

003424/18

I - 3081/18



1630 - 080185281/18

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 500111

Certified that the document is admitted to registration. The signature sheets and the assessment sheets attached with the document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

10 DEC 2018

**DEED OF CONVEYANCE**

THIS INDENTURE OF SALE made this the 10<sup>th</sup> day of December  
Two Thousand and Eighteen (2018)

BETWEEN

*[Handwritten Signature]*  
Advocate

*[Handwritten Signature]*  
1.39,  
10.12.18  
NW - 41,50, 749/-  
SD - 246065/-  
RA - 410531/-

2655

2 NOV 2018

Rs-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

Tapesh Mishra

Advocate  
High Court  
Calcutta



Identified by :-

Sudip Kumar Mandal  
S/o - Samir Kumar Mandal  
B-35 Ganganagar Kol-99.  
P.O - Mukundapur R.S - Purba Jadarpur  
Business.

District Sub-Registrar-V  
Alipore, South 24 Parganas

10 DEC 2018



**SRI SUKUMAR MANNA, (PAN : ADSPM5589R), (Mob. No. 9433425706),** son of Late Basanta Kumar Manna, by faith – Hindu, by Occupation – Retired Person, by Nationality – Indian, presently residing at 72, Baidik Para Lane, Hindmotor, Post Office - Hindmotor, Police Station - Uttarpara, District – Hooghly, Pin - 712233, hereinafter called and referred to as the **“OWNER/VENDOR”** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include his heir/ heirs, executor/ executors, administrator/ administrators, successor/ successors, representative/ representatives and assign/assigns) of the **ONE PART**

**AND**

**SMT. SATHI PANTI, (PAN – BBMPP3937P), (Mob. No. 9830743940),** wife of Sri Sudip Kumar Maṅḍal, by faith - Hindu, by Occupation : Service, by Nationality : Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, hereinafter called and referred to as the **“PURCHASER”** (which expression shall unless excluded by and repugnant to the context be deemed to mean and include her heir/ heirs, executor/ executors, administrator/ administrators, successor/ successors, representative/ representatives and assign/assigns) of the **OTHER PART.**

**WHEREAS** the present **OWNER/VENDOR** herein purchased one plot of land measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. and Road area 8 (Eight) Chittacks 6 (Six) Sq.ft. i.e. totaling gross land area 4 (Four) Cottahs 1 (One) Chittack 12 (Twelve) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, Pargana – Khaspur, being Scheme Plot No. 21, comprising in R.S. Dag No. 143, under R.S. Khatian No. 93, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, Kolkata – 700 099, by virtue of a registered Deed of Bengali Bikroy Kobala dated 31.07.1985, registered in the office of the District Sub-Registrar, Alipore, 24-Paraganas and recorded in Book



No. I, Volume No.177, at Pages 344 to 352, Being No. 10578 for the year 1985 togetherwith all easement rights for a valuable consideration from the then Owner namely Sri Subodh Malik, son of Late Dhirendra Malik of Atghara, P.S. Sonarpur, District - 24-Paraganas and said Subodh Malik obtained the aforesaid property along with other property by virtue of inheritance after the death of his father said Dhirendra Malik, son of Tarak Malik of Atghara, P.S. Sonarpur whose name was finally published during Revisional Settlement Operation as recorded R.T. and the said Deed of Bengali Bikroy Kobala was Confirmed by one Sri Tapan Kumar Dey, son of Late Amulya Krishna Dey of 30 No. South Road, Santoshpur, P.S. Kasba, Kolkata - 700 025 by joining as Confirming Party in the said registered Deed of Bengali Bikroy Kobala and since purchase the present **OWNER** is in the peaceful possession of the said plot of land and it has been morefully described in the **SCHEDULE** hereunder written.

**AND WHEREAS** after purchase the aforesaid plot of land the present **OWNER** herein mutated his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, within K.M.C. Ward No.109, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099 and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

**AND WHEREAS** thereafter the present **OWNER** created brick built boundary walls of the said land as well as demarcated the existing plot of land measuring net land area about 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. be the same a little more or less for his own use and occupation and also created tile shed room thereon measuring an area of 100 (One hundred) Sq.ft. be the same a little more or less, free from all encumbrances, charges, liens, attachments, lispensense whatsoever.

