

010544/21

I 10/21/2021




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 348049

28/10/21
C-2/1960698

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


District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

This Deed of Conveyance is made on this the 25th day of October, Two Thousand & Twenty-One (2021).

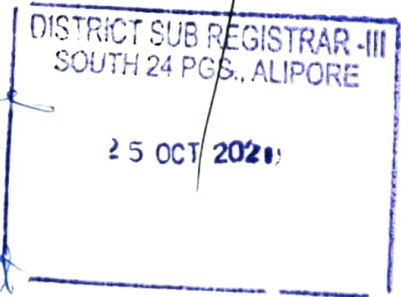
BETWEEN

.1341 তার 19.10.2021 ১০৮

খরিদদার Subyashchi Roy (Adv)
সং Alipore Court. Kol-27

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা.ডি.এস.আর অফিস
কং ১৪ পত্রগাং.

(Handwritten mark)



Identified by me
Subyashchi Roy
Adv.
Alipore Police Court
Kol-27.

MR. BIJOY PATRA having Income Tax **PAN ALMPP0583G**, Aadhaar No **410820741534**,
Mobile : 6290232737, son of Late Nalini Kanta Patra, by faith Hindu, by occupation Business, by
 Nationality - Indian, residing at E-54, Brahmapur Southend, P O – Brahmapur, P S – Bansdrani, Kolkata
 700 096, District : South 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which
 expression shall unless excluded by or repugnant to the subject or context be deemed to mean and
 include his legal heirs, successors, executors, administrators, legal representatives, and assigns) of **ONE**
PART.

AND

MR. PINTU PATHAR, having Income Tax **PAN CZCPP3422J**, Aadhaar No. **316668698776**,
Mobile : 9874460676, son of : Sri Paritosh Pathar, by occupation : Business, by faith Hindu, by Nationality
 – Indian and residing at : Boral Bhattacharjee Para, P.O. – Boral, P.S. – Narendrapur, Kolkata : 700 154.
 District : South 24 Parganas, here-in-after called and referred to as the **PURCHASER** (which term and
 expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and
 include his legal heirs, successors, administrators, legal representatives, and/or assigns) of the **OTHER**
PART.

WHEREAS one Krishna Kamal Bhattacharya was the recorded owner and possessor of All That
 piece and parcel of land measuring about 2.47 acre more or less lying and situated at Mouza Brahmapur,
 J.L. No. 48, Pargana – Magura, appertaining to District Settlement Khatian No. 117, R.S. Khatian No. 733
 comprising in Dag No. 1211 and 1212 within the limits of the Kolkata Municipal Corporation, Ward No. 111,
 within P.S. Bansdrani formerly Regent Park, A.D.S.R. Alipore, District – South 24 Parganas. ↙

AND WHEREAS after demise of said Krishna Kamal Bhattacharya, his two sons namely Upendra
 Nath Bhattacharya and Hari Mohan Bhattacharya jointly inherited the aforesaid property and became the
 joint owners of the said property.

AND WHEREAS said Upendra Nath Bhattacharya and Hari Mohan Bhattacharya while jointly
 enjoying and possessing the aforesaid property, said Hari Mohan Bhattacharya died intestate leaving
 behind his six sons namely (1) Mani Mohan Bhattacharya, (2) Ramjiban Bhattacharya, (3) Keshab
 Chandra Bhattacharya, (4) Murari Mohan Bhattacharya, (5) Kishori Mohan Bhattacharya and (6)



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Dasharathi Bhattacharya as his legal heirs and successors and said Upendra Nath Bhattacharya also died intestate leaving behind his two sons namely (1) Ram Prasad Bhattacharya, and (2) Ram Ratan Bhattacharya as his legal heirs and successors.

