

3666/21

AE 356819



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 350619

2/869217/21

अभिज्ञान के लिए प्रमाणित किया जाता है कि यह दस्तावेज़
 के अधिकारी के द्वारा प्रमाणित किया गया है।
 इस दस्तावेज़ के प्रमाणित करने पर
 कोई भी दायित्व नहीं है।

Dir. Sub-Registrar-IV
 Heading WS 7 (2) of
 Registration 1908
 Alpara, South 24 Parganas

- 1 MAY 2021

CONVEYANCE

THIS DEED OF CONVEYANCE made on this 1st day of
May, 2021 (Two Thousand Twenty One)

BETWEEN

00466066

-6 MAR 2021

Name: ALAMGIR REZA
Address: ALIBORE JUDGES COURT
Vendor: KOLKATA - 700 027
I. CHAKRABORTY
EB, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Maula G...



Maula G...



Soumitra Narkar

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

Hanshinday



1 MAY 2021

Mahitosh Pramanik
S/o Late Manimohan Pramanik
62/5 Bakrahat Road
Kolkata - 700104
Occupation - Sewer

1. **MAULA GAZI** (PAN AKLPG0251A, AADHAAR NO. 207723382605), son of Late Mosaraf Hossain Gazi, by Faith Muslim, by Nationality Indian, by Occupation-Business, residing at Village & Post Office Pailan, Police Station Bishnupur, Kolkata-700104, District South 24 Parganas;
2. **KAUSHIK ROY** (PAN AHKPR7304R, AADHAAR No. 613909968972), son of Late Mrinal Canti Roy, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 25, Sourin Roy Road, Post Office and Police Station Behala, Kolkata - 700034, District South 24 Parganas

(Party No. 1 to 2 are jointly **Vendors**, include successors-in-interest)

And

3. **SOUMITRA NASKAR** (PAN AEWPN2662K, Aadhaar 274287772877), son of Bhusan Naskar, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Sarmasterchak Post Office Pailan, Police Station Bishnupur, Kolkata-700104, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: Land classified as *Doba* measuring 1.65 (one point six five) decimal, more or less, out of 15 (fifteen) decimal, being a portion of R.S. Dag No.99, corresponding L.R. Dag No.126, recorded in L.R. *Khatian* No. 490 and 692, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of Kulerdari Gram Panchayet (**KGP**), Sub-Registration District Bishnupur, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

Representations, Warranties and Covenants Regarding Title: The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

1. **Ownership of Larger Property:** Maula Gazi and Kaushik Roy (being the Vendors herein) are the recorded and absolute owners in respect of **ALL THAT** piece and parcel of land classified as *Doba* measuring 11.25 (eleven point two five) decimal, more or less, out of 15 (fifteen) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No.126, recorded in L.R. *Khatian* No.490 and 692, *Mouza*



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Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of KGP, Sub-Registration District Bishnupur, District South 24 Parganas (**Larger Property**), free from all encumbrances.

2. **Sale of the Said Property:** In furtherance of the above, the Vendors are desirous to sell the Said Property out of the Larger Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
3. **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
 - 3.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
 - 3.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
 - 3.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
 - 3.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
 - 3.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
 - 3.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
 - 3.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
 - 3.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably



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claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors is free, clear and marketable.

- 3.9 **No Personal and/or Corporate Guarantee:** The Said Property is not affected by or subject to any personal and/or corporate guarantee for securing any financial accommodation.
- 3.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.
- 3.11 **No Other Encumbrances:** Be it specifically stated that the Vendors are the absolute owners of the Said Property free from all encumbrances and have the right to transfer the Said Property and the Scheduled mentioned property is not situated within the Notified area, cantonment area, lease hold property and thika tenancy property and no embargo/restriction have been imposed by any competent authority/government authority/any Hon'ble Court and there exist no litigation over the property.

Basic Understanding

Sale of Said Property: The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned hereinabove.