**AND WHEREAS** the present **OWNER/VENDOR** herein is now the absolute recorded Owner of the said Plot of land measuring net land area of 3






(Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less togetherwith one Tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon being Plot No. 21, lying and situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in portion of R.S. Dag No. 143, under R.S. Khatian No. 93, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099 as morefully mentioned in the **SCHEDULE** below and since Purchase the **OWNER** herein is in physical possession of the said property which is free from all encumbrances.

**AND WHEREAS THE VENDOR** has made representation and declares that :

- i) Since acquiring the right, title interest in the said land and hereditament the **VENDOR** is in physical possession of the said land and hereiditament.
- ii) The **VENDOR** has not received any notice from any authority for acquisition or requisition and declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove and since acquiring the right, title, interest of the said land and hereditament the **VENDOR** has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defected in title.
- iv) The **VENDOR** has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and hereditament.



- v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

**AND WHEREAS** being in need of money the present **VENDOR** has decided for absolute sale of his said land measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less togetherwith one Tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon being Plot No. 21, lying and situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in portion of R.S. Dag No. 143, under R.S. Khatian No. 93, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata - 700 099, District - South 24-Parganas as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein has also agreed to purchase the same at or for the total consideration price of Rs.35,75,000/- (Rupees Thirty Five Lac and Seventy Five Thousand) only declared by the **VENDOR** and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of Rs.35,75,000/- (Rupees Thirty Five Lac and Seventy Five Thousand) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of a plot of land measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less togetherwith one Tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon being Plot No. 21, lying and situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in





portion of R.S. Dag No. 143, under R.S. Khatian No. 93, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, under P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this deed and thereafter both the parties entered into an Agreement for Sale.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in declared consideration of the said sum of Rs.35,75,000/- (Rupees Thirty Five Lac and Seventy Five Thousand) only well and truly paid by the **PURCHASER** to the **VENDOR** on or before the execution of these presents and that being the full consideration money in respect of the said land and tile shed (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASER** as well as the said land hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell assure and assigns unto the said **PURCHASER** **ALL THAT** piece and parcel of the said plot of land measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less togetherwith one Tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon being Plot No. 21, lying and situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in portion of R.S. Dag No. 143, under R.S. Khatian No. 93, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099, District – South 24-Parganas and also lying within the jurisdiction of The Kolkata Municipal Corporation more fully and specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise



the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, patahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said **PURCHASER** absolutely forever free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act thing deed matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDOR** now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the **PURCHASER** in manner aforesaid and delivered vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting its name duly mutated in the record of the Kolkata Municipal Corporation in place of the **VENDOR** or his predecessor in title and receive the rents, issues and profits thereof without any lawful eviction, interruption





claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** or any of his predecessor in title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of his predecessor in title and that free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming as aforesaid **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said purchaser as shall or may reasonably be required.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That all right, title and interest of the sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein to the **PURCHASER** herein, the **VENDOR** has good right as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that he has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of his said land and hereditament save and except with the **PURCHASER** herein.

2. That the **PURCHASER** shall have the right to mutate her name in the record of Ld. B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the



said land and hereditament hereby conveyed and transferred to her by necessary proceedings or otherwise without any objection from the **VENDOR**.

3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDOR** or any person claiming through under or in trust arising through or for them.

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

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

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said land measuring net land area of 3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less togetherwith one Tile shed





structure measuring an area of 100 (One hundred) Sq.ft. standing thereon being Plot No. 21, lying and situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in portion of R.S. Dag No. 143, under R.S. Khatian No. 93, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.173, Nayabad, being Assessee No. 31-109-08-0173-2, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099, District – South 24-Parganas and receive the rent, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

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

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

9. That the **VENDOR** declares that the land togetherwith a tile shed structure standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection



with the said property. The **VENDOR** sold the said land togetherwith a tile shed structure which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with tile shed structure while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**. The **VENDOR** declares that if any of the statement of this Deed is found false in future, the **VENDOR** shall refund the entire paid up consideration togetherwith all the damages to the **PURCHASER** on demand.

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

11. That the **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**, if he shall be called for.

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

13. The **PURCHASER** shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

14. That if any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the cost and request of the **PURCHASER** do and





execute any Supplementary Deed or Deed of Declaration in favour of the **PURCHASER** and her heirs, successors, representatives and assigns.

