

2009/19

I-1895/2019



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 557595

E 557595

Certified that the document is ~~subject~~ to registration. The Signatures Sheet and endorsement Stamps Attached to the document are the part of the document.

Additional District Sub-Registrar
Coochbeor, Dum Dum, 24-Pgs. (1/2)

06 MAR 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 6th day of March Two Thousand and Nineteen (2019).

BETWEEN

1A

R
6/3
8-25p
8-359865
3 K 10ch 16sqft
+ 1000 sqft
cement

197540

Subrata Mallick, Advocate

Address: Baradar Court, North 24 Parganas

Rs. 5000/-

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date: 5 MAR 2019



Bablu Ran
S/O late:- G.C. Ran
19/4 K.B. Sarani
PO:- Mall Road
PS:- Dum, Dum
Kai-87
Retired

✓
MD, District Sub-Registrar
Cossipore Dum-Dum 24 Pgs 88
D 6 MAR 2019

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

GRN: 19-201819-036759321-1

Payment Mode Online Payment

GRN Date: 04/03/2019 17:06:47

Bank : Allahabad Bank

BRN : 040319006650754

BRN Date: 04/03/2019 17:08:06

DEPOSITOR'S DETAILS

Id No. : 15060000359865/2/2019
[Query No./Query Year]

Name : Mookherjee Consultancy
Contact No. : Mobile No. : +91 9831359397
E-mail :
Address : 104 Dum Dum Road Kolkata 30
Applicant Name : Mr BIBHAS DEY
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000359865/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	314463
2	15060000359865/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	53254
3	15060000359865/2/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	602

Total

368319

In Words : Rupees Three Lakh Sixty Eight Thousand Three Hundred Nineteen only

SRI RATNANKA SAHA, having PAN AVWPS1045AA, son of Late Radha Gobinda Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at FA/38, Narayantala West, P. O. Deshbandhunagar, P. S. Baguiati, Kolkata - 700 059, Dist. North 24-Parganas, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

BALAJI ENTERPRISE, having PAN AAOFB6623L, a Partnership Firm, having its Principal place of business at 17, Manindra Mitra Row, 2nd Floor, Room No. 2, P. O. Amherst Street, P. S. Muchipara, Kolkata - 700 009, Dist. Kolkata, represented by its Managing Partner - **SRI BIBHAS DEY**, having PAN AFKPD6003K, son of Late Tapan Kumar Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 80, Jessore Road, Nager Bazar, P. O. Motijheel, P. S. Dum Dum, Kolkata - 700 074, Dist. North 24-Parganas, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its Partners for the time being and the heirs and successors in its office and assigns) of the **OTHER PART**.

WHEREAS one Debendra Nath Bakshi was well seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 5 (five) Bigha 3 (three) Cottahs more or less comprised under C. S. Khatian No. 14 and 340 at an annual rent of Rs. 2.44 only alongwith other properties at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 160, P. S. Dum Dum, in the District of North 24-Parganas as rayata in place of then Zamindar namely Radhika Prasanna Bandopadhyay and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Debendra Nath Bakshi sold, transferred and conveyed to said Radhika Prasanna Bandopadhyay the aforesaid land measuring 5 (five) Bigha 3 (three) Cottahs more or less by virtue of a Deed of Sale vide Book No. 1, Deed No. 2222, for the year 1937 registered at Sub-Registrar at Cossipore Dum Dum free from encumbrances whatsoever.

AND WHEREAS during enjoyment, the said Radhika Prasanna Bandopadhyay developed the said land by dividing the said land with several small residential plots by constructing roads and common passages for ingress and egress.



~~Adm. District Sub-Registrar~~
~~Cooch Behar Dum-Dum 28.03.19~~

05 MAR 2019

AND WHEREAS during enjoyment, the said Radhika Prasanna Bandopadhyay sold, transferred and conveyed a plot of land measuring an area of 6 (six) Cottahs out of his aforesaid total land in favour of one Sanjib Kumar Basu by virtue of a registered Deed of Sale vide Book No. 1, Volume No. 9, pages 141 to 143, Being No. 320, for the year 1938 registered at Cossipore Dum Dum Sub-Registration Office at Mourashi Mokarari Right at a yearly rent of Rs. 2.44 only.

AND WHEREAS during enjoyment, said Sanjib Kumar Basu died intestate leaving behind him his three sons namely (1) Sri Arun Kumar Basu, (2) Sri Tarun Kumar Basu and (3) Sri Dilip Kumar Basu as his legal heirs and successors who afterwards became the absolute owners of the property left by said Sanjib Kumar Basu, the deceased.