Transfer Hereby Made: The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *Doba* measuring 1.65 (one point six five) decimal, more or less, out of 15 (fifteen) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 126, recorded in L.R. *Khatian* Nos. 490 and 692, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of KGP, Sub-Registration District Bishnupur, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances in favour of the Purchaser.

Consideration: The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 7,00,000/- (Rupees seven lakh only) (Total Consideration)** paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.



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Terms of Transfer:

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors.
 - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors (as the case may be) shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors and/or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the right, title and/or interest of the Vendors.
 - 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
 - 2.3 **Delivery of Possession:** The Vendors have handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
 - 2.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the



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Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

2.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors. The Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

2.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/housing as may be required by the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same as it is now and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof to non-agricultural/housing as may be required by the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.



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- 2.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 2.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further covenant to be parties to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

Interpretation

The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

Schedule (Said Property) [Subject Matter of Conveyance]

Land classified as *Doba* measuring 1.65 (one point six five) decimal, more or less, out of 15 (fifteen) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 126, recorded in L.R. *Khatian* Nos. 490 and 692, *Mouza Sarmasterchak*, J.L. No. 17, Police Station *Bishnupur*, within the jurisdiction of *Kulerdari Gram Panchayet*, Sub-Registration District *Bishnupur*, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	: By R.S. Dag No.98 and 100; —
On the East	: By R.S. Dag No.98;
On the South	: By R.S. Dag No.98; —
On the West	: By R.S. Dag No.98; —

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof. *This land is Valant.*

Alavji Raja An



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Execution and Delivery

In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Alangir Reza Adv
28/1, Judges Court Road
KOL-27


(Maula Gazi)

2. Dipan Kari Sardar
122/1R. S.N.M. Sarani
KOL-700026


(Kaushik Roy)

(Vendors)


(Soumitra Naskar)

(Purchaser)

Drafted by,

Alangir Reza Adv
WB/1366/03

Alipore, Judges Court
KOL-27



[Signature]
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RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs.7,00,000/- (Rupees seven lakh only)** towards full and final payment of the consideration for nomination of the Said Property described in the **Schedule** above, in the following manner:

Cheque No.	Bank	Amount (Rs.)
191453	Punjab National Bank	Rs.3,50,000/-
191452	-Do-	Rs.3,50,000/-
Total		Rs.7,00,000/-

Witnesses:

1. *Atangir Raza Adv*

Maula Gazi
(Maula Gazi)

2. *Dipankar Sarraf*


































Kaushik Roy
(Kaushik Roy)



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Soumitra Narkar</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<i>Manik G</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<i>Anandh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				