AND WHEREAS after demise of said Upendra Nath Bhattacharya and Hari Mohan Bhattacharya their legal heirs and successors jointly inherited the aforesaid property and became the joint owners of the said property according to each of their proportionate share

AND WHEREAS said Mani Mohan Bhattacharya died intestate leaving behind his wife Smt Annapurna Devi and two sons namely (1) Prasanta Ram Bhattacharya, and (2) Bishnupada Bhattacharya as his legal heirs and successors and said Ramjiban Bhattacharya also died intestate leaving behind his wife Smt Annapurna Devi and Eight sons and two daughters, namely (1) Gouri Kanta Bhattacharya, (2) Nityananda Bhattacharya, (3) Joydeb Bhattacharya, (4) Basudeb Bhattacharya, (5) Sudeb Bhattacharya, (6) Gopinath Bhattacharya, (7) Prabir Kumar Bhattacharya, (8) Pradip Kumar Bhattacharya, (1) Smt. Arati Bhattacharya, and (9) Smt. Pranati Bhattacharya, respectively as his legal heirs and successors.

AND WHEREAS aforesaid legal heirs and successors while jointly enjoying and possessing the aforesaid property, for beneficial use and enjoyment of each of their proportionate share, on **04.03.1963** jointly entered into a **Deed of Partition** in respect of their inherited property and the said Deed of Partition has been registered at the office of the **Sub-Registrar, Alipore, South 24 Parganas** and recorded in **Book No. I, Volume No. 55, Page from 204 to 212, being No. 1904 for the year 1963.**

AND WHEREAS by virtue of **Fifth Schedule** of the aforesaid **Deed of Partition** dated **04.03.1963**, Sri Murari Mohan Bhattacharya son of Late Hari Mohan Bhattacharya, became the sole and absolute owner and possessor of All That piece and parcel of "Bastu" land measuring about **9 (Nine) Cottahs 12 (Twelve) Chittacks** more or less lying and situated at Mouza Brahmapur, J.L. No. 48, Pargana - Magura, being plot No. 03 and 20 as mentioned in the said Partion Plan, appertaining to District Settlement Khatian No. 117, R.S. Khatian No. 733 comprising Dag No. 1211 and 1212 within the limits of the Kolkata Municipal Corporation, Ward No. 111, within P.S. Bansdroni formerly Regent Park, A.D.S.R. Alipore, District - South 24 Parganas



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AND WHEREAS thus being the sole and absolute owner of the aforesaid "Bastu" land measuring about 9 (Nine) Cottahs 12 (Twelve) Chittacks more or less said Murari Mohan Bhattacharya recorded his name in the records of the Kolkata Municipal Corporation and enjoying and possessing the said property by making tile shed residential structure thereon.

AND WHEREAS said Murari Mohan Bhattacharya while enjoying and possessing the aforesaid land measuring about 9 (Nine) Cottahs 12 (Twelve) Chittacks more or less alongwith tile shed residential structure thereon, died intestate leaving surviving his six sons namely (1) Sri Dibakar Bhattacharya, (2) Sri Dhananjoy Bhattacharya, (3) Sri Sanjoy Bhattacharya, (4) Sri Chandra Sekhar Bhattacharya, (5) Sri Uma Shankar Bhattacharya, (6) Sri Gobindo Bhattacharya, as his legal heirs and successors.

AND WHEREAS thus said (1) Sri Dibakar Bhattacharya, (2) Sri Dhananjoy Bhattacharya, (3) Sri Sanjoy Bhattacharya, (4) Sri Chandra Sekhar Bhattacharya, (5) Sri Uma Shankar Bhattacharya, (6) Sri Gobindo Bhattacharya became the joint owners of the aforesaid land measuring about 9 (Nine) Cottahs 12 (Twelve) Chittacks more or less alongwith tile shed residential structure thereon lying and situated at Mouza Brahmapur, J.L. No. 48, Pargana – Magura, being local scheme plot No. 03 and 20 appertaining to District Settlement Khatian No. 117, R.S. Khatian No. 733 comprising Dag No. 1211 and 1212 within the limits of the Kolkata Municipal Corporation, Ward No. 111, within P.S. Bansdrani formerly Regent Park, A.D.S.R. Alipore, District – South 24 Parganas.

