

04897/21

T - 4779/21

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 839327

3/11/21
Q- 2217305/21

Notified that the document is submitted to
ration. The signature sheets and the
counter sheets attached with
document are the part of the document.

3
District Sub-Registrar-V
Alipore, South 24 Parganas

01 NOV 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this ...01st... day of
...November..., 2021 (Two Thousand and Twenty One)

BETWEEN

06 AUG 2021

10429

No. R **50/-** Date

Name: *Rajesh Nayen*

Address: Advocate
ALIPORE JUDGE COURT
Kolkata - 700 027

Vendor:
Alipur Coll. Gerate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Judge Court, Kut-27

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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 1 NOV 2021

*Sulata Bhunia,
Kata Panna Lal Bhunia,
2, Chit Nayabad
Panahalyat
Kat-70094.*

1. SRI SISIR DUTTA, PAN- AFSPD6689R, Aadhaar No. 7153 4219 8283, and **2. SRI DILIP KUMAR DUTTA @ DILIP DUTTA, PAN- AFYPD1776M, Aadhaar No. 4300 7351 1667,** both are sons of Late Ram Chandra Dutta, by faith- Hindu, by Indian Citizen, by Occupation- Business, residing at- 101/8, S. N. Banerjee Road, P.O- Entally, P.S- Taltala, Kolkata- 700014, South 24 Parganas West Bengal, herein after referred to as the "**VENDORS/OWNERS**" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

-AND-

1. SRI AJOY SINGH, PAN- ALGPS2833N, Aadhaar No. 6241 8631 3217, Son of Siojee Singh and **2. SRI ABHAY PRATAP SINGH, PAN- FXTPS1232K, Aadhaar No. 5395 0812 9444,** Son of Sri Ajoy Singh, both are by faith - Hindu, By Nationality- Indian, By occupation - Business, Residing at 65A/12, Swinhoe Lane, P.O. and P.S.- Kasba, Kolkata-700042, District- South 24 Parganas, herein after referred to as the "**PURCHASERS**" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Kumud Krishna Mondal, Pramod Krishna Mondal and others were the possessors and occupiers of several landed properties including ALL THAT piece and parcel of landed property measuring 6.66 Satak/ Decimals, lying and situated at Mouza- Nayabad, Pargana- Khaspur, J.L. No. 25, R.S. No.3, Touzi No. 56, comprised with C.S. Dag No. 102 under C.S. Khatian No. 5



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 1 NOV 2021

& 6 under police station Sadar Tollygunge then Jadavpur thereafter Purba Jadavpur now Panchasayar, South 24 Parganas, and others landed properties of different Dag Numbers, by way of inheritance.

AND WHEREAS thereafter in the year of 1911, a few co-sharers of the aforesaid landed property along with other properties namely Kumud Krishna Mondal, Nabo Kishore Mondal, Jugol Kishore Mondal and Japi Kishore Mondal executed four Mourashi Mekarari Patta Deeds for their respective shares out of total landed property in favour of Nagendra Nath Dey Sarkar, resident of Baishnab Ghata, District- South 24 Parganas and he was duly seized, possessed and occupied the said portion of land and subsequently while in possession the said Nagendra Nath Dey Sarkar suddenly died intestate leaving behind his successors and legal heirs namely Debendra Nath Dey Sarkar and others.

AND WHEREAS thereafter the said Debendra Nath Dey Sarkar and others, by virtue of a registered Deed of Conveyance on 01/05/1939, sold, conveyed, transferred and assigned the said landed property unto and in favour of Suburban Agricultural Dairy and Fisheries Limited and subsequently the said firm filed a Title Suit vide No. 16 of 1941 before the Ld. 3rd Sub Judge at Alipore against the other co-owner namely Kumud Krishna Mondal, Pramod Krishna Mondal, Nabo Kishore Mondal, Jugol Kishore Mondal and Japi Kishore Mondal and others for better using, possessing and occupying the said portion of land but during pendency of the said Title Suit one of the co-sharers namely Pramod Krishna Mondal suddenly died intestate leaving behind his son namely Sukumar Mondal as legal heir and successor of his respective share.