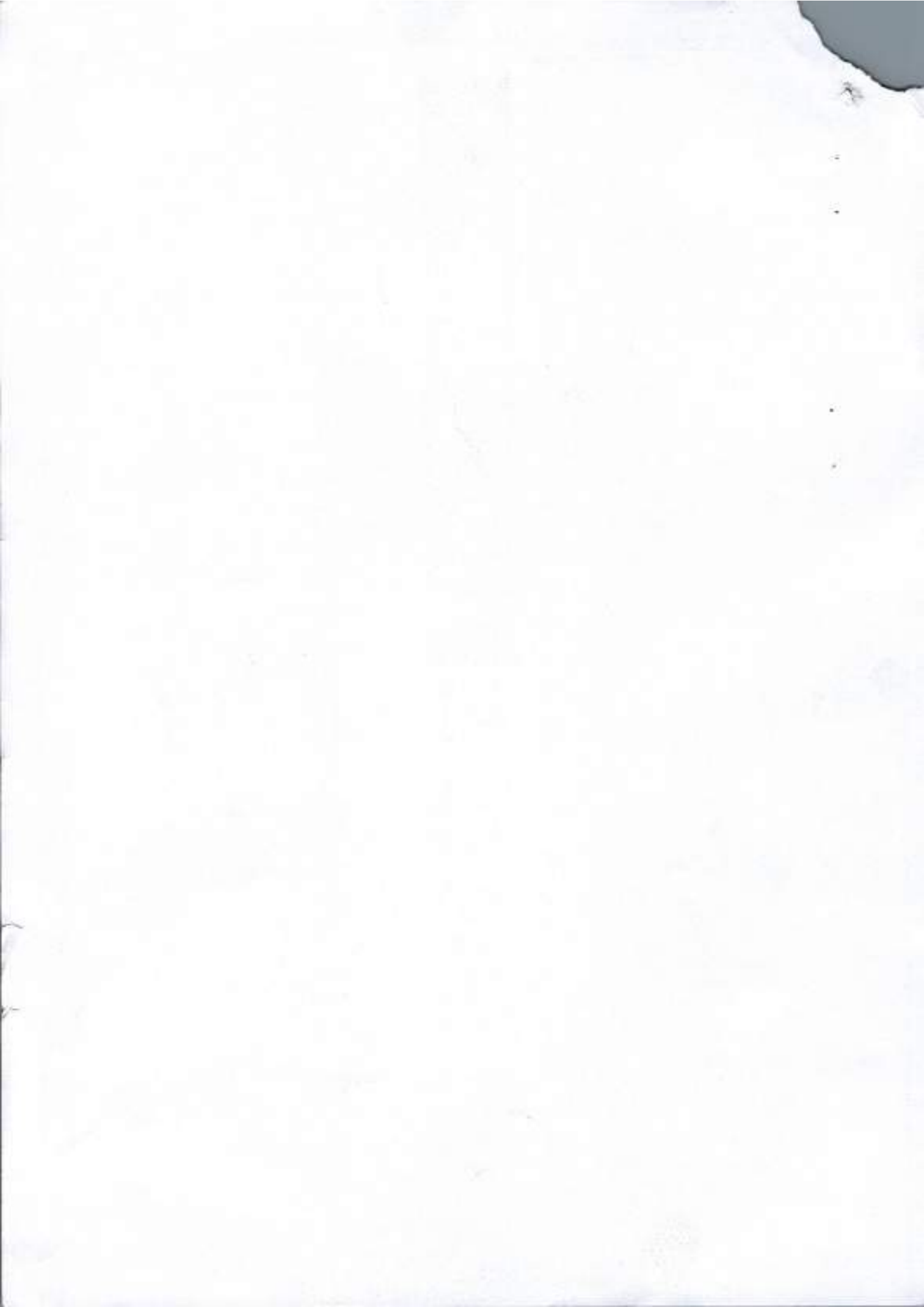


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- 1 MAY 2021



Handwritten signature





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 1106/80509/00236

To
 Maula Gazi
 S/O Mosaraf Hossain Gazi
 Bishrupur
 Baga
 Paltanhat
 Bishrupur - I South 24 Parganas
 West Bengal 700104
 6038693777

21068/2014

92779640



MD9277C8697F1



आपका आधार क्रमांक / Your Aadhaar No. :

2077 2338 2605

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

Maula Gazi
 Father : MOSARAF HOSEN GAZI
 DOB : 03/06/1964
 Male



2077 2338 2605

मेरा आधार, मेरी पहचान

Maula Gazi



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAUSHIK ROY
MRINAL CANTI ROY
02/08/1984

Permanent Account Number
AHKPR7304R

Kaushik Roy
Signature



Kaushik Roy





ভারত সরকার

Unique Identification Authority of India



ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/19840/49745

To
কৌশিক রয়
Kaushik Roy
25 SOURIN ROY RD
Behala S.O
Behala
Kolkata
West Bengal 700034



MN008351776FT



আসনার আধার সংখ্যা / Your Aadhaar No.