AND WHEREAS due to urgent need of money aforesaid (1) Sri Dibakar Bhattacharya, (2) Sri Dhananjoy Bhattacharya, (3) Sri Sanjoy Bhattacharya, (4) Sri Chandra Sekhar Bhattacharya, (5) Sri Uma Shankar Bhattacharya, (6) Sri Gobindo Bhattacharya, jointly declared to sale land measuring 4(four) Cottahs 2(two) Chittaks 15(fifteen) Sq.ft be the same little more or less out of the aforesaid land measuring 9 (Nine) Cottahs 12 (Twelve) Chittacks more or less alongwith a temporary Structure of 80 sq.ft, with all easement and quasi easement rights and liberties whatsoever lying and situated at Mouza - Brahmhapur, Paragana - Magura, J.L. NO. - 48, R.S. NO. - 168, Touzi No. 14, under Khatian No. - 733, Dag No.-1212, being Kolkata Municipal



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Corporation Premises No- 115, Panchanantala, being Assessee No:-31-111-16-0115-3, KMC Ward No. - 111, formerly Police Station - Regent Park, at present Police Station - Banskroni, Kolkata - 700096, District - 24 Parganas(South).

AND WHEREAS by virtue of a **Deed of Conveyance dated 15th December, 2005**, which was registered in the office of the **Additional District Sub Registrar at Alipore** and recorded in **Book No:- I, C D Volume No-13, Pages 360 to 374, Being No. 04503 for the year 2005**, the Vendor herein, MR. BIJOY PATRA son of Late Nalini Kanta Patra, residing at E-54, Brahmapur Southend, P.O. – Brahmapur, P.S. – Banskroni, Kolkata : 700 096, District : South 24 Parganas, purchased the "Bastu" land measuring 4(four) Cottahs 2(two) Chittaks 15(fifteen) Sq.ft be the same little more or less out of the aforesaid land measuring 9 (Nine) Cottahs 12 (Twelve) Chittacks more or less alongwith a temporary Structure of 80 sq.ft, with all easement and quasi easement rights and liberties whatsoever lying and situated at Mouza - Brahmhapur, Paragana - Magura, J.L. NO. - 48, R.S. NO. - 168, Touzi No. 14, under Khatian No. - 733, Dag No.-1212, being Kolkata Municipal Corporation Premises No- 115, Panchanantala, being Assessee No:-31-111-16-0115-3, KMC Ward No. - 111, formerly Police Station - Regent Park, at present Police Station - Banskroni, Kolkata - 700096, District - 24 Parganas(South).

AND WHEREAS thus being the sole and absolute owner of the aforesaid "Bastu" land measuring 4(four) Cottahs 2(two) Chittaks 15(fifteen) Sq.ft be the same little more or less said MR. BIJOY PATRA son of Late Nalini Kanta Patra recorded his name with the records of the Kolkata Municipal Corporation and after such mutation the said property is known and numbered as Premises No- 115/2, Panchanantala, being Assessee No. 31-111-16-07555-6., within KMC Ward No. - 111, and built an asbestor shed residential structure measuring 180 Sq.ft. more or less over the said land measuring 4(four) Cottahs 2(two) Chittaks 15(fifteen) Sq.ft more or less and as such the Vendor has absolute right and have clear and marketable title to the aforesaid property and since purchase the Vendor is enjoying and occupying the aforesaid property without any objection or interruption and/or any type of encumbrances whatsoever, if any, from any corner



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in connection with the said property morefully described in the **Schedule** written hereunder and hereinafter called as the "**SCHEDULE LAND**".

AND WHEREAS the VENDOR herein has declared to sell the said property for a consideration of ₹ 12,00,000/- (Rupees Twelve Lakh only) and the purchaser herein has agreed to purchase the said property from the Vendor and considering the same as the highest available market price of the said "Bastu" land, the Vendor has agreed to sale the "Schedule Land" to the Purchaser herein.