AND WHEREAS thus by virtue of inheritance, the said (1) Sri Arun Kumar Basu, (2) Sri Tarun Kumar Basu and (3) Sri Dilip Kumar Basu became the absolute owners of the land measuring 6 (six) Cottahs more or less comprised in C. S. Dag No. 2443, 2445, 2446 and 2449 under C. S. Khatian No. 14 and 340 and during Revisional Settlement Records they have duly recorded their names in respect of .0035 Decimals danga land comprised in R. S. Dag No. 6549 and .0043 Decimals danga land comprised in R. S. Dag No. 6550 and .0229 decimals of danga land comprised in R. S. Dag No. 6555 and .0714 decimals danga land comprised in R. S. Dag No. 6556/6637 i.e. in total .1021 decimals (in aforesaid 4 Dags) all under R. S. Khatian No. 1569 and 1570 at a yearly rent of Rs. 2.44 only in equal three shares.

AND WHEREAS during enjoyment, the said (1) Sri Arun Kumar Basu, (2) Sri Tarun Kumar Basu and (3) Sri Dilip Kumar Basu jointly sold, transferred and conveyed their .0035 decimal of danga land comprised in R. S. Dag No. 6549 and .0043 decimals of danga land comprised in R. S. Dag No. 6550 and .0229 decimal of danga land comprised in R. S. Dag No. 6555 and .0714 decimals of danga land comprised in R. S. Dag No. 6556/6637 all under R. S. Khatian No. 1569 and 1570 i.e. in total .1021 decimals or equivalent to 6 Cottahs approx. at Mouza - Satgachi, P. S. Dum Dum being Holding No. 26, Baguiati Road, now Baguiati 2nd Lane within the limits of South Dum Dum Municipality, in the District of North 24-Parganas to Smt. Jhini Sengupta, wife of Sri Premankar Sengupta of 48A, Baguiati Road, Kolkata - 700 028 by a Deed of Sale dated 19.06.1970 vide Book No. 1, Volume No. 70, pages 117 to 120, Being No. 4535, for the year 1970 registered at Cossipore Dum Dum Sub-Registration Office free from all encumbrances whatsoever.



~~Additional District Sub Registrar, Coimbatore~~
~~Coimbatore Dist - Dist 24 Mar 19~~

01 MAR 2019

AND WHEREAS during enjoyment, the said Smt. Jhini Sengupta sold, transferred and conveyed her aforesaid purchased property measuring 6 Cottahs more or less to Smt. Sipra Chatterjee, wife of Sri Nirendra Mohan Chatterjee of Indraloy 20/3, Baguiati Road, Kolkata - 700 028 by a Deed of Sale dated 29.06.1984 vide Book No. 1, Volume No. 18, pages 379 to 396, Being No. 3559, for the year 1984 registered at Cossipore Dum Dum Sub-Registration Office free from all encumbrances whatsoever.

AND WHEREAS thus the said Smt. Sipra Chatterjee became the absolute owner of the said plot of land measuring about 6 Cottahs more or less but as per physical measurement 3 Cottahs 10 Chittacks 16 sq. ft. more or less and during enjoyment said Smt. Sipra Chatterjee erected a building / structure thereon and while seized and possessed of the same the said Smt. Sipra Chatterjee sold, conveyed and transferred the said property measuring 3 Cottahs 10 Chittacks 16 sq. ft. more or less as per physical measurement comprised in R. S. Dag No. 6549, 6550, 6555 and 6556/6637 under R. S. Khatian No. 1569, 1570 at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 160 and 161, P. S. Dum Dum, Kolkata - 700 028 being Premises No. 26, Baguiati 2nd Lane, Ward No. 26, within the limits of South Dum Dum Municipality in the District of North 24-Parganas to Dr. Uttam Kumar Saha by a Deed of Sale dated 08.06.2007 vide Book No. 1, Volume No. 100, pages 105 to 112, Being No. 3691, for the year 2007 registered at A.D.S.R. Cossipore Dum Dum free from all encumbrances.

AND WHEREAS while seized and possessed of the same the said Dr. Uttam Kumar Saha also sold, conveyed and transferred the said property measuring 3 Cottahs 10 Chittacks 16 sq. ft. more or less together with structure standing thereon unto and in favour of SRI RAMIT SAHA and SRI RATNANKA SAHA by virtue of one Deed of Conveyance duly registered before the Additional Registrar of Assurances - II, Kolkata and recorded in Book No. 1, CD Volume No. 28, pages from 1368 to 1389, Being No. 07502, for the year 2011 against valuable consideration mentioned thereon.