AND WHEREAS after hearing of the said suit, according to final decree of the Ld. Court dated 04/05/1971, the said Sukumar Mondal duly obtained his portion of land measuring more or less Decimals or 20 Bighas in C.S. Dag No. 102 corresponding to R.S. Dag No. 200, 201, 202, 203, 204 & 205 under C.S. Khatian No. 5 & 6 appertaining to R.S. Khatian No. 113 & 114 and duly recorded his name as owner of the aforesaid property.

AND WHEREAS while in possession of the aforesaid property, said Sukumar Mondal divided the land i.e. 20 Bighas into several small Scheme plots with 16' feet wide common passage and subsequently sold, conveyed and transferred one plot of land i.e. **ALL THAT** piece and parcel of landed property measuring more or less **03 (Three) Cottahs**, lying and situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. Dag No. 201** under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113, District- South 24 Parganas**, unto and in favour of Sri Debi Sankar Dutta, Son of Late Subodh Chandra Dutta by virtue of a registered Deed of Conveyance on 04/05/1988 which was duly registered before the office of the ADSR at Alipore and recorded in its Book No. I, Volume No. 5, Pages from 169 to 176, Being No. 1076, for the year 1988.

AND WHEREAS the said Debi Sankar Dutta, Son of Late Subidh Chandra Dutta while in possession due to his urgent need of money sold, conveyed and transferred one plot of land i.e. **ALL THAT** piece and parcel of landed property, **Being Scheme Plot No. E-8**, measuring more or less **03 (Three) Cottahs**, lying and situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. Dag No. 201** under **C.S.**

Khatian No. 5 & 6, appertaining to **R.S. Khatian No. 113, District- South 24 Parganas**, unto and in favour of **SRI DILIP DUTTA alias DILIP KUMAR DUTTA**, Son of Late Ram Chandra Dutta i.e. **the Owner No.2 herein**, by virtue of a registered Deed of Conveyance dated 12/08/2005, which was duly registered before the office of the DSR-III, South 24 Parganas, at Alipore and recorded in its Book No. I, Volume No. 14, Pages from 1514 to 1533, Being No. 5581, for the year 2006 and has been recorded his name as OWNER before BL&LRO under **L.R. Khatian No. 177** and Kolkata Municipal Corporation under Assessee No, 31-109-08-7226-0, being **KMC Premises No. 3553, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas** and enjoying all the right, title and interest free from all encumbrances by paying regular taxes and levies before the local BL&LRO and the Kolkata Municipal Corporation.

AND WHEREAS simultaneously the said Sukumar Mondal also sold, conveyed and transferred one plot of land i.e. **ALL THAT** piece and parcel of landed property measuring more or less **03 (Three) Cottahs**, lying and situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. Dag No. 201** under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113, District- South 24 Parganas**, unto and in favour of Sri Ranjit Lal Kar, Son of Late P. K. Kar, by virtue of a registered Deed of Conveyance on 04/05/1988 which was duly registered before the office of the ADSR at Alipore and recorded in its Book No. I, Volume No. 24, Pages from 113 to 120, Being No. 1075, for the year 1988 and subsequently due to some errors/ mistakes in the aforesaid deed of conveyance dated 04/05/1988, one Deed of Rectification/ Declaration was duly

executed by Smt. Chitra Mondal and Others i.e. the legal heirs and successors of Late Sukumar Mondal.

AND WHEREAS the said Ranjit Lal Kar, Son of Late P. K. Kar, while in possession due to his urgent need of money sold, conveyed and transferred one plot of land i.e. **ALL THAT** piece and parcel of landed property, **Being Scheme Plot No. E-9**, measuring more or less **03 (Three) Cottahs**, lying and situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. Dag No. 201** under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113, District- South 24 Parganas**, unto and in favour of **SRI SISIR DUTTA**, Son of Late Ram Chandra Dutta **i.e. the Owner No.1 herein**, by virtue of a registered Deed of Conveyance dated 12/08/2005, which was duly registered before the office of the DSR-III, South 24 Parganas, at Alipore and recorded in its Book No. I, Volume No. 14, Pages from 1494 to 1513, Being No. 5580, for the year 2006 and has been recorded his name as OWNER before BL&LRO under **L.R. Khatian No. 185** and Kolkata Municipal Corporation under Assessee No. 31-109-08-7225-8, being **KMC Premises No. 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas** and enjoying all the right, title and interest free from all encumbrances by paying regular taxes and levies before the local BL&LRO and the Kolkata Municipal Corporation.