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of this deed of conveyance and in consideration of the sum of ₹ 12,00,000/- (Rupees Twelve Lakh only) paid by the purchaser to the Vendor before the execution of this presents (the receipts hereof the Vendor doth hereby as well as by the receipt hereunder written, granted, admit, acknowledge and confirm and, of and from the same and every part thereof, the Vendor doth hereby forever acquit, release, exonerate and discharge the absolute right, title and interest in the land unto the Purchaser) and the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the "Bastu" land measuring **4(four) Cottahs 2(two) Chittaks 15(fifteen) Sq.ft** be the same little more or less, alongwith **cement flooring 180 sq.ft. Asbestor shed residential structure** lying and situated at Mouza - Brahmhapur, Paragana - Magura, J.L. NO. - 48, R.S. NO. - 168, Touzi No. 14, under Khatian No. - 733, Dag No.-1212, within the limits of The **Kolkata Municipal Corporation Premises No- 115/2, Panchanantala**, being **Assessee No:- 31-111-16-07555-6, KMC Ward No. - 111**, formerly **Police Station - Regent Park**, at present **Police Station - Bansdroni, Kolkata - 700096**, District - 24 Parganas(South), morefully described in the **SCHEDULE** hereunder written and delineated in the map or plan annexed hereto and therein border in "RED" colour **AND TOGETHERWITH** all easements or quasi easements rights or other stipulations or provisions for the beneficial use and enjoyment of the said Land and the structure subject to the terms, conditions, covenants and stipulations **AND** reversion/ reversions, reminder/ reminders and the rents, issues and profits of land in connection and the said absolute share **AND** all the estate, right, title, interests, profits, claim and demand whatsoever both in law and in equity of the Vendor into and/or upon the said land and every part thereof and all deeds, writings and evidences of the title exclusively relating to



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or concerning the rights appurtenance thereto **TO HAVE AND TO HOLD** the said Land hereby conveyed, transferred and assigned unto and to the use of the purchaser or any part or portion thereof and the common areas and facilities and the rights appurtenance thereto herein comprised and hereby sold, granted, transferred, conveyed, assured and assigned and confirmed and every part or parts thereof in respect of the said Land **AND TOGETHERWITH** the right appurtenance thereto respectively and every part of the respective rights, liberties and appurtenances whatsoever unto the purchaser absolutely and forever free from all encumbrances, trust, liens and attachments whatsoever and all and every manner or form or other rights, liberties, easements or quasi easements privileges, profits, appendages and appurtenances whatsoever standing and being in and upon or belonging or in anywise appertaining to the said premises hereby conveyed in connection with the beneficial use and enjoyment of the said Land and the structure.

A) **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows :-

- I. That notwithstanding any act, deed, matter or thing whatsoever hereto before done, committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land or the said property hereby sold, granted, transferred, conveyed, assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.
- II. That the Vendor has rightful power and absolute and indefeasible authority to sell, grant, transfer and convey the said proportionate undivided share in the said land thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of this present.
- III. That it shall be lawful for the purchaser at all times hereafter peacefully and quietly to enter into and upon and hold, occupy and enjoy the said property, and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance, claim or demand whatsoever from or by the Vendor or any person/ persons having any lawfully and equitably claiming any estate right, title and interest whatsoever in the said property through or under or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified or from and against all charges and the encumbrances whatsoever made, done executed or knowingly suffered by the Vendor.



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IV. That the Vendor having or lawfully or equitably claiming any estate right, title or interest whatsoever in the said property, from through or under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do make, acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the purchaser as shall or may be reasonably required.

V. That the Vendor shall and will unless prevented by fire or other irresistible accident from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser produce or cause to be produced before the purchaser or any Tribunal, Board, Authority or Firm for inspection or otherwise any occasion shall require the deeds and writings in connection with said land so long as the same shall remain with Vendor and shall also at the like request and costs deliver to the purchaser such attested or photo copies of or extracts therefrom as the purchaser may require and shall and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe whole un-obliterate and un-cancelled.

VI. The Vendor shall duly fulfil and perform all their obligations and covenants herein expressly content and have not done and/or shall not do anything or make any grant or term whereby the right of the purchaser hereunder may be prejudicially affected and shall make/do all such acts, deeds and things as may be necessary to assure the rights available to the purchaser lawfully.

