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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 124981

*certified that the document is ~~admitted~~
 registered the signature sheets and
 the endorsement sheets attached with
 the document are part of this document*

122
 9-135165/17

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

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**

508 89A 3

508 89A 25

17 APR 2017

11624

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

Name:.....

Address:.....

Vendor:.....
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

SMT. Aruna Das & Ors.

83, Rabindra Nagar.

P.S - Sonarpur. Kol-153.

11624 = 5000x1 = 5000/-



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

26 APR 2017

26 APR 2017

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

SRI SUBRATA CHOWDHURY alias Chaudhuri, (PAN-ABWPC0050D), son of Late Rabindra Nath Chowdhury, by faith-Hindu, by Nationality- Indian, by occupation- Service, 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) **SMT. ARUNA DAS** (PAN -AGTPD1564B), wife of Partha Sarathi Das, by faith-Hindu, by occupation-Housewife, residing at 83, Rabindra Nagar, P.O. - Laskarpur, P.S. Sonarpur, Kolkata-700153, *S. Chaudhuri*
- (2) **SRI. SANJIB DEY**, (PAN - BAVPD4231N), son of Late Atul Chandra Dey, by faith-Hindu, by occupation-Service, residing at Rabindra Nagar, P.O. Laskarpur, P.S. Sonarpur, Kolkata-700153, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their

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 acra 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 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

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 demised of the said Krishna Pada Sardar, Smt. Hasyamoni Sardar and 6(six) others jointly seized and possessed $1/7$ 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 $1/7$ 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.

AND WHEREAS one of the co-sharer of the said land measuring 1 acre 49 decimals Sri. Nishikanta Naskar sold, transferred, conveyed his aforesaid share of land measuring $37\frac{1}{4}$ decimals unto and in favour of Sri. Dhirendra Nath Sardar and Sri. Rabindra Nath Sardar, both sons of Late Krishna Pada Sardar, by a Registered Deed of Sale which was duly registered in the office of A.D.S.R. Office at Sonarpur, entered in Book No. I, Vol. No. 19, Pages 199 to 201, being No. 1365 for the year 1972.

AND WHEREAS by way of aforesaid manner, the said legal heirs or successors of the said Krishna Pada Sardar were jointly seized and 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. Rabindra Nath Sardar, Smt. Kanchan Gayen, Smt. Subala Biswas, Smt. Kajal Mondal, Smt. Laxmi Naskar own $32\frac{1}{4}$ decimals of the said land.

AND WHEREAS by way of aforesaid manner, the legal heirs or successors of the said Krishna Pada Sardar were jointly seized and

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. Dharendra Nath Sardar and Sri. Dharendra 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. Dharendra 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 10 Chittaks 40 Square Feet out of $74\frac{1}{2}$ decimals to one intending purchaser (the Vendor herein) Sri. Subrata Chowdhury, son of Late Rabindra Nath 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 151 to 161,

being no.2142 for the year 1999 and thus said Sri. Subrata Chowdhury, the present Vendor herein became the absolute owner of **ALL THAT** piece and parcel of a Shali landed property measuring **2 Cottahs 10 Chittak 40 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 1107**, 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 his 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. 9,00,000/- (Rupees Nine Lakh) only** and the Vendor herein agreed with the Purchaser herein and therefore the Purchaser herein made the full payment of the aforesaid consideration amount of Rs. 9,00,000/- to the Vendor herein.

NOW THIS INDENTURE WITNESSETH in pursuance of the said consideration of the said sum of **Rs. 9,00,000/- (Rupees Nine 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 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 every liberty to arrange for electric connection, water pipe connections, drainage system over the said Road.

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.

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 10 Chittak 40 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. 1107** 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.

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, Rabindra Nagar
Lanherpur.
Kolk - 700153 (SUBRATA CHAUDHURY alias Choudhury)

2. Aruna Pr. Seal
Rabindra Nagar
Lanherpur
Kolk - 700153.

A. Choudhury

SIGNATURE OF THE VENDOR

Aruna Das.

Sanjib Das.

SIGNATURE OF THE PURCHASER

Drafted by me:

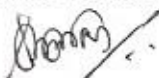
Ratan Kr. Dutta
Advocate 10B/277/83

Alipore Police Court
Kolkata-700027

Computer printed at:-

MAA MANASHA XEROX

Alipore Police Court
Kolkata-700027

By: 

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs. 9,00,000/- (Rupees Nine Lakh) only**
from within named purchasers as full and final consideration.

