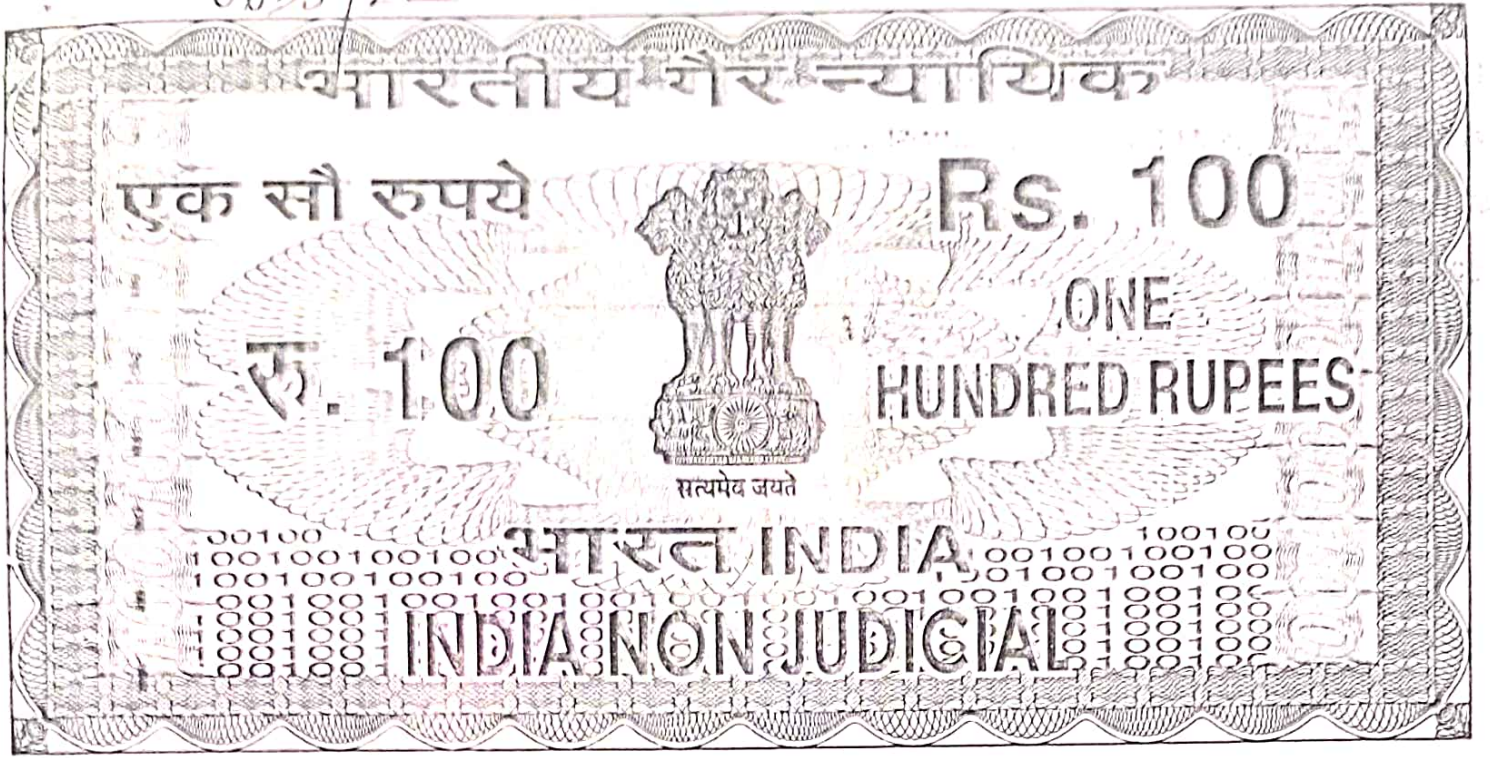


0625/22

P 05R300626/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 200196

55681/22
11/22

20 JAN 2022

20 JAN 2022

DEED OF CONVEYANCE

P.S.- SANKRAIL, DISTRICT-HOWRAH
VALUED AT RS. 52,00,000/- ONLY

THIS DEED OF CONVEYANCE is made on this 20th day of January, 2022 (Two Thousand Twenty Two) of the Christian Era