**BE IT NOTED THAT** the **VENDOR** has delivered the Original Title Deed, K.M.C. Mutation Certificate relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

**SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of presently 'Bastu' land measuring net land area of **3 (Three) Cottahs 9 (Nine) Chittacks 6 (Six) Sq.ft. more or less** togetherwith **one Tile shed** structure measuring an area of **100 (One hundred) Sq.ft.** standing thereon being **Plot No. 21**, lying and situated in **Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur**, comprising in portion of **R.S. Dag No.143, under R.S. Khatian No. 93**, within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No.173, Nayabad**, being Assessee No. 31-109-08-0173-2, under formerly P.S. **Purba Jadavpur**, at present P.S. Panchasayar, Kolkata - 700 099, District - South 24-Parganas together with the right to take electric, tap water, Gas, Telephone etc. connections through the adjacent road and also togetherwith all easement rights thereto and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by **RED** border line and entire sold property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	12'-0" wide K.M.C. Road;
<u>ON THE SOUTH</u>	:	Land of Scheme Plot No. 18 & part of Scheme Plot No. 17/Land of Premises No. 322, Nayabad;
<u>ON THE EAST</u>	:	Part of R.S. Dag No. 154;
<u>ON THE WEST</u>	:	Land of Scheme Plot No. 20/ Land of Premises No. 163, Nayabad.



PLAN SHOWN THE PLOT OF LAND AT PREMISES NO-173, NAYABAD,  
LOCATED AT R.S. DAG NO-143, R.S. KHATIAN NO-93, IN MOUZA  
NAYABAD, J.L. NO- 25, UNDER K.M.C. WARD NO- 109, BAROUGH- XII,  
WITHIN P.S. PANCHASAYAR, KOLKATA- 700 099.

Area of Plot- 3Ka- 09Ch- 06 Sft.

Scale=1:100



*[Handwritten signature]*  
Sukumar Manna

Sukumar Manna  
Signature of Vender

Satki Panti  
Signature of Purchaser



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

**WITNESSES :**

1. *Bhaskar Anha*  
3425/Nabodit Nayabod  
Kal-99

*Sekumar Manne*  
SIGNATURE OF THE VENDOR

2. *Sudip Kumar Mandal*  
835 Ganganagar Kal-99.

*Sathi Parthi*  
SIGNATURE OF THE PURCHASER

**PREPARED & DRAFTED BY :**

*Tapesh Mishra* (Signature)

(TAPESH MISHRA)

ADVOCATE [ Enrol. No. F/1224/07 ]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata - 700086

Mob. 9836115120

Email : tapesh.mishra85@gmail.com

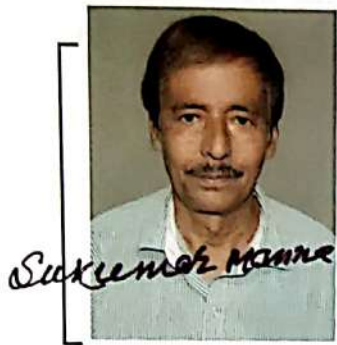




	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....



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

Name SUKUMAR MANNA

Signature Sukumar Manna



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

Name SATHI PANTI

Signature Sathi Panti

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

Name .....

Signature .....

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

GRN: 19-201819-031523596-1  
GRN Date: 10/12/2018 13:25:19  
BRN : 661890444

Payment Mode Online Payment

Bank : HDFC Bank  
BRN Date: 10/12/2018 13:26:48

DEPOSITOR'S DETAILS

Id No. : 16300001857811/2/2018  
(Query No./Query Year)

Name : TAPESH MISHRA  
Contact No. : Mobile No. : +91 9836115120  
E-mail :  
Address : HIGH COURT CALCUTTA  
Applicant Name : Mr Tapesh Mishra  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16300001857811/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	245965
2	16300001857811/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	41053

Total

287018

In Words : Rupees Two Lakh Eighty Seven Thousand Eighteen only





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

আধারকার্ডের আই ডি / Enrollment No. : 1111/29036/14765

To  
Sudip Kumar Mandal  
সুদীপ কুমার মন্ডল  
S/O: Samir Kumar Mandal  
JADURHATI  
Jadurhati,  
Jadurhati, North 24 Parganas  
West Bengal - 743293

10/02/2015



KH193950825FT  
19395082



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2225 3389 8869**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



সুদীপ কুমার মন্ডল  
Sudip Kumar Mandal

জন্মতারিখ / DOB: 09/05/1978  
পুরুষ / Male

**2225 3389 8869**



আধার - সাধারণ মানুষের অধিকার

*Sudip kumar mandal.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUKUMAR MANNA  
BASANTA KUMAR MANNA