<u>Date</u>	<u>Mode/Chq.No.</u>	<u>MEMO</u> <u>Bank/Branch</u>	<u>Amount</u>
16/03/17	000013	Bank of Baroda Garia	150000.00
17/03/17	136470	Indian Bank Garia	200000.00
20/03/17	933616	Syndicate Bank Garia	100000.00
20/03/17	000075	Bank of Baroda Garia	250000.00
25/03/17	Cash		200000.00
			Rs. 9,00,000/-

J. Choudhary

(Rupees Nine Lakhs only)

WITNESSES:-

1. Partha Sarathi Das
83, Rabintra nagar
Kolkata
Tel - 700153

2. Arun Pr. Seal
Rabintra nagar
Kolkata
Tel - 700153

(SUBRATA CHOWDHURY alias Choudhary)

J. Choudhary
SIGNATURE OF THE OWNER

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

Name

Signature



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

Name ...S. UPATA CHOWDHURY alias Chaudhuri...

Signature S. Chaudhuri

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

Name ...ARUNA DAS...

Signature ...Aruna Das...



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

Name ...SANJIB DEY...

Signature ...Sanjib Dey...



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000134164/2017	Office where deed will be registered
Query Date	17/04/2017 4:20:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Arun Kr Seal Laskarpur, 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. 9,00,000/-	Rs. 14,74,304/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 73,725/- (Article:23)	Rs. 14,782/- (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. 266/-		Rs. 5,000/-
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	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-806	LR-1107	Bastu	Shali	2 Katha 10 Chatak 40 Sq Ft	9,00,000/-	14,74,304/-	Width of Approach Road: 10 Ft.,
Grand Total :					4.4229Dec	9,00,000 /-	14,74,304 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Subrata Chowdhury Alias Chaudhuri (Presentant) Son of Late Rabindra Nath ChowdhurySectr A, F-7, Pantuli Main Road, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABWPC0050D, 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



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Aruna Das Wife of Mr Partha Sarothi Das83, Rabindra Nagar, 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.:: AGTPD1564B, 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	Shri Sanjib Dey Son of Late Atul Chandra DeyRabindra Nagar, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BAVPD4231N, 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 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, , Identifier Of Subrata Chowdhury Alias Chaudhuri, Smt Aruna Das, Shri Sanjib Dey
N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subrata Chowdhury Alias Chaudhuri	Smt Aruna Das-2.21146 Dec, Shri Sanjib Dey-2.21146 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 806(Corresponding RS Plot No:- 718), LR Khatian No:- 1107	Owner:সুব্রত চৌধুরী, Gurdian:রবীন্দ্রনাথ চৌধুরী, Address:সেক্টর এ, ফ্ল্যাট-৭, পাটুলী, Classification:শালি, Area:0.04000000 Acre,

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/-.
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.



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

GRN: 19-201718-000537107-1 Payment Mode Online Payment
GRN Date: 23/04/2017 11:31:29 Bank : Central Bank of India
BRN : CBI230417090512 BRN Date: 23/04/2017 11:32:23

DEPOSITOR'S DETAILS

Id No. : 16041000134164/3/2017

[Query No./Query Year]

Name : aruna das
Contact No. : Mobile No. : +91 9836280591
E-mail :
Address : 83 rabindra nagar po laskarpur sonarpur kol 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 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16041000134164/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	14782
2	16041000134164/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	68725