AND WHEREAS both the Owners/ Vendors herein namely **Sri Sisir Dutta** and **Sri Dilip Dutta alias Dilip Kumar Dutta** having a good marketable title to the said land and that the said land is free from all encumbrances, charges, liens, lis pendens, attachments, trusts whatsoever or howsoever and that the Vendors are now seized

and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said Property which is more fully described in the Schedule hereunder.

AND WHEREAS now the Vendors herein for their urgent need of money jointly offered to grant, sell, convey, transfer and assign to any other person then the Purchasers accepted such offer and agreed to purchase the said two plot of land i.e. **ALL THAT** piece and parcel of **Shali Land proposed to Bastu, Being Scheme Plot No. E-8 & E-9**, measuring a little more or less **06 (Six) Cottahs**, lying and Situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. & L.R. Dag No. 201**, under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185**, within the limits of **Kolkata Municipal Corporation, Ward No. 109**, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being **KMC Premises No. 3553 & 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas**, along with right to ingress and egress into the said property, within the territorial limit of the South 24 Parganas, for a valuable consideration money of **Rs.80,00,000/- (Eighty Lakhs) Only**.

AND WHEREAS afore said Vendors / Owners hereto jointly declare and confirm their respective right, title and interest in the said property and record the terms of Sale and transfer of the **Said Land** to the PURCHASERS herein and therefore both parties already executed an Agreement for Sale on 24/09/2021 with certain terms and conditions and also agreed to execute and register this instant Deed of Conveyance in favour of the Purchasers herein.

NOW THIS INDENTURE WITNESSETH THAT IN PURSUANCE OF

The sum of **Rs.80,00,000/- (Eighty Lakhs) Only** lawful money of Union of India paid by the Purchasers to the Vendors at or before the execution and or registration hereof and the receipt whereof the Vendor doth hereby and by receipt hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor hereby transferred, sold out, acquit, release, forever and discharge the Schedule below property in favour of the Purchasers and their respective heirs, executors, administrators, representatives and assigns and everyone of them and the Vendor doth hereby grant, transfer, sell, convey, assign and assure **UNTO AND TO THE USE OF** and benefit of the Purchasers and their respective heirs, executors, administrators, representatives and assign free from all encumbrances and liabilities whatsoever **ALL THAT** piece and parcel of **Shali Land proposed to Bastu, Being Scheme Plot No. E-8 & E-9**, measuring a little more or less **06 (Six) Cottahs**, lying and Situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. & L.R. Dag No. 201**, under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185**, within the limits of **Kolkata Municipal Corporation, Ward No. 109**, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being **KMC Premises No. 3553 & 3554, Nayabad, Post- Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata- 700094, South 24 Parganas**, along with right to free ingress and egress more fully and particularly mentioned and described in the Schedule hereunder written and herein before referred to as the said property.

OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is heretofore were or was situated butted and bounded called known numbered described or distinguished.

TOGETHER WITH all and singular and common drains, ways, paths, passages, advantages of ancient and other rights, light, liberties, privileges, easements commodities, appendages and appurtenances whatsoever belonging of anywise, appertaining thereto or usually held or enjoyed therewith or reputed to belong or belonging appurtenant thereto or also together with all parts, paths, passages known as part parcel or member thereof;

AND ALL THE ESTATE right, title, interest, claim and demand whatsoever both in law and in equity of the Vendor into upon the said property or any part thereof ;

AND all the deeds patthas and muniments of title and writings, whatsoever solely relating to or concerning the said property or any part thereof which now are and hereafter shall be or may be in the possessions power control of the Purchasers and their respective heirs, executors, representatives and assigns or any other person or persons from whom they or any of them may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property or any part thereof hereby granted sold, conveyed, transferred, assigned and assured or intended as to be **UNTO AND TO THE USE AND BENEFIT OF THE PURCHASERS** absolutely and forever **TOGETHER WITH ALL** rights and benefits free from all encumbrances and liabilities whatsoever.

