

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 601798

Certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub-Registrar-IV
Registrar 1/57(2) of
Registration Act 1908
Alipore, South 24 Parganas

21 JUL 2014
26. 11. 2018

26 NOV 2018

DT G. Parganas

832/18

DT 14.9.18
DIGR(R-1) order No. 588/18
m. B. 1932-800 f

DEED OF CONVEYANCE

Date: 21st July 2014

2. Place: DSR-IV, ALIPORE

3. Parties:

4
2/12
20/18

12902/18

DT No.

265032/18

V.C.N-1078/14

Mini Bankar Roychowdhary
Advocate
High Court, Calcutta

376

NAME.....
ADD.....
Rs.....
- 3 APR 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

03 APR 2014

Dal Cee Cee

2319
2117/14

Dal Cee Cee

2320

Manu Das
21 JUL 2014

2321

Basanti Naskar
21 JUL 2014

2322

Debashree Naskar

21 JUL 2014



Das
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 JUL 2014

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- 3.1 **BASANTI NASKAR** wife of Bhuban Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation House wife, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003543 and **Pan No. AESPN0490H**.
- 3.2 **DEBASHREE NASKAR** wife of Soumitra Naskar, by faith Hindu, by Nationality Indian, by occupation House wife, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. KCT2264927. and **Pan No. AKQPN3646P**.

(Collectively **Vendors**, includes successors-in-interest).

AND

- 3.3 **MRINAL CANTI ROY** son of Late Chunilal Roy, by religion - Hindu, by occupation - Business residing at 25, Sourin Roy Road, P.S. Behala, Kolkata - 700034, **Pan No. ADHPR5657A**).
- 3.4 **MAULA GAZI** son of Late Mosaraf Hossain Gazi, by religion - Muslim, by occupation - Business, residing at - Vill & P.O. Pailan, P. S. Bishnupur, Dist - South 24-Parganas, Kolkata - 700104, **Pan No. AKLPG0251A**.

(Collectively **Purchasers** which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor/s in office and assigns)

Vendors and Purchasers collectively **Parties**.

NOW THIS CONVEYANCE WITNESSES:

4. **Subject Matter of Conveyance:**

- 4.1 **Said Land : ALL THAT** piece and parcel of Land measuring **24.16** decimal more or less comprised in R.S Dag No. 98 corresponding L.R. Dag No. 127, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, comprised in **Mouza Sarmasmaterchak**, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24 Parganas (South) [**Said Land**], described in the **Schedule** below.

5. **Representations, Warranties and Covenants of the Vendors :**

- 5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 **Ownership of Akhil Kumar Naskar son of Late Dinanath Naskar : Akhil Kumar Naskar son of Late Dinanath Naskar** was the sole and absolute owner of the **ALL THAT** piece and parcel of Land measuring 169 decimal more or less comprised in **Mouza Sarmasmaterchak, R.S. Dag No. 98** corresponding **L.R. Dag No. 127**, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat, District 24 Parganas (South)** [Mother Land].
- 5.1.2 **Demised of Akhil Kumar Naskar and Devolution of Interest:** Akhil Kumar Naskar died intestate and his 4[four] sons namely Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar and 3 [three] daughters namely Basanti Naskar, Asima Mondal (Naskar) and Anima Naskar his right, title and interest in the [Mother Land].
- 5.1.3 **Sale to Vendors: By a Deed of Sale dated 23rd March 2005 at A.D.S.R. Bishnupur and recorded in Book No. I, Volume No. 105, Pages 379 to 388 being Deed No. 5390 for the year 2006,** Basanti Naskar sold, transferred, conveyed and assigned the **24.16 decimal** more or less comprised in **R.S. Dag No. 98** corresponding **L.R. Dag No. 127**, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat, District 24 Parganas (South)** to **Basanti Naskar wife of Bhuban Naskar and Debashree Naskar wife of Soumitra Naskar** thus the **Basanti Naskar and Debashree Naskar** became the sole and absolute owner of the **1/7th share** of the [Mother Land].
- 5.1.4 **Ownership of Basanti Naskar [Vendor No. 3.1] and Debashree Naskar [Vendor No. 3.2 herein] :** By virtue of Sale Deed **Basanti Naskar [Vendor No. 3.1] and Debashree Naskar [Vendor No. 3.2 herein]** are the joint owners of the **ALL THAT** piece and parcel of Land measuring **24.16 decimal** more or less comprised in R.S Dag No. 98 corresponding L.R. Dag No. 127, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, comprised in **Mouza Sarmasmaterchak, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 Parganas (South), ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 - Parganas (South)** [Said Land], described in the **Schedule** below.