6139 0996 8972

আধার - সাধারণ মানুষের অধিকার

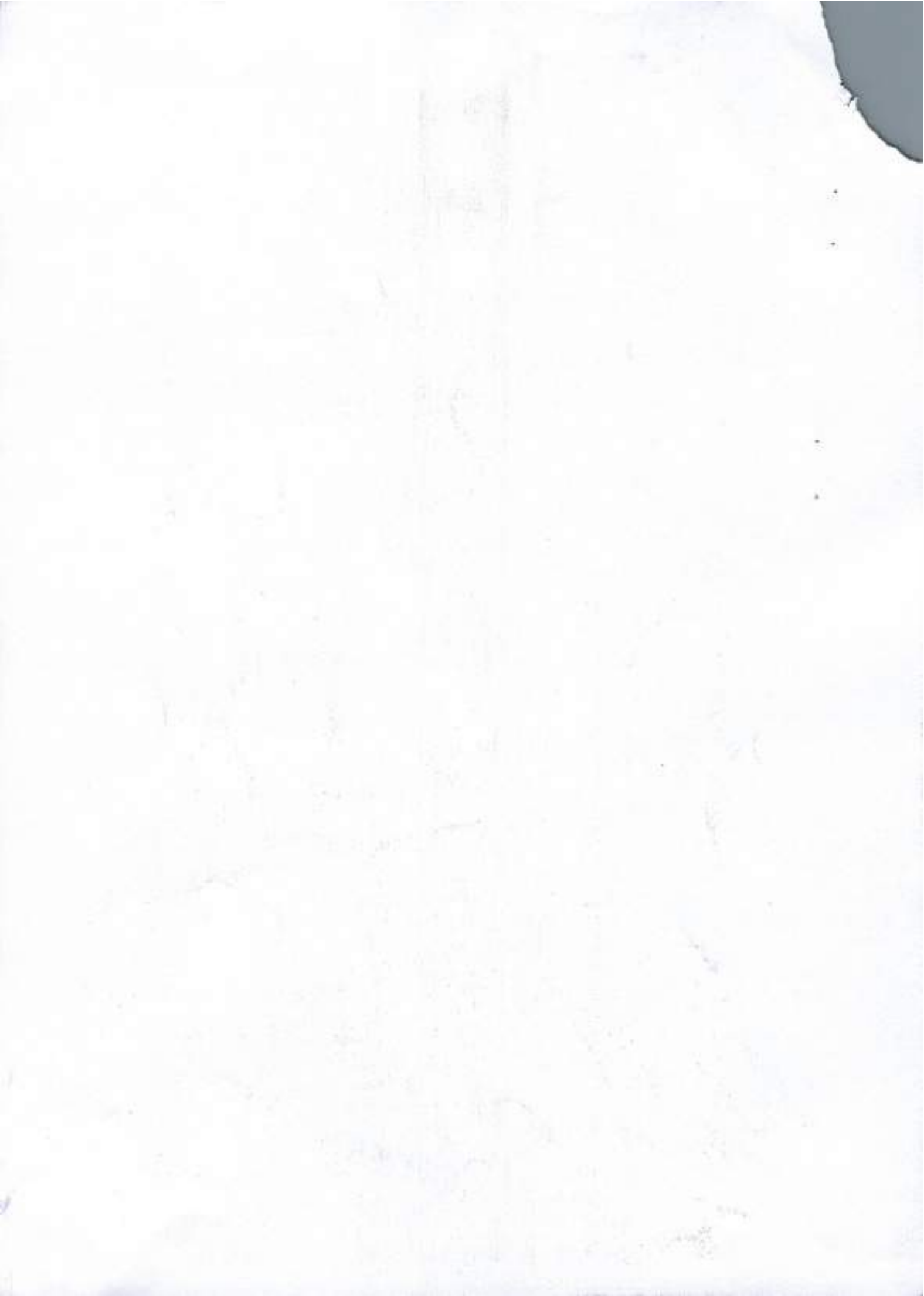


কৌশিক রয়
Kaushik Roy
পিতা : মৃনাল কান্তি রয়
Father : MRINAL KANTI ROY
জন্ম বর্ষ / Year of Birth : 1984
লিঙ্গ / Male