AND WHEREAS by virtue of aforesaid Deed, the said SRI RAMIT SAHA and SRI RATNANKA SAHA became the joint owners of the said property and while seized and possessed of the same the said SRI RAMIT SAHA gifted and transferred his undivided 1/2 (half) share or interest of the said property unto and in favour of his brother said SRI RATNANKA SAHA, the Vendor herein by virtue of one Deed of Gift duly registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. 1, Being No. 10090, for the year 2014 by virtue of natural love and affection upon himself.



Sub. District Sub-Registrar
Coimbatore Dum-Dum 24

08 MAR 2019

AND WHEREAS since then the Vendor herein became the sole and absolute owner of the said property and mutated his name in the records of local South Dum Dum Municipality and is paying municipal taxes in his name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as he will think fit and proper.

AND WHEREAS the Vendor hereby agreed to sell **ALL THAT** piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 10 (ten) Chittacks 16 (sixteen) sq. ft. more or less together with 1000 sq. ft. R.T.S. standing thereon, lying and situated at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 160 and 161, comprised in C. S. Dag No. 2443, R. S. Dag Nos. 6550, 6549, 6555, 6556/6637, L. R. Dag No. 6561, 6560, 6565, 6646, under C. S. Khatian No. 14, 340, corresponding to R. S. Khatian No. 1569 & 1570, L. R. Khatian No. 6895, being Premises No. 26, Baguiati 2nd Lane, Holding No. 28, Baguiati 2nd Lane, Kolkata - 700 028, Ward No. 26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, particularly mentioned and described in the Schedule hereunder written and the Purchaser hereby agreed to purchase the said property at or for the total consideration of **Rs. 53,24,000/- (Rupees Fifty Three Lac Twenty Four Thousand)** only free from all sorts of encumbrances.

AND WHEREAS accordingly Purchaser herein have paid a sum of **Rs. 53,24,000/- (Rupees Fifty Three Lac Twenty Four Thousand)** only to the Vendor herein, where the Vendor hereby admitted and acknowledge the same and also hand over the vacant and peaceful of the schedule mentioned property unto and in favour of the Purchaser herein.

AND WHEREAS now the Vendor hereby agreed to execute and register a proper Deed of Conveyance unto the favour of the Purchaser herein conveying the ownership right, title and interest over and above the aforesaid property i.e. **ALL THAT** piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 10 (ten) Chittacks 16 (sixteen) sq. ft. more or less together with 1000 sq. ft. R.T.S. standing thereon, lying and situated at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 160 and 161, comprised in C. S. Dag No. 2443, R. S. Dag Nos. 6550, 6549, 6555, 6556/6637, L. R. Dag No. 6561, 6560, 6565, 6646, under C. S. Khatian No. 14, 340, corresponding to R. S. Khatian No. 1569 & 1570, L. R.



~~Additional District Sub-Registrar~~
~~Cosipore Dum-Dum 24 Parganas~~

08 MAR 2019

Khatian No. 6895, being Premises No. 26, Baguiati 2nd Lane, Holding No. 28, Baguiati 2nd Lane, Kolkata - 700 028, Ward No. 26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, particularly mentioned in the Schedule hereunder written, particularly mentioned in the Schedule hereunder written at or for the total consideration of Rs. **53,24,000/- (Rupees Fifty Three Lac Twenty Four Thousand)** only free from all sorts of encumbrances and for greater clearance of the same one MAP or PLAN is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. **53,24,000/- (Rupees Fifty Three Lac Twenty Four Thousand)** only paid by the Purchaser as per Memo of consideration below at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchaser as well as the said property, particularly described in the Schedule hereunder written) the Vendor do hereby grant, sell, transfer, assign and assure unto the Purchaser herein **ALL THAT** piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 10 (ten) Chittacks 16 (sixteen) sq. ft. more or less together with 1000 sq. ft. R.T.S. standing thereon, lying and situated at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 160 and 161, comprised in C. S. Dag No. 2443, R. S. Dag Nos. 6550, 6549, 6555, 6556/6637, L. R. Dag No. 6561, 6560, 6565, 6646, under C. S. Khatian No. 14, 340, corresponding to R. S. Khatian No. 1569 & 1570, L. R. Khatian No. 6895, being Premises No. 26, Baguiati 2nd Lane, Holding No. 28, Baguiati 2nd Lane, Kolkata - 700 028, Ward No. 26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, particularly mentioned in the Schedule hereinafter written together with full benefits of passages, ways, rights, liberties, privileges, all manner of easement and appurtenances belonging to AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens etc, whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows : -



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Add. District Sub Registrar
Cossimbore Dum-Dum, North 24 Parganas

00 MAR 2019

1. **THAT** notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the Vendor has full power and absolute Authority to sell the said property in manner aforesaid.
2. **THAT** the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any claimants through or under him.
3. **FURTHER THAT** the Vendor, his heirs, successors, executors, administrators, representatives or assigns, covenant with the Purchaser, its heirs, successors, executors, administrators, representatives or assigns, to save harmless indemnify and keep indemnified the Purchaser, its heirs, successors, executors, representatives or assigns, free or against all encumbrances, charges and equities whatsoever.
4. **THAT** the Vendor, his heirs, successors, executors, administrators, representatives or assigns, further covenant that the Vendor will at the request and cost of the Purchaser, its heirs, successors, executors, administrators, representatives or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. **THAT** the Purchaser herein will be entitled to mutate its name in respect of the said property, with the authorities concerned of West Bengal.

IT IS hereby declared that the property described in the Schedule below is the self acquired property of the Vendor and he is not the benamder of any one.

AND the Vendor delivers this day khas possession of the said land unto the Purchaser, who in turn, fully satisfied in all respect including the character of the land being sold to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 10 (ten) Chittacks 16 (sixteen) sq. ft. more or less together with 1000 sq. ft. R.T.S. standing thereon, lying and situated at Mouza - Satgachi, J. L. No. 20, R. S. No. 154, Touzi No. 160 and 161, comprised in C. S. Dag. No. 2443, R. S. Dag Nos. 6550, 6549, 6555, 6556/6637, L. R. Dag No. 6561, 6560, 6565, 6646, under C. S. Khatian No. 14, 340, corresponding to R. S. Khatian No. 1569 & 1570, L. R. Khatian No. 6895, being Premises No. 26, Baguiati



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Addl. District Sub-Registrar
Coimbatore Dist. - Dist. 24 P.S. No.

06 MAR 2019

2nd Lane, Holding No. 28, Baguiati 2nd Lane, Kolkata - 700 028, Ward No. 26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows-

ON THE NORTH : By, Property of Smt. Kamala Rakshit and Biswanath Das
ON THE SOUTH : By, Apartment & Building.
ON THE EAST : By, 12' ft. wide Road.
ON THE WEST : By, Building of others.

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written.

SIGNED & DELIVERED by the
Parties at Kolkata in the presence of :-

1. *Arjun Bose*
4/2 Cossipore Road
Kal - 74.
2. *Jankar. Sad Mukhar.*
11, Nagas Bazar.
Kal - 74.

Ratnanna Saha

SIGNATURE OF THE VENDOR

BALAJI ENTERPRISE

Balraj Seng.

Partner

SIGNATURE OF THE PURCHASER

Produced by :-

Subrata Mallik
Subrata Mallik Esq.

Barakat Court

Enroll No. F31/3107/15/07



Additional District Sub-Registrar
Coimbatore

06 MAR 2019

- MEMO OF CONSIDERATION -

RECEIVED with thanks from the above named Purchaser a sum of Rs. 53,24,000/- (Rupees Fifty Three Lac Twenty Four Thousand) only towards the full consideration of the Schedule mentioned property, referred earlier in terms of this Deed of Conveyance and as per Memo given below :-

Date	Bank	Branch	M E M O	
			R.T.G.S. / Ch. No.	Amount (Rs.)
25.01.2019	H.D.F.C.	Moulali	52019012562203740	Rs. 2,00,000.00
25.01.2019	H.D.F.C.	Moulali	52019012562239153	Rs. 3,00,000.00
29.01.2019	H.D.F.C.	Moulali	000957	Rs. 5,00,000.00
31.01.2019	H.D.F.C.	Moulali	52019013163005477	Rs. 5,00,000.00
06.02.2019	H.D.F.C.	Moulali	000961	Rs. 5,00,000.00
06.02.2019	H.D.F.C.	Moulali	N037190744462163	Rs. 4,00,000.00
13.02.2019	H.D.F.C.	Moulali	N044190750896051	Rs. 5,00,000.00
15.02.2019	H.D.F.C.	Moulali	N046190752587613	Rs. 5,00,000.00
18.02.2019	H.D.F.C.	Moulali	N049190754147102	Rs. 5,00,000.00
19.02.2019	H.D.F.C.	Moulali	N050190754894561	Rs. 5,00,000.00
21.02.2019	H.D.F.C.	Moulali	N052190756474471	Rs. 3,00,000.00
22.02.2019	H.D.F.C.	Moulali	0000905315105026	Rs. 2,00,000.00
22.02.2019	H.D.F.C.	Moulali	0000905315104264	Rs. 1,00,000.00
06.03.2019	H.D.F.C.	Moulali	N065190767670297	Rs. 2,00,000.00
06.03.2019	H.D.F.C.	Moulali	N065190767673787	Rs. 1,24,000.00