- 5.1.5 **Vendor:** The Vendor No. 3.1 to 3.2 herein collectively Vendors.
- 5.1.6 **Ownership of Vendor:** In the aforesaid circumstances Vendors are the joint owners of the ALL THAT piece and parcel of Land 24.16 decimal more or less comprised in R.S Dag No. 98 corresponding L.R. Dag No. 127, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, comprised in Mouza Sarmasmaterchak, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 Parganas (South), ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 - Parganas (South) [Said Land], described in the Schedule below and free from all encumbrances and possession in the Said Land till date.
- 5.1.7 **Absolute Owners:** In the manner stated above, the Vendors have become the absolute joint owners of the Said Land and are in Possession of the Said Land.
- 5.1.8 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.7 above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants on Encumbrances:**
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Gram Panchayat/Municipal Authority or Government or any Statutory Body.
- 5.2.2 **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 whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **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 Land to the Purchasers.
- 5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment,

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 Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **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 Land or any part thereof.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The Vendors have approached and offered to sell **24.16 decimal** out of the Said Land and the Purchasers, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase **24.16 decimal** out of the Said Land.

7. **Transfer:**

7.1 **Conveyance:** The Vendors hereby sell, convey and transfer to the Purchasers, free from all encumbrances, the entirety of the Vendors right, title and interest of whatsoever or howsoever nature in the Said Land, being **ALL THAT** piece and parcel of Land measuring **24.16 decimal** more or less comprised in R.S Dag No. 98 corresponding L.R. Dag No. 127, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, comprised in **Mouza Sarmasmaterchak**, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24 Parganas (South), ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24Parganas (South) [Said Land], described in the Schedule below.

7.2 **Consideration:** The sale, conveyance and transfer of the said **24.16 decimal** Land is being made in consideration of a sum of **Rs. 15,00,000/- [Indian Rupees Fifteen Lac]** only paid to the Vendors, the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admit and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

- 8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** Absolute, irreversible and perpetual.
- 8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.
- 8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.
- 8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:
- 8.3.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendors about the correctness of the Vendor's title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendors own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.3.2 **Transfer of Property Act:** All obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Land has been handed over by the Vendors to the Purchasers, which the Purchasers admits, acknowledges and accepts.
- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoing and levies of or on the Said Land, 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 Vendor hereby indemnifies and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and

enjoy the Said Land and every part thereof 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.

- 8.7 **Indemnity:** The Vendors hereby covenant that the Vendor or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or its successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.
- 8.7 **Searching in relation to the Title:** Searching in relation to the Title conducted by the Purchasers, **identifier as well as introducer** and/or Witness so far it is learnt from them and above stated persons have confirmed their title in relation to the Land, knowing fully well about the marketable title of the Land are going to execute this Deed of Conveyance. This Deed of Conveyance is executed totally based upon the document/allied paper supplied and information by the Purchasers, Owner/Vendor and **identifier as well as introducer**. **In this respect the Purchaser's Advocate will not bear any responsibility. The title of the Land is very much with in the knowledge of the Purchasers, identifier as well as introducer and/or Witness. In this respect the Purchaser's Advocate will not bear any responsibility.**
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or its successors-in-interest, 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 Land.