Total

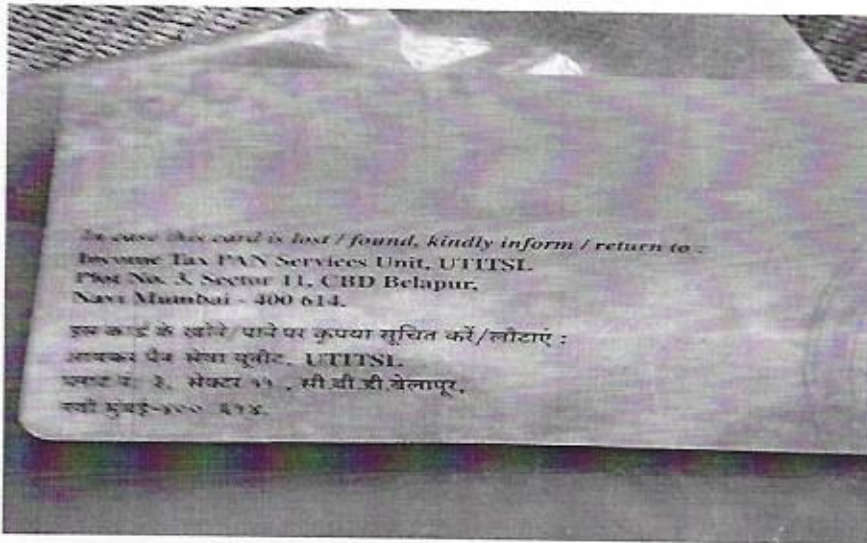
83507

In Words : Rupees Eighty Three Thousand Five Hundred Seven only





S. Chaudhuri



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARUNA DAS
BIRBAL SARKAR

11/01/1973
Permanent Account Number
AGTPD1564B

Aruna Das
Signature



Aruna Das



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJIB DEY
ATUL DEY

03/01/1969

Permanent Account Number

BAVPD4231N

Sanjib Dey

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIT/ISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :

आयकर पैन सेवा यूनिट, यूटीआई/आईएस
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, नवी मुंबई-400 614.



Sanjib Dey

Major Information of the Deed



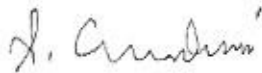
Deed No :	I-1604-01917/2017	Date of Registration	26/04/2017
Query No / Year	1604-1000134164/2017	Office where deed is registered	
Query Date	17/04/2017 4:20:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Arun Kr Seal Laskarpur,Thana : Sonarpur, 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. 9,00,000/-	Rs. 14,74,304/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 73,725/- (Article:23)	Rs. 14,782/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :



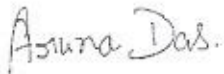


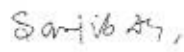
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-806	LR-1107	Bastu	Shali	2 Katha 10 Chatak 40 Sq Ft	9,00,000/-	14,74,304/-	Width of Approach Road: 10 Ft.,
Grand Total :					4.4229Dec	9,00,000 /-	14,74,304 /-	


Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Subrata Chowdhury Alias Chaudhuri (Presentant) Son of Late Rabindra Nath 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
Sectr A, F-7, Pantuli Main Road, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:ABWPC0050DStatus :Individual				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Aruna Das Wife of Mr Partha Sarothi 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 Mr Partha Sarothi Das Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AGTPD1564BStatus :Individual				
2	Name	Photo	Finger Print	Signature
	Shri Sanjib Dey Son of Late Atul Chandra Dey 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 Atul Chandra Dey Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:BAVPD4231NStatus :Individual				

Identifier Details :

Name & address	
Mr Arun Kumar Seal Son of Late G C Seal 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, Identifier Of Subrata Chowdhury Alias Chaudhuri, Smt Aruna Das, Shri Sanjib Dey	26/04/2017
	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Subrata Chowdhury Alias Chaudhuri	Smt Aruna Das-2.21146 Dec,Shri Sanjib Dey-2.21146 Dec

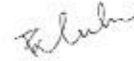
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,725/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 68,725/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11624, 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 11:32AM with Govt. Ref. No: 192017180005371071 on 23-04-2017, Amount Rs: 68,725/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI230417090512 on 23-04-2017, Head of Account 0030-02-103-003-02



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



Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 806(Corresponding RS Plot No:- 718), LR Khatian No:- 1107	Owner:সুব্রত চৌধুরী, Gurdian:রবীন্দ্রনাথ চৌধুরী, Address:সেক্টর এ,ফ্ল্যাট-৭,পাটুলী, Classification:শালি, Area:0.04000000 Acre,

Endorsement For Deed Number : I - 160401917 / 2017

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 14,74,304/-

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 12:20 hrs on 26-04-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Subrata Chowdhury Alias Chaudhuri ,Executant.

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

Execution is admitted on 26/04/2017 by 1. Subrata Chowdhury Alias Chaudhuri, Son of Late Rabindra Nath Chowdhury, Sectr A, F-7, Pantuli Main Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Smt Aruna Das, Wife of Mr Partha Sarothi Das, 83, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Shri Sanjib Dey, Son of Late Atul Chandra Dey, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service

Indetified by Mr Arun Kumar Seal, , Son of Late G C Seal, Rabindra Nagar, 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 14,782/- (A(1) = Rs 14,743/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,782/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/04/2017 11:32AM with Govt. Ref. No: 192017180005371071 on 23-04-2017, Amount Rs: 14,782/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI230417090512 on 23-04-2017, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 53150 to 53176

being No 160401917 for the year 2017.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.04.26 18:01:37 +05:30

Reason: Digital Signing of Deed



(Pradipta Kishore Guha) 26/04/2017 18:01:36

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

SITE PLAN OF MOUZA - RAMCHANDRA PUR. J.L. No. 58.