-:: **SCHEDULE** ::-

ALL THAT the piece and parcel of "Bastu" land measuring about **4(four) Cottahs 2(two) Chittaks 15(fifteen) Sq.ft** be the same little more or less togetherwith **Cement Flooring Asbestor shed residential Structure measuring 180 sq.ft**, more or less, lying and situated at Mouza - Brahmhapur, Paragana - Magura, J.L. NO. - 48, R.S. NO. - 168, Touzi No. 14, under Khatian No. - 733, Dag No.-1212, within the limits of The **Kolkata Municipal Corporation Premises No- 115/2, Panchanantala**, being **Assessee No. 31-111-16-07555-6**, **KMC Ward No. - 111**, formerly **Police Station - Regent Park**, at present **Police Station -**



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ON THE NORTH BY :- Part of Dag No. 1212 and House;

ON THE EAST BY :- Dag No. 1211 (Danga/Pond);

ON THE SOUTH BY :- 12'-00" wide Common Passage and Part of Dag No. 1212::


ON THE WEST BY :- Part of Dag No. 1212 and House;

IN WITNESS WHEREOF the VENDOR and the PURCHASER have signed this Deed of Conveyance on the day month and year first above mentioned in the presence of the witnesses:

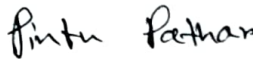
WITNESSES:-

1. Sushanta Dhal
Baral 154

2. Bishajit Patra
Baral - kut-154



SIGNATURE OF THE VENDOR



SIGNATURE OF THE PURCHASER



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Received the sum of ₹ 12,00,000/- (Rupees Twelve Lakh only), towards the Full and Final Consideration as mentioned in this present, according to memo of consideration stated herein below :

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No</u>	<u>Bank name with Branch</u>	<u>Amount</u>
1.	22.10.2021	_____	Canara Bank, Garia Br.	₹ 12,00,000/-
Total				₹ 12,00,000/-

RUPEES TWELVE LAKH ONLY

WITNESSES:-

1. *Sushanta Dhal*
Boral 154

Bijoy Patra

SIGNATURE OF THE VENDOR

2. *Bishajit Patra*
Boral Kul-154

DRAFTED & PREPARED BY ME

Sabyasachi Roy
(SABYASACHI ROY), Advocate

Enrolment No. WB/167/1999

Alipore Criminal Court, Alipore, Kolkata – 700 027.

Computer Print by :-

Sumon Ray
(Sumon Ray)

Garia, Kolkata 700 084.





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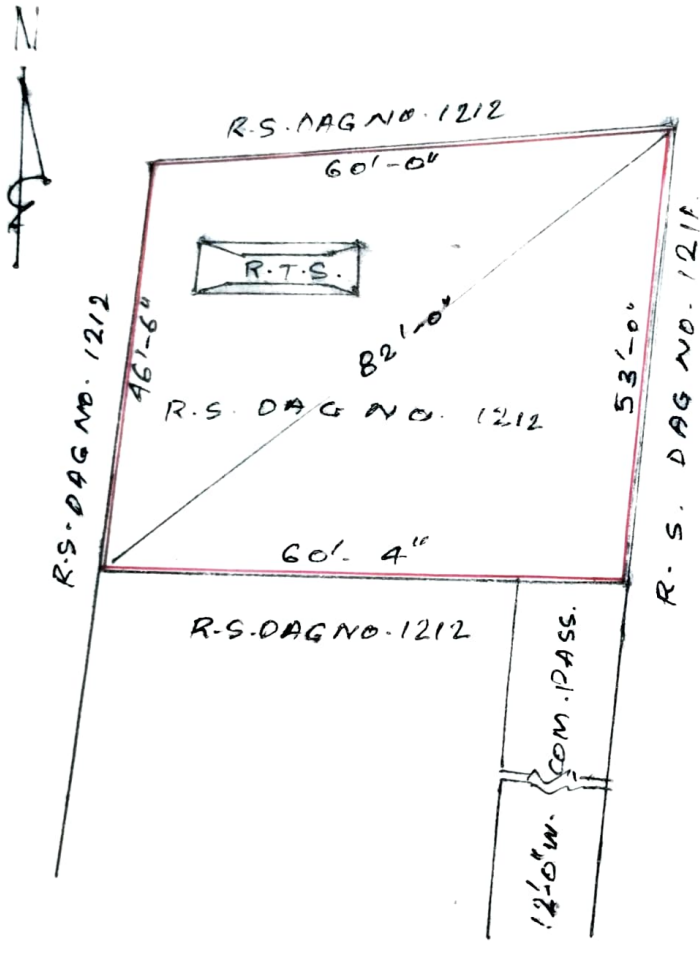
PART SITE LANDS' RTS. DEED PLAN
IN MOUZA BRAHMAPUR. J.L. NO. 48 R.S. DAG
NO. 1212 P.S. REGENT PARK. UNDER K.M.C.
WARD NO. III AT PREMISES NO. 115/2, PANCHANAN
TALA - KOLKATA - 700096. DIST. S. 24 P.G.S.