Schedule
[Subject Matter of Sale]

ALL THAT piece and parcel of Land measuring **24.16** decimal more or less comprised in R.S. Dag No. 98 corresponding L.R. Dag No. 127, R.S. Khatian No. 79 corresponding L.R. Khatian No. 2, comprised in **Mouza Sarmasmaterchak**, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24 Parganas (South) ADSR Bishnupur, Margana Magura, under the **Kulerdari Gram Panchayat**, District 24 Parganas (South) **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land delineated in the Plan annexed and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : R.S. Dag Nos. 99, 100, 100/168 and 100/169
- On the East** : R.S. Dag No. 98 (Part), 100/169 and 129
- On the South** : R.S. Dag No. 97, 129 and 131
- On the West** : R.S. Dag No. 98

9. Execution and Delivery:

9.1 In witness whereof the Vendors and Purchasers have executed and delivered this instrument of Conveyance on the date given above.

Gasanti Naskar
Debashree Naskar

~ Devi Anand

~ Pratik

[Vendors]

[Purchasers]

Witnesses:

1. Surojit Banerjee
21, Joy Krishna Paul Road,
Kolkata - 700023.
2. Balendu Pailan
LT = Satish Pailan
VI = Sarmost Chak
K.L = 104

Receipt And Memo of Consideration

Received from the Purchasers the sum of Rs. 15,00,000/- [Indian Rupees Fifteen Lac] only towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
Ch.No. 078583	20/07/2014	Dena Bank, Behala	7,50,000/-
Ch.No. 390349	20/07/2014	SBI, Kulerdai Branch	7,50,000/-
Total Rs.			15,00,000/-

Basanti Nazkar
Debashree Nazkar

[Vendors]

Witnesses:

1. Surojit Banerjee
21, Byrishudaul Road,
Kolkata - 700023.
2. Balu Pailan

Drafted by me as per document produce before me

M.S. Ray
Advocate

2	<p>Debashree Naskar Wife of Soumitra Naskar Sarmasterchak, P.O:- BISHNUPUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKQPN3646P, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 21/07/2014</p>	Individual	<p>Executed by: Self , To be Admitted by: Self, Date of Execution: 21/07/2014</p>
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Buyer Details :


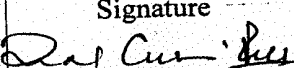










SI No	Name & address	Status	Execution Admission Details :
1	<p>Mrinal Canti Roy (Presentant) Son of Chunilal Roy 25 Sourin Roy Rd, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADHPR5657A, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 21/07/2014</p>	Individual	<p>Executed by: Self , To be Admitted by: Self, Date of Execution: 21/07/2014</p>
2	<p>Maula Gazi Son of Mosaraf Hossain Gazi Pailan, P.O:- BISHNUPUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AKLPG0251A, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 21/07/2014</p>	Individual	<p>Executed by: Self , To be Admitted by: Self, Date of Execution: 21/07/2014</p>


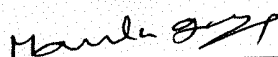










Identifier Details :


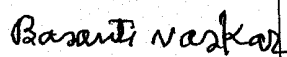










Name & address	
<p>Tapas Kayal Son of Biswanath Kayal Doulatpur, P.S:- District:-South 24-Parganas, West Bengal, India, , Identifier Of Mrinal Canti Roy, Maula Gazi, Basanti Naskar, Debashree Naskar</p>	
	N


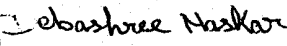










Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Basanti Naskar	Mrinal Canti Roy-6.04 Dec, Maula Gazi-6.04 Dec
2	Debashree Naskar	Mrinal Canti Roy-6.04 Dec, Maula Gazi-6.04 Dec

Name		Thumb	Index	Middle	Ring	Little
 Signature 	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
 Signature 	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
 Signature 	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
 Signature 	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

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 21/08/2014) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 04/09/2014) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) 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.

Major Information of the Deed

No :	I-1604-06860/2018	Date of Registration	26/11/2018
No / Year	1604-1000255032/2018	Office where deed is registered	
Expiry Date	22/07/2014	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	Mrinal Canti Roy 25 Sourin Roy Rd ,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9830525004, Status :Buyer/Claimant		
Transaction	[101] Sale, Sale Document		
Set Forth value	Additional Transaction		
Rs. 15,00,000/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Stamp duty Paid(SD)	Market Value		
Rs. 96,660/- (Article:23)	Rs. 19,32,800/-		
Remarks	Registration Fee Paid		
	Rs. 21,298/- (Article:A(1), E, M(b), H)		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak

Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
		Proposed	ROR				
RS-98	RS-79	Shali	Shali	24.16 Dec	15,00,000/-	19,32,800/-	
Grand Total :				24.16Dec	15,00,000 /-	19,32,800 /-	

Signer Details :

Name,Address,Photo,Finger print and Signature

Basanti Naskar

Wife of Bhuban Kr Naskar Sarmasterchak, P.O:- BISHNUPUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AESPN0490H, Status :Individual, Executed by: Self, Date of Execution: 21/07/2014
Admitted by: Self, Date of Admission: 21/07/2014 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/07/2014
Admitted by: Self, Date of Admission: 21/07/2014 ,Place : Pvt. Residence

Lebashree Naskar

Wife of Soumitra Naskar Sarmasterchak, P.O:- BISHNUPUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKQPN3646P, Status :Individual, Executed by: Self, Date of Execution: 21/07/2014
Admitted by: Self, Date of Admission: 21/07/2014 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/07/2014
Admitted by: Self, Date of Admission: 21/07/2014 ,Place : Pvt. Residence

Information of the Deed :- I-1604-06860/2018-26/11/2018

Query No:-16041000255032 / 2018 Deed No :I - 160406860 / 2018, Document is digitally signed.

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrinal Canti Roy (Presentant) Son of Chunilal Roy 25 Sourin Roy Rd, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADHPR5657A, Status :Individual, Executed by: Self, Date of Execution: 21/07/2014 , Admitted by: Self, Date of Admission: 21/07/2014 ,Place : Pvt. Residence
2	Maula Gazi Son of Mosaraf Hossain Gazi Pailan, P.O:- BISHNUPUR, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AKLPG0251A, Status :Individual, Executed by: Self, Date of Execution: 21/07/2014 , Admitted by: Self, Date of Admission: 21/07/2014 ,Place : Pvt. Residence

Identifier Details :

Name & address
Tapas Kayal Son of Biswanath Kayal Doulatpur, P.S:- District:-South 24-Parganas, West Bengal, India, , Identifier Of Mrinal Canti Roy, Maula Gazi, Basanti Naskar, Debashree Naskar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Basanti Naskar	Mrinal Canti Roy-6.04 Dec,Maula Gazi-6.04 Dec
2	Debashree Naskar	Mrinal Canti Roy-6.04 Dec,Maula Gazi-6.04 Dec

Endorsement For Deed Number : I - 160406860 / 2018

Major Information of the Deed :- I-1604-06860/2018-26/11/2018

On 21-07-2014

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

Presented for registration at 20:06 hrs on 21-07-2014, at the Private residence by Mrinal Canti Roy ..

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

Execution is admitted on 21/07/2014 by

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 96,660/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3764, Amount: Rs.100/-, Date of Purchase: 03/04/2014, Treasury/Vendor name: S Chatterjee



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

On 20-08-2014

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 19,32,800/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,298/- (A(1) = Rs 21,252/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 21,291/-

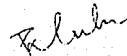


Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-09-2018

Inspection by DIG

Post Registration inspection of the deed is done by D.I.G.R. vide memo No 1604000587/2018 Date 14/09/2018 and the market value of this property which is the subject matter of the deed has been assessed at Rs.- 1932800.00/-



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

Major Information of the Deed :- I-1604-06860/2018-26/11/2018

27/11/2018 Query No:-16041000255032 / 2018 Deed No :I - 160406860 / 2018, Document is digitally signed.

26-11-2018

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.

Payment of Fees

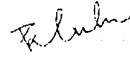
Certified that required Registration Fees payable for this document is Rs 21,298/- (A(1) = Rs 21,252/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2018 2:28PM with Govt. Ref. No: 192018190309527101 on 26-11-2018, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VGJLD2 on 26-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 96,660/- and Stamp Duty paid by by online = Rs 96,560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/11/2018 2:28PM with Govt. Ref. No: 192018190309527101 on 26-11-2018, Amount Rs: 96,560/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VGJLD2 on 26-11-2018, 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