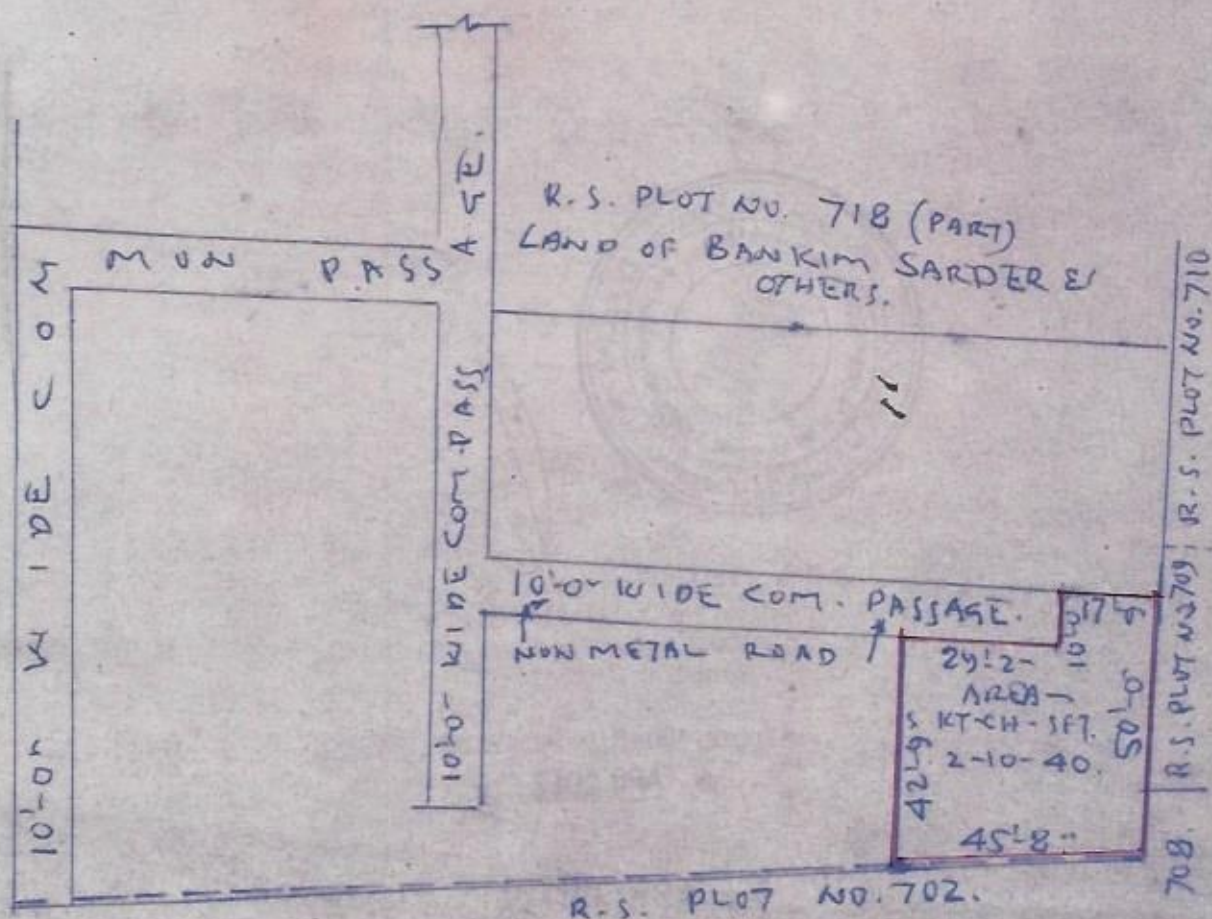
R.S. No. 196 TOUZI No. 118 R.S. DAC No. 718. R.S. KHATIAN No. 174.

L.R. DAS No. 806. L.R. KH. No. 1107. P.S. SONARPUR DIST. 24-PASRI CD

UNDER NOTI BOWHOOSHY GRAM PANCHAYAT.

SCALE - 1" = 30'-0"

LAND AREA - 2KT-10CH - 40 SQFT. (M/L) IS SHOWN IN RED LINE.



S.N.

TOTAL BY

S.N. CHAKRABORTY

S. N. CHAKRABORTY

(D/MAN) CIVIL PLANNER

185 VIKRAM CHAKRABORTY

Lic No. *BS*

Abura Das. (SUBRATA CHOWDHURY alias Chandra)

Sanjib Das.

A. Chandra

SIG. OF PURCHASER SIG. OF VENDOR



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

26 APR 2017