TOTAL : Rs. 53,24,000.00

(Rupees Fifty Three Lac Twenty Four Thousand) only

WITNESSES :-

1. *Ambar Bose*

2. *Janakan. Jadhavkhan.*

Ratnamma Sals

SIGNATURE OF THE VENDOR

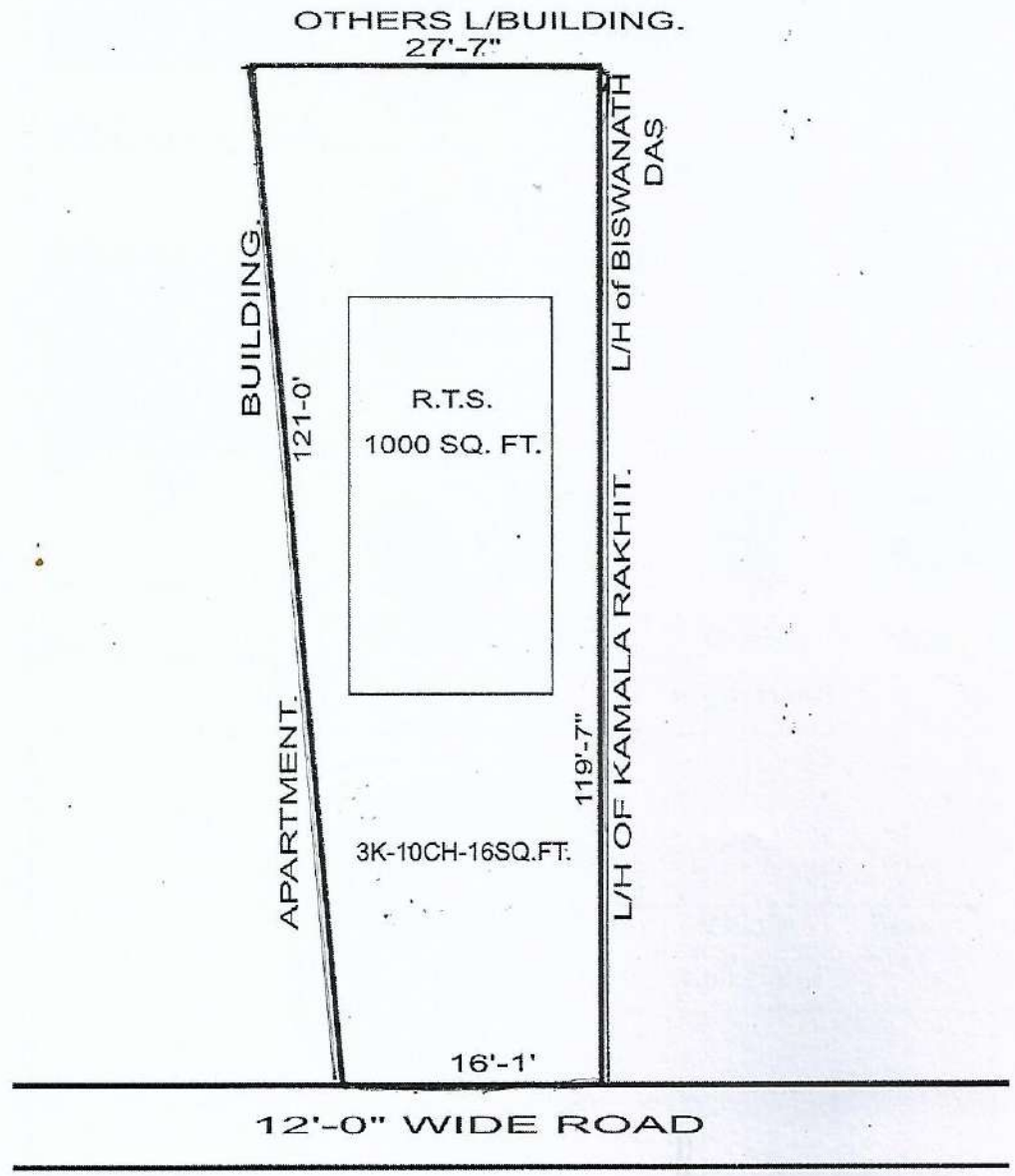


Adl. District Sub Registrar
Cossim Bazar - Date: 24 Mar 2019

06 MAR 2019

THE PLAN OF A PLOT OF LAND SITUATED AT MOUZA - SATGACHI,
J.L.NO. 20, R.S. DAG NOS. 6549, 6550, 6555, 6556/6637, L. R. DAG NO.
6561, 6560, 6565, 6646, R.S. KHATIAN 1569 & 1570, L. R. KHATIAN NO.
6895, HOLDING NO.- 28 PREMISES NO. 26, BAGUIATI 2ND LANE,
KOLKATA - 700 028, WARD NO. 26, P. S. DUM DUM, UNDER SOUTH
DUM DUM MUNICIPALITY, DISTRICT OF NORTH 24 - PARGANAS.

AREA OF LAND : 3 COTTAHS 10 CHITTACKS 16 SQ.FT. (M/L)
AREA OF R.T.S. : 1000 SQ. FT.



Ratnamma Saha

SIGNATURE OF THE VENDOR

BALAJI ENTERPRISE
Bilhan Seng
Partner

























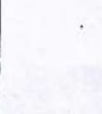




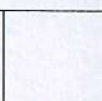
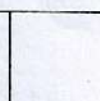
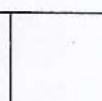
SIGNATURE OF THE PURCHASER



Additional District Sub Registrar
Cossipore Dist. - North 24 Parganas

06 MAR 2019

TEN FINGER PRINT

					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					
					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					
					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					

Retnamma Saha

Bilhas Das



Additional District Sub-Registrar
Cossipore Dum Dum North 24 Parganas

06 MAR 2019

Major Information of the Deed

Deed No :	I-1506-01895/2019	Date of Registration	06/03/2019
Query No / Year	1506-0000359865/2019	Office where deed is registered	
Query Date	02/03/2019 5:33:53 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIBHAS DEY 80, Jessore Road, Nager Bazar, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9143091752, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 53,24,000/-	Rs. 53,24,045/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,19,463/- (Article:23)	Rs. 53,254/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Salgachi Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6561	LR-6895	Bastu	Bastu	1 Katha	13,77,490/-	13,77,499/-	Width of Approach Road: 12 Ft.,
