notwithstanding any act, deeds, hereto before done, suffered to the contrary the vendor are now lawfully seized and possessed of the said property and the said property is not notified to be acquired under the Land Acquisition Act, or not requisitioned by the Govt. nor by any public body whatsoever and there is no suit or dispute or case pending in any court in respect of the said property and the vendor has full power and absolute to sell, transfer the said



**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Asutosh Das</b> Son of Late Rabindra Nath Das Executed by: Self, Date of Execution: 26/04/2017 , Admitted by: Self, Date of Admission: 26/04/2017 ,Place : Office 26/04/2017		 LTI 26/04/2017	 26/04/2017
Son of Late Rabindra Nath Das Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AFYPD1472N Status :Individual				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Swapna Das</b> Wife of Shri Ashutosh Das Executed by: Self, Date of Execution: 26/04/2017 , Admitted by: Self, Date of Admission: 26/04/2017 ,Place : Office 26/04/2017		 LTI 26/04/2017	 26/04/2017
Wife of Shri Ashutosh Das Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AITPD1492J Status :Individual				

**Identifier Details**

Name & address	
Mr Arun Kumar Seal Son of Late G C Seal Rabindranagar, P.O. - Laskarpur, P.S. - Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Nandita Chowdhury Alias Chaudhuri, Shri Asutosh Das, Smt Swapna Das	26/04/2017
	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Nandita Chowdhury Alias Chaudhuri	Shri Asutosh Das-1.8425 Dec, Smt Swapna Das-1.8425 Dec



property in manner aforesaid. That the purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever, as its absolute owner and possessor without any lawful eviction from the Vendor or any person. That the vendor covenant with the purchaser to save the said land harmless and shall at all time hereafter indemnify and keep indemnified the purchaser from or against all encumbrances, losses, damages, and charges whatsoever. That the vendor further covenant with the purchaser that if any dispute, claim demand, litigation not, or case arise at any time regarding right, title, interest, possession of the vendor in respect of the schedule below property in that event the vendor shall be bound to good or to compensate all losses, damages, sustained by the purchasers.

**BE IT FURTHER, STATES BY THE VENDOR** that purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement right over and through Road adjacent to the said property shown in the map or plan annexed herewith and the purchaser have got egerly liberty to arrange for electric connection, water pipe connections, drainage system over the said Road.




Deed No :	I-1604-01916/2017	Date of Registration	26/04/2017
Query No / Year	1604-1000134114/2017	Office where deed is registered	
Query Date	17/04/2017 4:12:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arun Kr Seal Rabindranagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9051362357, Status :Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 12,28,332/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 61,427/- (Article:23)	Rs. 12,322/- (Article:A(1), E, M(b), H)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-806	LR-174	Bastu	Shali	2 Katha 3 Chatak 33 Sq Ft	8,00,000/-	12,28,332/-	Width of Approach Road: 10 Ft.,
<b>Grand Total :</b>					<b>3.685Dec</b>	<b>8,00,000 /-</b>	<b>12,28,332 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	<b>Smt Nandita Chowdhury</b> <b>Alias Chaudhuri</b> <b>(Presentant)</b> Wife of Shri Subrata Chowdhury Executed by: Self, Date of Execution: 26/04/2017 , Admitted by: Self, Date of Admission: 26/04/2017 ,Place : Office	 26/04/2017	 LTI 26/04/2017	 26/04/2017
F-7 Patuli Main Road, Block/Sector: A, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AHDPC9357NStatus :Individual				

**THAT** the purchaser shall have all right to mutate his name as owner and occupier in respect of the schedule below property in the records of the B.L. & L.R.O., 1No. Banhooghly Gram Panchayet and in the records of any other Govt. authorities.

**THAT** the Vendor and all persons having 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 cost and request of the purchaser do and execute to be done and executed all such acts, deeds, things, and matters whatsoever for farther better and more perfectly assuring and conveying the said land and hereditaments to the purchaser as shall or swage may be reasonably required.












**THAT** Vendor also declares that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transpired and there is no charge, lien, lispensens over any attachment. There is no case, suit or proceeding pending before any court of law the vendor sold the said land while having khas possession and delivered khas possession of the said land to the purchaser.



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name NANDITA CHOWDHURY alias CHAUDHURI

Signature Nandita Chowdhury

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ASUTOSH DAS

Signature Asutosh Das

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SWAPNA...DAS.....

Signature Swapna Das

**IF** any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same.

**IF** any error or omission is transpired in this Deed in future the Vendor shall at the cost and request of the purchaser execute and register any supplementary

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of a Shali landed property measuring **2 Cottahs 3 Chittak 33 Sq. Ft.** be the same a little more or less lying and situated at **Mouza Ramchandrapur**, J.L. No. 58, Pargana Magura, **R.S. Dag No. 718 L.R. Dag No. 806** appertaining to **R.S. Khatian No. 174 L.R. Khatian No. 1108** under **P.S. Sonarpur**, A.D.S.R. Office at Sonarpur under the jurisdiction of 1No. Banhooghly Gram Panchayet in the **District of South 24-Parganas**, which is butted and bounded as follows:-

On the North : Part of Dag No. 718.

On the South : 10' ft wide Road.

On the East : Part of Dag No. 718.

On the West : R.S. Dag No. 709 & 710.

5. 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.





**IN WITNESSES WHEREOF** the **PARTIES** herein have doth hereunto sets and subscribed their hands and seals on this the day, month and year first above written.