6139 0996 8972

আসনার - সাধারণ মানুষের অধিকার



सुखीय विभागा

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



SOUMITRA NASKAR

BHUBAN KUMAR NASKAR

08/07/1980

Permanent Account Number

AEWPN2662K

S. Naskar

Signature





ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনিকার্ডের আই ডি / Enrollment No.: 11901507900453

11/03/2015

To
সৌমিত্র হাশর
Soumitra Haskar
S/O: Dhuban Kumar Haskar
Samesher Chak
Palanhat
Bishnupur - I South 24 Parganas
West Bengal 700104

229041894



MP290418941F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

2742 8777 2877

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সৌমিত্র হাশর
Soumitra Haskar
জন্ম তারিখ / DOB: 06/07/1989
পুরুষ / Male



2742 8777 2877

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0640/83108/14227

To
Mahitosh Pramanik

30/03/2014

S/O Monimohan Pramanik
62/5
BAKRAHAT ROAD
AE -35 , GREEN VIEW HOUSING , HANSPUKUR
Kolkata (MC)
Joka, Kolkata, Kolkata,
West Bengal - 700104
9830202854



KA587697555FH

58769755



आपका आधार क्रमांक / Your Aadhaar No. :

6740 3790 9395

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mahitosh Pramanik

Father : Monimohan Pramanik

DOB: 08/08/1972

Male

6740 3790 9395







Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000869217/2021	Office where deed will be registered
Query Date	28/04/2021 6:42:17 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tarasankar Mukherjee 122/1R, Satyedra Nath Majumder Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6295351004, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 7,00,000/-	Rs. 10,31,250/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 51,582/- (Article:23)	Rs. 10,326/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak, JI No: 17, , Pin Code : 700104

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-99	RS-490	Bastu	Doba	1.65 Dec	7,00,000/-	10,31,250/-	Width of Approach Road: 30 Ft.,
Grand Total :					1.65Dec	7,00,000 /-	10,31,250 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	MAULA GAZI Son of Late Mosaraf Hossain Gazi, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx1A, Aadhaar No.: 20xxxxxxxx2605, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





2	KAUSHIK ROY Son of Late Mrinal Canti Roy,P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx4R, Aadhaar No.: 61xxxxxxxx8972,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SOUMITRA NASKAR Son of Bhusan Naskar,P.O:- Pailan, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx2K, Aadhaar No.: 27xxxxxxxx2877,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mahitosh Pramanik Son of Late Monimohan Pramanik 62/5, Bakrahat Road, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of MAULA GAZI, KAUSHIK ROY, SOUMITRA NASKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	MAULA GAZI	SOUMITRA NASKAR-0.825 Dec
2	KAUSHIK ROY	SOUMITRA NASKAR-0.825 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28-05-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-05-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.







Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220008152691	Payment Mode:	Online Payment
GRN Date:	30/04/2021 12:24:25	Bank/Gateway:	Indian Overseas Bank
BRN :	202104300720712	BRN Date:	30/04/2021 12:04:25
Payment Status:	Successful	Payment Ref. No:	2000869217/4/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SOUMITRA NASKAR
Address:	PAILAN, BISHNUPUR SOUTH 24 PARGANAS 700104
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2000869217
Applicant's Name:	Mr Tarasankar Mukherjee
Identification No:	2000869217/4/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000869217/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	51482
2	2000869217/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	10326
Total				61808

IN WORDS: SIXTY ONE THOUSAND EIGHT HUNDRED EIGHT ONLY.