L2	LR-6560	LR-6895	Bastu	Bastu	1 Katha	13,77,490/-	13,77,499/-	Width of Approach Road: 12 Ft.,
L3	LR-6565	LR-6895	Bastu	Bastu	1 Katha	13,77,490/-	13,77,499/-	Width of Approach Road: 12 Ft.,
L4	LR-6646	LR-6895	Bastu	Bastu	10 Chatak 16 Sq Ft	8,91,530/-	8,91,548/-	Width of Approach Road: 12 Ft.,
TOTAL :					6.0179Dec	50,24,000 /-	50,24,045 /-	
Grand Total :					6.0179Dec	50,24,000 /-	50,24,045 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1000 Sq Ft	3,00,000/-	3,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft ,Residential Use. Cemented Floor. Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	1000 sq ft	3,00,000 /-	3,00,000 /-
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Major Information of the Deed :- I-1506-01895/2019-06/03/2019



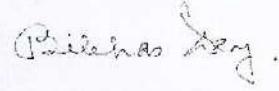
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr RATNANKA SAHA Son of Late Radha Gobinda Saha Executed by: Self, Date of Execution: 06/03/2019 , Admitted by: Self, Date of Admission: 06/03/2019 ,Place : Office	 <small>06/03/2019</small>	 <small>LTI 06/03/2019</small>	 <small>06/03/2019</small>
FA/38, Narayantala West, P.O:- Deshbandhunagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVWPS1045A, Status :Individual, Executed by: Self, Date of Execution: 06/03/2019 , Admitted by: Self, Date of Admission: 06/03/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	BALAJI ENTERPRISE 17, Manindra Mitra Row. 2nd Floor, Room No 2. P O - Amherst Street, P S - Muchipara, District -Kolkata, West Bengal, India, PIN - 700009 , PAN No - AACFB6623L. Status -Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIBHAS DEY (Presentant) Son of Late Tapan Kumar Dey Date of Execution - 06/03/2019, , Admitted by: Self, Date of Admission: 06/03/2019, Place of Admission of Execution: Office	 <small>Mar 6 2019 4:39PM</small>	 <small>L TI 06/03/2019</small>	 <small>06/03/2019</small>
80, Jessore Road, Nager Bazar, P O:- Motijheel, P S - Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFKPD6003K Status : Representative, Representative of : BALAJI ENTERPRISE (as Managing Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1506-01895/2019-06/03/2019