**SIGNED AND DELIVERED AT KOLKATA**

in the presence of:-

**WITNESSES**

1. Partha Sarathi Das.  
83, Kalyan Nagar  
Lashkar,  
KOL - 700153

(NANDITACHOWDHURY ALIAS  
CHAUDHURI)

2. Arun Pr. Seal  
Rohiniya Nagar  
Lashkar  
KOL - 700153.

Nandita Choudhury

**SIGNATURE OF THE VENDOR**

Asutosh Das

Swapna Das

Drafted by me:  
Ratan K. Datta

Advocate WB/277/83  
Alipore Police Court  
Kolkata-700027

Computer printed at:-

**MAA MANASHA XEROX**

Alipore Police Court  
Kolkata-700027

By:



**SIGNATURE OF THE PURCHASER**

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Shri Asutosh Das Son of Late Rabindra Nath Das83 Rabindra Nagar, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFYPD1472N, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/04/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/04/2017
2	Smt Swapna Das Wife of Shri Ashutosh Das83 Rabindranagar, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AITPD1492J, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/04/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/04/2017

**Identifier Details :**

Name & address	
Mr Arun Kumar Seal Son of Late G C Seal Rabindranagar, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Nandita Chowdhury Alias Chaudhuri, Shri Asutosh Das, Smt Swapna Das	
	N

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Nandita Chowdhury Alias Chaudhuri	Shri Asutosh Das-1.8425 Dec,Smt Swapna Das-1.8425 Dec

**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 17/05/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 31/05/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of **Rs. 8,00,000/- (Rupees Eight Lakh) only** from within named purchasers as full and final consideration.

*Nandita Chaudhuri*

<u>Date</u>	<u>Mode/Chq.No.</u>	<u>Bank/Branch</u>	<u>Amount</u>
18/03/17	072565	Allahabad Bank LASKARPUR BR.	200000.00
18/03/17	072566	Allahabad Bank	200000.00
21/03/17	533083	Allahabad Bank	200000.00
18/03/17	533084	Allahabad Bank	200000.00

-----  
**Rs. 8,00,000/-**  
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**(Rupees Eight Lakhs only)**

**WITNESSES:-**

1. Partha Sarathi Das.  
83, Kalyan Nagar  
Laharipur.  
Ward - 700153

2. Arun Pr. Seal (NANDITA CHAUDHURY ALIAS  
CHAUDURI)  
Robinara Nagar  
Laskarpur  
Ward - 700153.

*Nandita Chaudhuri*

**SIGNATURE OF THE OWNER**





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000134114/2017	Office where deed will be registered
Query Date	17/04/2017 4:12:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	Arun Kr Seal Rabindranagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9051362357, Status :Others	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value	Market Value	
Rs. 8,00,000/-	Rs. 12,28,332/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 61,427/- (Article:23)	Rs. 12,322/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGLHY-I, Mouza: Ramchandrapur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-806	LR-174	Bastu	Shali	2 Katha 3 Chatak 33 Sq Ft	8,00,000/-	12,28,332/-	Width of Approach Road: 10 Ft.,
Grand Total :					3.685Dec	8,00,000 /-	12,28,332 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Nandita Chowdhury Alias Chaudhuri (Presentant ) Wife of Shri Subrata Chowdhury F-7 Patuli Main Road, Block/Sector: A, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHDP9357N, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 26/04/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 26/04/2017



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

GRN: 19-201718-000536894-1 Payment Mode Online Payment  
GRN Date: 23/04/2017 11:25:55 Bank : Central Bank of India  
BRN : CBI230417090509 BRN Date: 23/04/2017 11:26:44

DEPOSITOR'S DETAILS

Name : asutosh das Id No. : 16041000134114/5/2017  
[Query No./Query Year]  
Contact No. : Mobile No. : +91 9830495745  
E-mail :  
Address : 83 rabindra nagar po laskarpur sonarpur 153  
Applicant Name : Mr Arun Kr Seal  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16041000134114/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	12322
2	16041000134114/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	56427

In Words : Rupees Sixty Eight Thousand Seven Hundred Forty Nine only  
Total


68749



✓



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFYPD1472N



नाम /NAME  
ASUTOSH DAS

पिता का नाम /FATHER'S NAME  
RABINDRA NATH DAS

जन्म तिथि /DATE OF BIRTH  
20-08-1968

हस्ताक्षर /SIGNATURE  
*Asutosh Das*

*Stahin*  
आयकर आयुक्त, (सामु. अपा.), कोलकाता  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति 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.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NANDITA CHAUDHURI

P B D ROY

03/01/1957

Permanent Account Number

AHDPC9357N

*Nandita Chaudhuri*

Signature



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

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

*Nandita Chaudhuri*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SWAPNA DAS**  
**RAMKRISHNA SARKAR**  
**22/05/1976**  
 Permanent Account Number  
**AITPD1492J**  
*Swapna Das*  
 Signature



भारत सरकार  
GOVT. OF INDIA




*Swapna Das*



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**Income Tax PAN Services Cell, UHHSI**  
**Plot No. 3, Sector 11, CRD Belapur,**  
**Navi Mumbai - 400 614.**  
 इस कार्ड के खाने/पाने पर कृपया सूचित करें/सीटारें :-  
 आयकर सेल सेवा यूनिट, UHHSI  
 प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614