17101950  
Permanent Account Number  
ADSPM5589R

*S. Manna*  
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.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाये :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. ३, सेक्टर ११, सी.डी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

Sukumar Manna



## Major Information of the Deed

Deed No :	I-1630-03081/2018	Date of Registration	10/12/2018
Query No / Year	1630-0001857811/2018	Office where deed is registered	
Query Date	10/12/2018 12:42:06 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,75,000/-	Rs. 41,00,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,46,065/- (Article:23)	Rs. 41,053/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip:(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No. 173, Ward No: 109

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			Bastu		3 Katha 9 Chatak 6 Sq Ft	35,45,000/-	40,70,749/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					5.8919Dec	35,45,000 /-	40,70,749 /-	Urban

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1630-03081/2018-10/12/2018




11/12/2018 Query No:-16300001857811 / 2018 Deed No :I - 163003081 / 2018, Document is digitally signed.



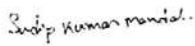
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	<b>Mr Sukumar Manna</b> Son of Late Basanta Kumar Manna Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
	10/12/2018		LTI 10/12/2018	10/12/2018
72, Baidik Para Lane, Hindmotor, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West-Bengal, India, PIN - 712233 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADSPM5589R, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Sathi Panti (Presentant )</b> Wife of Mr Sudip Kumar Mandal Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
	10/12/2018		LTI 10/12/2018	10/12/2018
Wife of Mr Sudip Kumar Mandal Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BBMPP3937P, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				

**Identifier Details :**

Name & address	
Mr Sudip Kumar Mandal Son of Mr Samir Kumar Mandal B/35, Ganganagar, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Sukumar Manna, Mrs Sathi Panti	10/12/2018
	

Major Information of the Deed :- I-1630-03081/2018-10/12/2018

11/12/2018 Query No:-16300001857811 / 2018 Deed No :I - 163003081 / 2018, Document is digitally signed.



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sukumar Manna	Mrs Sathi Panti-5.89187 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sukumar Manna	Mrs Sathi Panti-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 163003081 / 2018**

**On 10-12-2018**

**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 13:39 hrs on 10-12-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs Sathi Panti, Claimant.

**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 41,00,749/-

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

Execution is admitted on 10/12/2018 by 1. Mr Sukumar Manna, Son of Late Basanta Kumar Manna, 72, Baidik Para Lane, Hindmotor, P.O: Hindmotor, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by Profession Retired Person, 2. Mrs Sathi Panti, Wife of Mr Sudip Kumar Mandal, B/35, Ganganagar, P.O: Mukundapur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service

Indetified by Mr Sudip Kumar Mandal, Son of Mr Samir Kumar Mandal, B/35, Ganganagar, P.O: Mukundapur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,053/- ( A(1) = Rs 41,007/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 41,053/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2018 1:26PM with Govt. Ref. No: 192018190315235961 on 10-12-2018, Amount Rs: 41,053/-, Bank: HDFC Bank ( HDFC0000014), Ref. No: 661890444 on 10-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1630-03081/2018-10/12/2018

11/12/2018 Query No:-16300001857811 / 2018 Deed No :- I - 163003081 / 2018, Document is digitally signed.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,46,065/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 2,45,965/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2655, Amount: Rs.100/-, Date of Purchase: 02/11/2018, Vendor name: Subhankar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/12/2018 1:26PM with Govt. Ref. No: 192018190315235961 on 10-12-2018, Amount Rs: 2,45,965/-  
Bank: HDFC Bank (HDFC0000014), Ref. No. 661890444 on 10-12-2018, Head of Account 0030-02-103-003-02

*Md Shadman*

**Md Shadman**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Major Information of the Deed :- I-1630-03081/2018-10/12/2018



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1630-2018, Page from 109739 to 109764  
being No 163003081 for the year 2018.



Digitally signed by MD SHADMAN  
Date: 2018.12.11 15:36:29 +05:30  
Reason: Digital Signing of Deed.

*Md Shadman*

(Md Shadman) 11-12-2018 15:36:24  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

DATED THIS 10<sup>TH</sup> DAY OF DECEMBER 2018

BETWEEN

MR. SUKUMAR MANNA

VENDOR

AND

SMT. SATHI PANTI

PURCHASER

**DEED OF CONVEYANCE**

Value of Rs.35,75,000/-

**TAPESH MISHRA**

ADVOCATE

HIGH COURT CALCUTTA  
69/1, BAGHAJATIN PLACE,  
KOLKATA – 700086  
MOB.9836115120.