Bablu Kar
son of Late G C. Kar
19/4, K.B. Sarani, P.O.- Mall Road, P.S.-
Dum Dum, District:-North 24-Parganas,
West Bengal, India, PIN - 700080



02-31-2019

06/03/2019

06/03/2019

06/03/2019

Identifier Of Mr RATNANKA SAHA, Mr BIBHAS DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RATNANKA SAHA	BALAJI ENTERPRISE-1.65 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr RATNANKA SAHA	BALAJI ENTERPRISE-1.65 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr RATNANKA SAHA	BALAJI ENTERPRISE-1.65 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr RATNANKA SAHA	BALAJI ENTERPRISE-1.06792 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RATNANKA SAHA	BALAJI ENTERPRISE-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S - Dum Dum, Municipality: SOUTH DUM DUM. Road: Baguihati Lane, Mouza: Satgachi
Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6561, LR Khatian No:- 6895	Owner:উত্তম কুমার সাহা, Gurdian:জিতেন্দ্র না, Address:নিজ , Classification:বাস্ত, Area:0.00460000 Acre,	Mr RATNANKA SAHA
L2	LR Plot No:- 6560, LR Khatian No:- 6895	Owner:উত্তম কুমার সাহা, Gurdian:জিতেন্দ্র না, Address:নিজ . Classification বাস্তু, Area:0.00350000 Acre,	Mr RATNANKA SAHA
L3	LR Plot No:- 6565, LR Khatian No:- 6895	Owner:উত্তম কুমার সাহা, Gurdian:জিতেন্দ্র না, Address:নিজ , Classification:বাস্তু, Area:0.02290000 Acre,	Mr RATNANKA SAHA
L4	LR Plot No:- 6646, LR Khatian No:- 6895	Owner:উত্তম কুমার সাহা, Gurdian:জিতেন্দ্র না, Address:নিজ , Classification:বাস্তু, Area:0.01500000 Acre,	Mr RATNANKA SAHA

Endorsement For Deed Number : I - 150601895 / 2019

Major Information of the Deed :- I-1506-01895/2019-06/03/2019

On 06-03-2019

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

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

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

Presented for registration at 14:25 hrs on 06-03-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIBHAS DEY .

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 53,24,045/-

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

Execution is admitted on 06/03/2019 by Mr RATNANKA SAHA, Son of Late Radha Gobinda Saha , FA/38, Narayantala West, P.O: Deshbandhunagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Identified by Mr Bablu Kar , , Son of Late G.C. Kar , 19/4, K.B. Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Retired Person

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

Execution is admitted on 06-03-2019 by Mr BIBHAS DEY, Managing Partner, BALAJI ENTERPRISE (Partnership Firm), 17, Manindra Mitra Row, 2nd Floor, Room No. 2, P.O:- Amherst Street, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700009

Identified by Mr Bablu Kar , , Son of Late G.C. Kar , 19/4, K.B. Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,254/- (A(1) = Rs 53,240/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53,254/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2019 5:08PM with Govt. Ref. No: 192018190367593211 on 04-03-2019, Amount Rs: 53,254/-, Bank Allahabad Bank (ALLA0210031), Ref. No. 040319006650754 on 04-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,19,463/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,14,463/-


Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 197540, Amount: Rs.5,000/-, Date of Purchase: 05/03/2019, Vendor name: Ama Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2019 5:08PM with Govt. Ref. No: 192018190367593211 on 04-03-2019, Amount Rs: 3,14,463/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 040319006650754 on 04-03-2019, Head of Account 0030-02-103-00

-02


Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

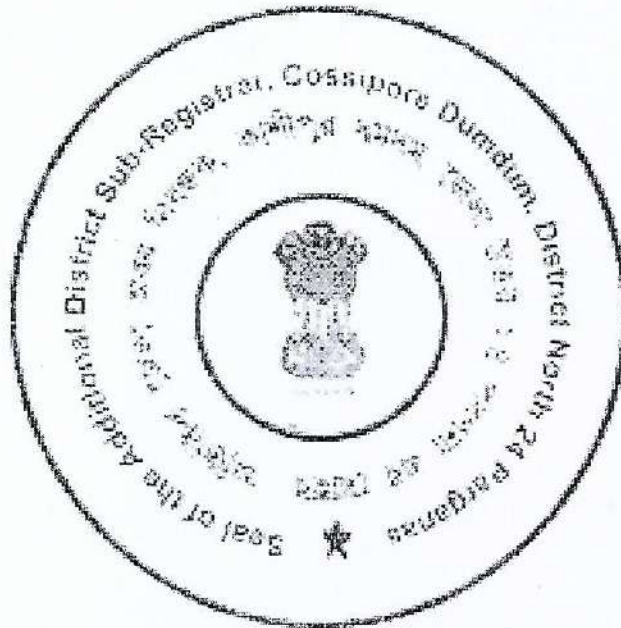
Major Information of the Deed :- I-1506-01895/2019-06/03/2019

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 85086 to 85107

being No 150601895 for the year 2019.