Major Information of the Deed :- I-1604-06860/2018-26/11/2018

27/11/2018 Query No:-16041000255032 / 2018 Deed No :I - 160406860 / 2018, Document is digitally signed



Government of West Bengal
Directorate of Registration & Stamp Revenue

Assessed By DIG

Query No / Year	160-11000255032/2018	Query Date	22/07/2014 12:00:00 AM	
Serial No / Year	005721/2014	Deed No / Year		
Application No / Year	0000000632/2018	Application Date	14/09/2018	
DIGR Order No / Year	1604000587/2018	DIGR Order Date	14/09/2018	
Office Where Deed Will be Registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Name of the Claimant	Minal Cantil Roy and Others			
Address of the Claimant	25 Sourin Roy Rd, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034			
Other Details of the Claimant	Mobile No : 9830525004			
Transaction	[0101] Sale, Sale Document			
Additional Transaction Details				
Total Selforth Value	Rs. 15,00,000/-			
Total Market Value	Rs. 19,32,800/-	As Assessed By DIG	Rs. 19,32,800/-	
Date of Inspection	14/09/2018	Deficit amount to be paid on or before	14/10/2018	
	Stamp Duty (in Rs.)	SD Article	Registration Fees (in Rs.)	RF Article
Payable	96,660/-	23	21,298/-	A(1), E, M(b), H
aid	100/-		21,291/-	
	96,560/-		7/-	
Inspection	Detail order regarding reassessment of market value vide this office R.C. No. 199/DSR-IV/2018			
	u/s 47A(8) of I.S. Act, 1899			
	If deficit amount is not paid by 14/10/2018 then 1% interest per month on stamp duty subject to maximum of rupees 20,000 /-			

[Signature]
14.9.18

(Deputy Inspector General)



Government Of West Bengal
Office of the D.S.R. - IV SOUTH 24-PARGANAS
District :- South 24-Parganas
Market Value / Chargeability Assessment Slip

Query No / Year: 012902/2014 Query Date: 22/07/2014 For e-payment Query No.: 1604L000012902
Year : 2014

Applicant Name M S Roy Chowdhury
Applicant Status Advocate
Type of Deed [0101] Sale Document
Market Value Rs 19,32,800/-
Add. Transaction Details Declaration(1)
Stampduty Payable Rs 96,650/- **Stamp Duty: Schedule 1A, Article- 23, 4**
Registration Fee Payable Rs 21,291/- **Registration Fee Article: A(1), E,H,M(b)**

Land Details

Sch No	Plot No / Zone No	Land Use		Area	Set Forth Value (Rs.)	Market Value (Rs.)	Depreciation/ Appreciation
		Proposed	ROR				

District:-South 24-Parganas, Thana:-Bishnupur, Gram Panchayat:-KULERDARI, 0-0, Mouza:-Sarmaster Chak,

1	RS:98 RS Kh:74	Shali	Shali	24.16 Dec	15,00,000/-	19,32,800/-	
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Total Area of Land 24.16000000 Decimal

Total Set Forth Value (Rs.)15,00,000

Bank details have not been supplied

(Tridip Misra)
D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas

N.B. 1. Dec--Decimal, Kth--Katha,, str-Structure, Apt-Apartment, Sch- Schedule,Kh-Khatian

2. S.D. & Regn. Fees are calculated on the basis of information and transaction description/code provided in the Requisition Form. If those information are found to be given incorrect, the assessment made stands invalid.

3. Assessed market value is valid for 44 days.

4. Standard User charges of Rs 175/-(rupees one hundred seventy five) only inclusive of all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.

5. e-Payment of Stamp Duty and Registration fees can be made if Stamp Duty payable is more than Rs. 5,000/- using the website www.wbregistration.gov.in or <https://wbfin.wb.nic.in/GRIPS/>

6. For e-payment of Stamp Duty and Registration Fees please use Query No as 1604L000012902 of 2014

7. For Stamp Duty of Rs. 5 lakhs and above, Payment should be made through GRIPS only (website www.wbregistration.gov.in or <https://wbfin.wb.nic.in/GRIPS/>)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 200763 to 200780
being No 160406860 for the year 2018.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.11.27 15:04:16 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 27/11/2018 15:02:01
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)