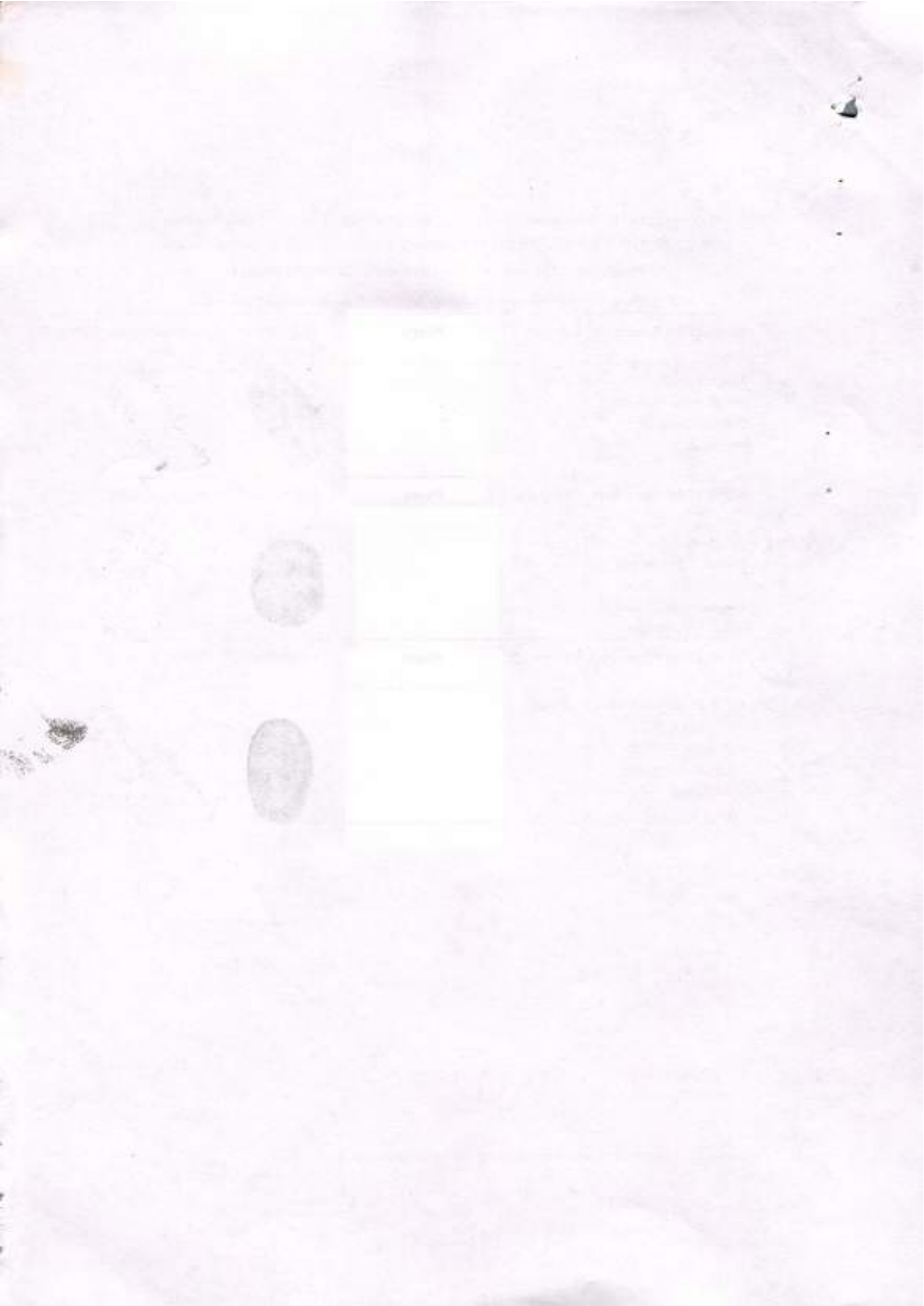


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000869217/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

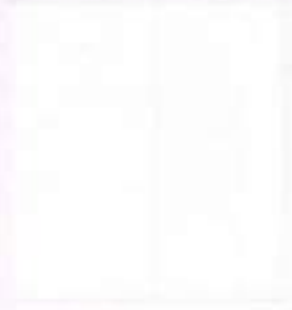
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	MAULA GAZI P.O:- Pailan, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Seller			 Maula Gazi 15.5.2021
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	KAUSHIK ROY P.O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Seller			 Kaushik Roy 15.5.2021
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	SOUMITRA NASKAR P.O:- Pailan, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Buyer			 Soumitra Naskar 15.5.2021