Digitally signed by SUMAN BASU
Date: 2019.03.07 15:16:06 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 07/03/2019 15:14:17
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RATNANKA SAHA

RADHA GOBINDA SAHA

20/05/1972

Permanent Account Number
AVWPS1045A

Ratnankar Saha
Signature

भारत सरकार

15/22010



Ratnankar Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFB6623L



नाम / Name
BALAJI ENTERPRISE

निगमन/गठन की तारीख
Date of Incorporation / Formation
19/01/2015

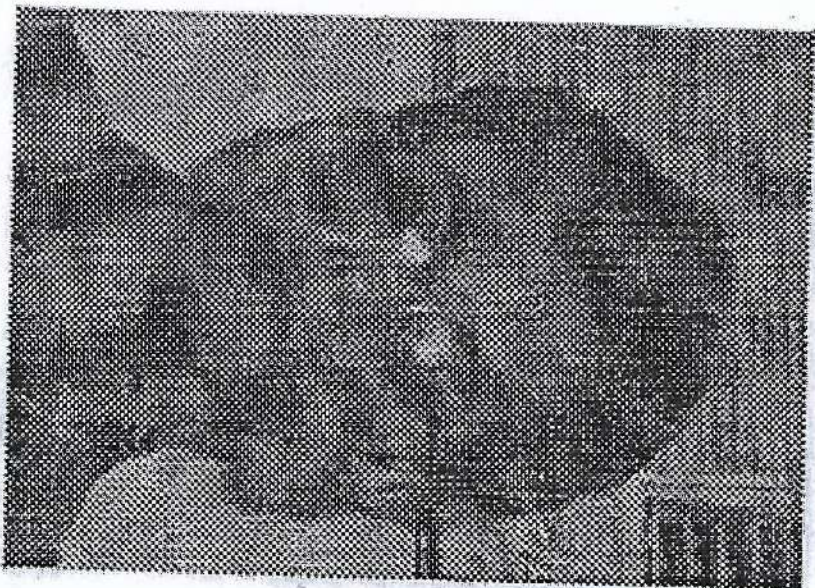
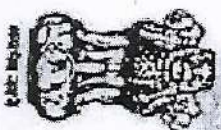
28112017

BALAJI ENTERPRISE
Bihar Sey.

रथाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

.AFKRPD6003K



नाम /NAME

BIBHAS DEY

पिता का नाम /FATHER'S NAME

TAPAN DEY

जन्म तिथि /DATE OF BIRTH

26-06-1970

हस्ताक्षर /SIGNATURE

Bibhas Dey

Bibhas

आयकर आयुक्त, प.बं.-III

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

Bibhas Dey



ভারত সরকার
Government of India



নাম/নাম
Ratnanka Saha
পিতা : রাধা গোবিন্দ সাহা
Father : RADHA GOBINDA SAHA

লিঙ্গ/লিঙ্গ
পুরুষ / Male



4778 0180 3625

স্বাক্ষর - সাধারণ মানুষের অধিকার

Ratnanka Saha



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: এফ ৩৬
নারায়ণতলা পশ্চিম, দেশবন্ধুনাগর
বাগুয়াটি, রাজহাট পেরগণা (এম)
দেব বনু পুর, উত্তর ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: FA 36,
NARAYANTALA WEST,
DESHBANDHUNAGAR,
BAGUATI, Rajarhat
Gopalpur (m), North 24
Parganas, Desh Bandhu
Nagar, West Bengal. 700069

4778 0180 3625



1551 901 4547



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ভারত সরকার
Government of India



বাবলু কার
BABLU KAR
পিতা : গোপাল চন্দ্র কার
Father : GOPAL CHANDRA KAR

জন্মতারিখ/DOB: 14/03/1954
পুংস্ব / Male



4729 1047 7824

আধার - সাধারণ মানুষের অধিকার



ভারতীয় রাষ্ট্রীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: /, কে.বি. সারানী, মাল্লরোড
দুমদুম (ম), মাল রোড, উত্তর ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: 19/4, K B SARANI,
MALLROAD, Dumdum (m),
North 24 Parganas, Mall
Road, West Bengal, 700080

4729 1047 7824

1947
1800 300 1947

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Bablu Kar