AND that the Purchasers and their respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and

enjoy the said property and every part thereto and receive the rents, issues and profits thereof without any lawful eviction, hinder, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under her ancestors or predecessors in title.

AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid.

AND the Purchasers will mutate their name in the office the Local Corporation/ Municipality and/ or B.L & L.R.O in place of the name of the Vendor in respect of the **SCHEDULE** below property for the said land and structure described hereunder in the Schedule below and the Purchasers also would deposit Rents and Taxes to the Collectorate of 24-Parganas (South) in their name on mutation, and the Vendor is under covenant that she would execute the Deed of Rectification, if required, for any defects found in future in this Deed of Conveyance at the cost of the Purchasers and the successors of the Vendor also execute the same *and* the Vendor herein handed over in favour of the Purchasers the Original Deed of Conveyance, Tax Bill, relevant all others Papers, current paid up Tax receipts and current paid up C.E.S.C/ WBSEB. Bills and other relevant papers up to date related to the Schedule below property which was under the power and custody of the Vendor which is more fully described

in the Schedule hereunder written and after purchasing said property the Purchasers shall liable to pay all taxes, permission/ conversion etc if any in respect of the property and the vendor shall not liable to pay any lispendents, surcharge, levies, taxes, permission/ conversion etc. after handed over/ execution of this indenture regarding the said property/land.

SCHEDULE

(Description of the transferred Property)

ALL THAT piece and parcel of **Shali Land proposed to Bastu, Being Scheme Plot No. E-8 & E-9**, measuring a little more or less **06 (Six) Cottahs**, lying and Situated at **Mouza- Nayabad**, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprised in **C.S. Dag No. 102**, corresponding to **R.S. & L.R. Dag No. 201**, under **C.S. Khatian No. 5 & 6**, appertaining to **R.S. Khatian No. 113 & L.R. Khatian No. 177 & 185**, within the limits of **Kolkata Municipal Corporation, Ward No. 109**, under Assessee No. 31-109-08-7226-0 & 31-109-08-7225-8, being **KMC Premises No. 3553 & 3554, Nayabad, Post-Panchasayar, P.S- Purba Jadavpur now Panchasayar, Kolkata-700094, South 24 Parganas**, along with right of free ingress and egress and also with all other easement rights and privileges, which is hereby sold and shown in **RED** Verge in the **MAP** or **PLAN** annexed herewith considered as part of this Deed of Conveyance and the property is butted and bounded as follows :-

- ON THE NORTH** : 24'-3" wide Road.
ON THE SOUTH : Scheme Plot No. E-15 & E-16.
ON THE EAST : Scheme Plot No. E-10.
ON THE WEST : 16' ft. wide Road & R.S. & L.R. Dag No.201 (P).

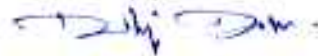
IN WITNESS WHEREOF the parties hereto have here under to put her respective hands seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF :


WITNESSES :

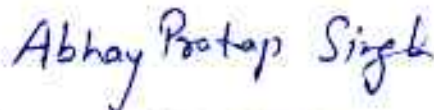
1) Subrata Bhunia
 Kat Panna Lal Bhunia
 2, Chil - Mayabadi
 Panchasayar
 Kat - 700094

Signature of the **VENDORS/ OWNERS**



2) 
 Adv.
 Alipore Judges' Court
 Kat - 700027.



Signature of the **PURCHASERS**

Drafted and Prepared as per directions
and documents supplied to me by
the executants above named



Mr. Rajesh Gayen (F/1665/2016)
 Advocate, Mobile- 09674220328
 Alipore Judges' Court, Kolkata-27
 Email- advocaterg2018@gmail.com

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs.80,00,000/- (Eighty Lakhs) Only** as total consideration amount, regarding sale of the schedule mentioned property, on and from the within named Purchasers in presence of the witnesses.