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mahitosh Pramanik Son of Lata Monimohan Pramanik 62/5, Bakrahat Road, P.O:- Joka, P.S:- Thakurpukur, District-South 24- Parganas, West Bengal, India, PIN - 700104	MAULA GAZI, KAUSHIK ROY, SOUMITRA NASKAR			<i>Mahitosh Pramanik</i> <i>1/5/2021</i>

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

12/20/21
11/11/2021



Major Information of the Deed

Deed No :	I-1604-03568/2021	Date of Registration	03/05/2021
Query No / Year	1604-2000869217/2021	Office where deed is registered	
Query Date	28/04/2021 6:42:17 PM	1604-2000869217/2021	
Applicant Name, Address & Other Details	Tarasankar Mukherjee 122/1R, Satyedra Nath Majumder Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6295351004, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,00,000/-	Rs. 10,31,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51,582/- (Article:23)	Rs. 10,358/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak, JI No: 17, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-490	Bastu	Doba	1.65 Dec	7,00,000/-	10,31,250/-	Width of Approach Road: 30 Ft.,
Grand Total :					1.65Dec	7,00,000 /-	10,31,250 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAULA GAZI (Presentant) Son of Late Mosaraf Hossain Gazi P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx1A, Aadhaar No: 20xxxxxxxx2605, Status :Individual, Executed by: Self, Date of Execution: 01/05/2021 , Admitted by: Self, Date of Admission: 01/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/05/2021 , Admitted by: Self, Date of Admission: 01/05/2021 ,Place : Pvt. Residence
2	KAUSHIK ROY Son of Late Mrinal Canti Roy P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx4R, Aadhaar No: 61xxxxxxxx8972, Status :Individual, Executed by: Self, Date of Execution: 01/05/2021 , Admitted by: Self, Date of Admission: 01/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/05/2021 , Admitted by: Self, Date of Admission: 01/05/2021 ,Place : Pvt. Residence



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SOUMITRA NASKAR Son of Bhusan Naskar P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2K, Aadhaar No: 27xxxxxxxx2877, Status :Individual, Executed by: Self, Date of Execution: 01/05/2021 , Admitted by: Self, Date of Admission: 01/05/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mahitosh Pramanik Son of Late Monimohan Pramanik 62/5, Bakrahat Road, P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104			
Identifier Of MAULA GAZI, KAUSHIK ROY, SOUMITRA NASKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MAULA GAZI	SOUMITRA NASKAR-0.825 Dec
2	KAUSHIK ROY	SOUMITRA NASKAR-0.825 Dec

On 30-04-2021

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 10,31,250/-

Pradipta

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

On 01-05-2021

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

Presented for registration at 14:31 hrs on 01-05-2021, at the Private residence by MAULA GAZI, one of the Executants.

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

Execution is admitted on 01/05/2021 by 1. MAULA GAZI, Son of Late Mosaraf Hossain Gazi, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Business, 2. KAUSHIK ROY, Son of Late Mrinal Canti Roy, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. SOUMITRA NASKAR, Son of Bhusan Naskar, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mahitosh Pramanik, , Son of Late Monimohan Pramanik, 62/5, Road: Bakrahat Road, , P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Service

Pradipta

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

On 03-05-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,358/- (A(1) = Rs 10,312/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,326/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2021 12:25PM with Govt. Ref. No: 192021220008152691 on 30-04-2021, Amount Rs: 10,326/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202104300720712 on 30-04-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