SCALE: 1" = 16'-6"

AREA OF LAND: 04KT.02CH.15S.FT. (ML)

WITH 200 S.FT. R.T. 

SHOWN IN RED LINE 



An. Chandra

REG. NO. 1212/1996
 W.H.

Pintu Pathan

Bijoy Patra

SIG. OF VENDOR




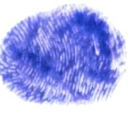
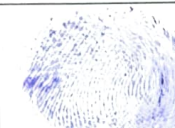



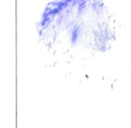
TRACED BY -

SIG. OF PURCHASER



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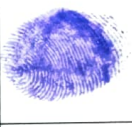




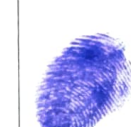
25 OCT 2020

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
		LEFT HAND				
RIGHT HAND						



NAME: MR. BIJOY PATRA,


SIGNATURE : Bijoy Patra.

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
		LEFT HAND				
RIGHT HAND						



NAME : MR. PINTU PATHAR,

SIGNATURE : Pintu Pathar

PHOTO		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
		LEFT HAND				
RIGHT HAND						

NAME : _____

SIGNATURE : _____



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SOUTH 24 PGS., ALIPORE

25 OCT 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINTU PATHAR

PARITOSH PATHAR

14/03/1992

Permanent Account Number

CZCPP3422J

Pintu Pathar

Signature



18122015

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: uninfo@nsdl.co.in

Pintu Pathar





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 2010/17533/26085

Pintu Pathar (পিন্টু পাথর)

তথ্য

S/O: Paritosh Pathar, BORAL, BHATTACHARJEE
PARA, Rajpur Sonarpur(m), South 24 Parganas,
West Bengal - 700154

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

3166 6869 8776



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার

Signature valid

Digitally signed by Unique
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.12.01 13:01:49 IST

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার
আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পত্রীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar
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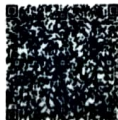
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



পিন্টু পাথর
Pintu Pathar
জন্মতারিখ/ DOB: 14/03/1992
পুরুষ / MALE



ঠিকানা:

S/O: পরিতোষ পাথর,
বোড়াল, ভট্টাচার্য্য পাড়া,
রাজপুর সোনারপুর (এম),
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700154

Address:

S/O: Paritosh Pathar, BORAL,
BHATTACHARJEE PARA, Rajpur
Sonarpur(m), South 24 Parganas,
West Bengal - 700154

3166 6869 8776

3166 6869 8776

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Pintu Pathar

Date: 01/12/2015



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJOY PATRA
NALINI KANTA PATRA
11/10/1953
Permanent Account Number
ALMPP0583G



Bijoy Patra
Signature



Bijoy Patra



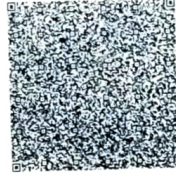


भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0659/52297/24291

To
Bijoy Patra
E 54 BRAHMAPUR SOUTH END
BRAHMAPUR
Brahmapur S.O
Brahmapur
Kolkata
West Bengal 700096
9433187554
169344787
ME693447877FH