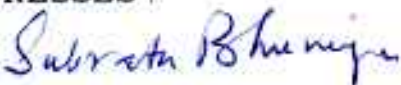
1. By Cheque No. 00066, dt. 24/09/2021 on Standard Chartered Bank, Rash Behari Avenue Branch, of Rs.15,00,000/-
2. By Cheque No. 00067, dt. 24/09/2021 on Standard Chartered Bank, Rash Behari Avenue Branch, of Rs.15,00,000/-
3. By Demand Draft No. 031754, dt. 27/10/2021 on Standard Chartered Bank, Rash Behari Avenue Branch, of Rs.24,00,000/-
4. By Demand Draft No. 031755, dt. 27/10/2021 on Standard Chartered Bank, Rash Behari Avenue Branch, of Rs.24,00,000/-
5. Today by Cash of Rs.2,00,000/- (Rs.100/- X 2000 nos)

.....
Total = Rs.80,00,000/- (Eighty Lakhs) Only

SIGNED, SEALED AND DELIVERED

In presence of : -

WITNESSES :

1) 





Signature of the **VENDORS/ OWNERS**

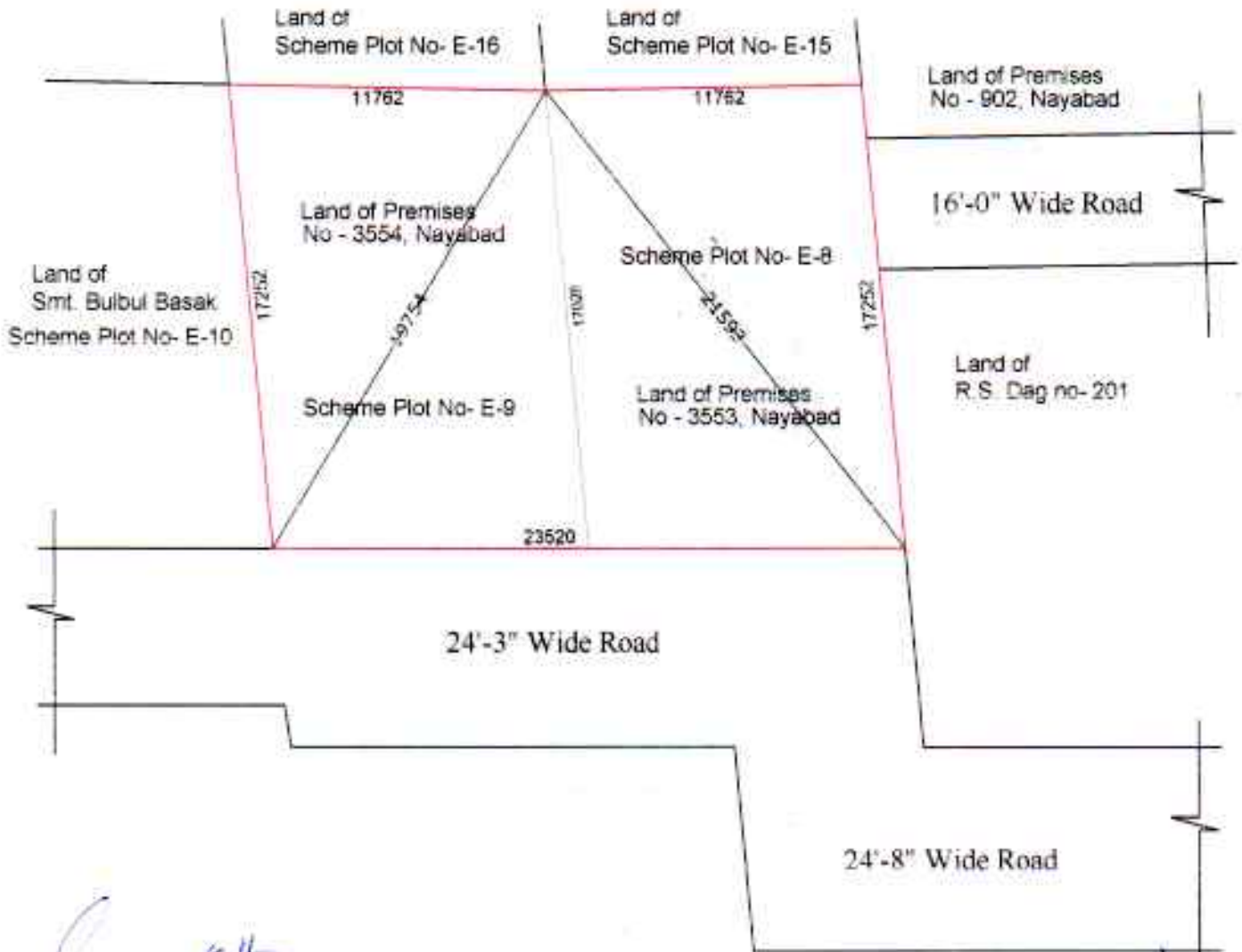
2) 