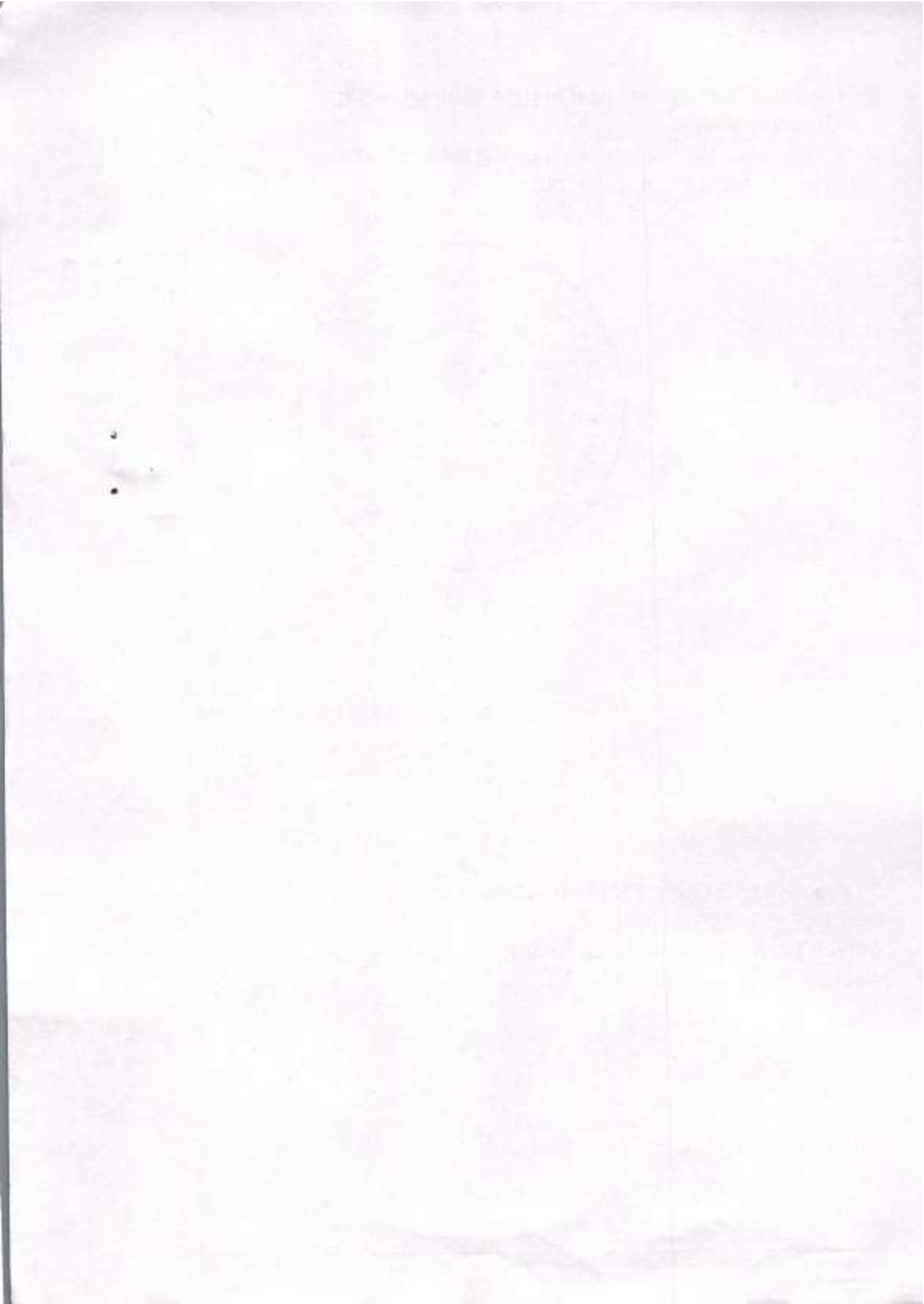
Certified that required Stamp Duty payable for this document is Rs. 51,582/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 51,482/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 466066, Amount: Rs.100/-, Date of Purchase: 06/03/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2021 12:25PM with Govt. Ref. No: 192021220008152691 on 30-04-2021, Amount Rs: 51,482/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202104300720712 on 30-04-2021, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 141146 to 141173
being No 160403568 for the year 2021.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2021.05.03 14:59:58 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/05/03 02:59:58 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)