आपका आधार क्रमांक / Your Aadhaar No. :

4108 2074 1534

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Bijoy Patra
DOB : 11/10/1953
Male



4108 2074 1534

मेरा आधार, मेरी पहचान

Bijoy Patra



Major Information of the Deed

Deed No :	I-1603-10121/2021	Date of Registration	25/10/2021
Query No / Year	1603-2001960698/2021	Office where deed is registered	
Query Date	28/09/2021 10:30:27 PM	1603-2001960698/2021	
Applicant Name, Address & Other Details	Sabyasachi Roy Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, 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. 12,00,000/-	Rs. 38,31,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,53,270/- (Article:23)	Rs. 38,359/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, , Premises No: 115/2, , Ward No: 111 JI No: 48, Touzi No: 14 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 15 Sq Ft	11,00,000/-	37,31,252/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1605-I -04503-2008
Grand Total :				6.8406Dec	11,00,000 /-	37,31,252 /-	



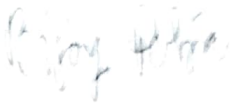
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	180 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 180 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Total :	180 sq ft	1,00,000 /-	1,00,000 /-	
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Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BIJOY PATRA (Presentant) Son of Late Nalini Kanta Patra Executed by : Self, Date of Execution : 25/10/2021 , Admitted by : Self, Date of Admission : 25/10/2021 ,Place : Office	 25/10/2021	 LTI 25/10/2021	 25/10/2021

E-54, Brahmapur Southend, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx3G, Aadhaar No: 41xxxxxxxx1534, Status :Individual, Executed by: Self, Date of Execution: 25/10/2021 , Admitted by: Self, Date of Admission: 25/10/2021 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PINTU PATHAR Son of Mr Paritosh Pathar Executed by: Self, Date of Execution: 25/10/2021 , Admitted by: Self, Date of Admission: 25/10/2021 ,Place : Office	 25/10/2021	 LTI 25/10/2021	 25/10/2021

Son of Mr Paritosh Pathar Boral Bhattacharjee Para, Now P.S. – Narendrapur, City:- Rajpur-sonarpur, P O:- Boral, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CZxxxxxx2J, Aadhaar No: 31xxxxxxxx8776, Status :Individual, Executed by: Self, Date of Execution: 25/10/2021 , Admitted by: Self, Date of Admission: 25/10/2021 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sabyasachi Roy Son of Late L. M. Roy Rabindra Nagar, Laskarpur, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O - Laskarpur, P.S -Sonarpur, District - South 24-Parganas, West Bengal, India PIN - 700153	 25/10/2021	 25/10/2021	 25/10/2021

Identifier Of Mr BIJOY PATRA, Mr PINTU PATHAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY PATRA	Mr PINTU PATHAR-6.84063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY PATRA	Mr PINTU PATHAR-180.00000000 Sq Ft

On 25-10-2021

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 13.44 hrs on 25-10-2021, at the Office of the D S R - III SOUTH 24-PARGANAS by Mr BIJOY PATRA ,Executant

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 38,31,252/-

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

Execution is admitted on 25/10/2021 by 1. Mr BIJOY PATRA, Son of Late Nalini Kanta Patra, E-54, Brahmapur Southend, P.O: Brahmapur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 2. Mr PINTU PATHAR, Son of Mr Paritosh Pathar, Boral Bhattacharjee Para, Now P.S. – Narendrapur, P.O: Boral, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Laskarpur, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,359/- (A(1) = Rs 38,313/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 38,327/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2021 10:24AM with Govt. Ref. No: 192021220100062031 on 25-10-2021, Amount Rs: 38,327/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIQGSJ0 on 25-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,53,270/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,53,170/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG8049, Amount: Rs.100/-, Date of Purchase: 19/10/2021, Vendor name: Sankar Kr Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2021 10:24AM with Govt. Ref. No: 192021220100062031 on 25-10-2021, Amount Rs: 1,53,170/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIQGSJ0 on 25-10-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 343062 to 343084

being No 160310121 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.11.30 19:16:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/11/30 07:16:45 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)