SITE PLAN SHOWN THE PLOT OF LAND AT PREMISES NO- 3554 & 3553, NAYABAD, KMC WARD NO- 109, BOROUGH- XII, KOLKATA- 700 094, IN R.S & L.R. DAG NO- 201, L.R. KHATIAN NO- 185 AND 177, IN MOUZA- NAYABAD, J.L NO- 25, WITH IN P.S. PANCHASAYAR (PREVIOUSLY PURBA JADAVPUR) . DIST. 24 PGS (S).

SCALE- 1:250

Land Area of Premises No- 3554, Nayabad= 03 KA- 00 CH- 00 SFT.
Land Area of Premises No- 3553, Nayabad= 03 KA- 00 CH- 00 SFT.

Total Land Area = 06 KA- 00 CH- 00 SFT.
(SHOWN IN RED BORDER LINE)



Signature of Vendor












Signature of Vendor

SIGNATURE OF VENDORS

Signature of Purchaser












Abhay Pratap Singh

SIGNATURE OF PURCHASER

	Left Hand					
	Right Hand					
		Thump	1 st Finger	Middle Finger	Ring Finger	Small Finger





NAME.....

SIGNATURE- *Suresh Dutta*

	Left Hand					
	Right Hand					
		Thump	1 st Finger	Middle Finger	Ring Finger	Small Finger












NAME.....

SIGNATURE- *Dilip Datta*

	Left Hand					
	Right Hand					
		Thump	1 st Finger	Middle Finger	Ring Finger	Small Finger

NAME.....

SIGNATURE- *Ajay Singh*

	Left Hand					
	Right Hand					
		Thump	1 st Finger	Middle Finger	Ring Finger	Small Finger

NAME.....

SIGNATURE- *Abhay Pratap Singh*



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

GRN Details

GRN: 192021220101718942 Payment Mode: Counter Payment
GRN Date: 27/10/2021 09:58:14 Bank/Gateway: Punjab National Bank
BRN : M83607 BRN Date: 28/10/2021 00:10:00
Payment Status: Successful Payment Ref. No: 2002217305/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ajoy Singh
Address: 65A/12, Swinhoe Lane Kol 42
Mobile: 9748007057
Depositor Status: Buyer/Claimants
Query No: 2002217305
Applicant's Name: Mr Rajesh Gayen
Identification No: 2002217305/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002217305/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	548139
2	2002217305/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	109638
			Total	657777

IN WORDS: **SIX LAKH FIFTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY SEVEN ONLY.**

स्थायी लेखा संख्या (PERMANENT ACCOUNT NUMBER)
AFSPD6689R



नाम (NAME)
SISIR DUTTA

पिता का नाम (FATHER'S NAME)
RAM CHANDRA DUTTA

जन्म तिथि (DATE OF BIRTH)
08-07-1962

हस्ताक्षर (SIGNATURE)
Sisir Dutta

शहिन

आयकर अधिकारी (आ.स. वि.) कोलकाता
COMMISSIONER OF INCOME TAX (A.C. VI) KOLKATA

Sisir Dutta



भारत सरकार

Government of India



নামঃ

Sisir Dutta

পিতাঃ

Father: Ram Chandra Dutta

লিঙ্গঃ

Male



7153 4219 8283

आधार - साधारण मानुषेर अधिकार



आधार

Unique Identification Authority of India

ঠিকানাঃ

১০১/৪, বানার্জী রোড, এন্টালি

কলকাতা, পশ্চিম বঙ্গ

Address: 101/B, S. N.

BANERJEE ROAD, Entally

Entally, Kolkata, West

Bengal, 700014

7153 4219 8283

1247
1800 300 1947

1800 300 1947
www.uidai.gov.in

www.uidai.gov.in

Sisir Dutta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AFYPD1776M



नाम /NAME
DILIP KUMAR DUTTA

पिता का नाम /FATHER'S NAME
RAM CHANDRA DUTTA

जन्म तिथि /DATE OF BIRTH
10-10-1964

हस्ताक्षर /SIGNATURE

Dilip

सहायक आयुक्त, (आय: सेवा.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Dilip Dutta





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 1502/31077/00384

To
Dilip Kumar Dutta
101/B
S. N. BANERJEE ROAD
Entaly
Entaly Circus Avenue, Kolkata,
West Bengal - 700014
9231678281

09/03/2014



KA489340676FH

48934067



आपका आधार क्रमांक / Your Aadhaar No. :

4300 7351 1667

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



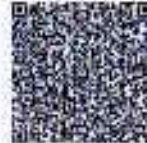
Dilip Kumar Dutta

Father: Ram Chandra Dutta

DOB: 10/10/1964

Male

4300 7351 1667



मेरा आधार, मेरी पहचान

Dilip Kumar

ਸਦੀਕ ਨੰਬਰ ਪਾਸਪੋਰਟ / PERMANENT ACCOUNT NUMBER
ALGPS2833N

ਸਿਰ ਨਾਮ / NAME
AJAY SINGH

ਸਿਰ ਦੇ ਮਾਪਦਾਨ ਨਾਮ / NAME OF THE BASTARD NAME
SICHER SINGH

ਮੁਲਕੀਤੀ / DATE OF BIRTH
03-08-1967

ਸਿਰ ਦਾ ਹਸਤਾਖਰ / SIGNATURE
Ajay Singh

ਕਮਿਸ਼ਨਰ ਆਫ਼ ਪਬਲਿਕ ਆਰਕਾਈਵਜ਼
COMMISSIONER OF PUBLIC ARCHIVES

Ajay Singh



স্বাক্ষরিত
GOVERNMENT OF INDIA



Ajoy Singh

DOB: 01/04/1961
MALE



6241 8631 3217

আমার আধার, আমার পরিচয়



ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Siojee Singh, 65A/12, SWINHOE
LANE, Kasba, Kolkata,
West Bengal - 700042

Generated Date: 01/01/2017

6241 8631 3217



1047
1888 320 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1247
Kolkata-700 001

Ajoy Singh



Abhay Pratap Singh



[Redacted text]



Abhay Pratap Singh

জন্ম তারিখ / DOB: 16/09/1992

পুরুষ / MALE



5695 0812 9444

আমার आधार, আমার পরিচয়



[Redacted text]

Address:

S/O. Ajoy Singh, 65A/12, Swinhoe Lane, Kasba, Kolkata, West Bengal - 700042



1222 320 1547

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www.uidai.gov.in

P.O. Box No. 1941, Bengaluru-560 001

Abhay Pratap Singh



भारत सरकार
GOVERNMENT OF INDIA



Subrata Bhuniya
Year of Birth : 1960
Male



8785 0232 6335

आधार – आम आदमी का अधिकार

Subrata Bhuniya



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Late Panna Lal Bhuniya, Near Pirtala,
2No. Chit Nayabed, Rongpara,
Panchasayar S.O. Panchasayar, Kolkata,
West Bengal, 700084

1947
1800 180 1947

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P.O. Box No. 1947
Bangalore-560 001


 भारत सरकार
GOVERNMENT OF INDIA

 Subrata Bhunia
Year of Birth : 1960
Male





8785 0232 6335


आधार — आम आदमी का अधिकार


 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Late Parma Lal Bhunia, Near Pitala,
3/No. Chit Nayabac, Rongpara,
Panchasayar S.O, Panchasayar, Kolkata,
West Bengal, 700094

 192
1800 111 011

 uidai@uidai.gov.in

 www.uidai.gov.in

 033-2614 2141
033-2614 2142

Major Information of the Deed

Deed No :	I-1630-04779/2021	Date of Registration	01/11/2021
Query No / Year	1630-2002217305/2021	Office where deed is registered	
Query Date	27/10/2021 9:52:08 AM	1630-2002217305/2021	
Applicant Name, Address & Other Details	Rajesh Gayen Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674220328, 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. 80,00,000/-	Rs. 1,09,62,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,48,189/- (Article:23)	Rs. 1,09,670/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



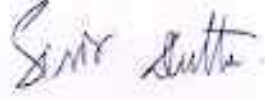


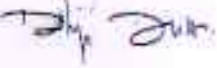
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3554, , Ward No: 109 Pin Code : 700099

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	3 Katha	40,00,000/-	54,81,188/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, .Last Reference Deed No :1603-I -05580-2006



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3553, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	3 Katha	40,00,000/-	54,81,188/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, .Last Reference Deed No :1603-I -05581-2006
Grand Total :				9.9Dec	80,00,000 /-	109,62,376 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sisir Dutta Son of Late Ram Chandra Dutta Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office			
		01/11/2021	LTI 01/11/2021	01/11/2021
101/8, S. N. Banerjee Road, City:- , P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex; Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9R, Aadhaar No: 71xxxxxxxx8283, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office				
2	Name Shri Dilip Kumar Dutta, (Alias: Mr Dilip Dutta) Son of Late Ram Chandra Dutta Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office			
		01/11/2021	LTI 01/11/2021	01/11/2021
101/8, S. N. Banerjee Road, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6M, Aadhaar No: 43xxxxxxxx1667, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ajoy Singh (Presentant) Son of Siojee Singh Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office			
		01/11/2021	LTI 01/11/2021	01/11/2021
Son of Siojee Singh 65A/12, Swinhoe Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3N, Aadhaar No: 62xxxxxxxx3217, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri Abhay Pratap Singh Son of Shri Ajoy Singh Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office			
		01/11/2021	01/11/2021	01/11/2021
Son of Shri Ajoy Singh 65A/12, Swinhoe Lane, City:- , P.O:- Kasba, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FXxxxxxx2K, Aadhaar No: 53xxxxxxxx9444, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Bhuniya Son of Late Panna Lal Bhuniya 2, Chit Nayabed, Rongpara, Near Pirtala, Panchasay, City:- , P.O.- Panchasayar, P.S.-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094			
	01/11/2021	01/11/2021	01/11/2021
Identifier Of Shri Sisir Dutta, Shri Ajoy Singh, Shri Dilip Kumar Dutta, Shri Abhay Pratap Singh			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Sisir Dutta	Shri Ajoy Singh-4.95 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri Sisir Dutta	Shri Ajoy Singh-4.95 Dec

On 01-11-2021

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 13:50 hrs on 01-11-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Ajoy Singh, one of the Claimants.

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 1,09,62,376/-

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

Execution is admitted on 01/11/2021 by 1. Shri Sisir Dutta, Son of Late Ram Chandra Dutta, 101/8, S. N. Banerjee Road, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Shri Ajoy Singh, Son of Siojee Singh, 65A/12, Swinhoe Lane, P.O: Kasba, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Shri Dilip Kumar Dutta, Alias Mr Dilip Dutta, Son of Late Ram Chandra Dutta, 101/8, S. N. Banerjee Road, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 4. Shri Abhay Pratap Singh, Son of Shri Ajoy Singh, 65A/12, Swinhoe Lane, P.O: Kasba, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr Subrata Bhuniya, Son of Late Panna Lal Bhuniya, 2, Chit Nayabad, Rongpara, Near Pirtala, Panchasay, P.O: Panchasayar, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,09,670/- (A(1) = Rs 1,09,624/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,09,638/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 12:00AM with Govt. Ref. No: 192021220101718942 on 27-10-2021, Amount Rs: 1,09,638/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M83607 on 28-10-2021, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,48,139/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 5,48,139/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10429, Amount: Rs.50/-, Date of Purchase: 06/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 12:00AM with Govt. Ref. No: 192021220101718942 on 27-10-2021, Amount Rs: 5,48,139/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M83607 on 28-10-2021, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 143047 to 143079
being No 163004779 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.11.12 16:12:17 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/11/12 04:12:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)