BETWEEN

1. SMT. BANDANA NAG (PAN.AURPN3035B, Aadhar No. 4061 3693 9886)
W/o late Dilip Kumar Nag, Nationality-Indian, by faith-Hindu, by occupation- Household Duties, residing at Protima Bandhopadhyaya Sarani, South Desh Bandhu Para, Near NH4,

P.S.-Siliguri, District- Darjeeling, Pin Code No: 73404, **2. SRI. DIPANKAR NAG** (PAN. BFWPN3464B, Aadhar No. 5342 5154 9026) S/o late Dilip Kumar Nag, Nationality-Indian, by faith-Hindu, by occupation- Service, permanent resident of Protima Bandhopadhyaya Sarani, South Desh Bandhu Para, Near NH4, P.S.-Siliguri, District- Darjeeling, Pin Code No: 73404 at present residing at 232, Natun Pally P.S.- Burdwan Sadar, District -Burdwan :713101, **3. SMT. SURASREE SARKAR** (PAN.CLBPS8584D, Aadhar No. 6378 7189 3143) D/o late Dilip Kumar Nag, W/o Sri Sribas Sarkar, Nationality-Indian, by faith-Hindu, by occupation- House Hold Duties, previously residing at Protima Bandhopadhyaya Sarani, South Desh Bandhu Para, Near NH4, P.S- Siliguri, District- Darjeeling, Pin Code No: 73404 at present residing at Chandishal Road, Tapurhat, P.S.- Kotwali, District-Cooch Behar : 736181 represented by their Constituted Attorney **SRI SANDIP KUMAR NAG** (PAN. ADGPN3976P, Aadhar No. 8905 9348 9897) S/o late Sunil Chandra Nag, Nationality- Indian, by faith-Hindu, by occupation-Business, residing at 21, Andul Road, P.S.-A.J.C Bose Botanical Garden, P.O.- D.S. Lane, District-Howrah: 711109 hereinafter jointly called and referred to as the **OWNERS/ VENDORS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, succesors- in- interest, administrators, legal representatives and assigns) **OF THE FIRST PART.**

AND

(1) SMT. BABY KAR [PAN. CAUPK4365A, Aadhar No. 2655 7227 3966] W/o Sri Shaktipada Kar, Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 119/1, Santinagar Sarani, P.O.- D.S. Lane, P.S.- Sankrail, District-Howrah :711109 ,
2) SMT. SHARMISTHA ROY [PAN. BHMPR6990J, Aadhar No. 5405 8072 7989], W/o Sri Subhendu Roy Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 19/1, Naskar Para 1st Bye Lane, P.O.- Santragachi, P.S.- Shibpur, District-Howrah :711104, 3) SRI. MUKTI PADA KAR [PAN. AMQPK0824L, Aadhar No. 6575 9240 2973], s/o late Manoranjan Kar, Nationality-Indian, by faith-Hindu, by occupation- Business, residing at Goaberia Paschim Para, P.O.- D.S. Lane, P.S.- Sankrail, District-Howrah :711109 and 4) SRI. SOURAV DAS [PAN. AKGPD7609A, Aadhar No. 4702 4845 1664], s/o Sri Samir Das, Nationality-Indian, by faith-Hindu, by occupation- Service, residing at E4/12, Purbasha Housing Estate, 160, Manicktala Main Road, P.O.- Kakurgachi, P.S.- Manicktala, District-Kolkata:700054 hereinafter jointly referred to as the **PURCHASERS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, succesors- in- interest, administrators, legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS the parties of the First Part herein are the joint owner's and occupiers each having respective undivided shares now seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of mokorari mourashi bastu land containing an area of about 4 (four) cottah 12 (twelve) chittaks 36 (thirty six) sq.ft. a little more or less together with R.T. structure measuring 100 sq.ft. standing thereon

with all easements and quasi-easements rights attached thereto out of the total recorded 19 Kottah 03 Chittack 07 sq.ft. or 0.33 decimal of bastu land comprised within Howrah Municipal Corporation premises no. 62, Santinagar School Road, Ward no. 45, Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag no. 29, under R.S. Khatian no. 13 corresponding to L.R. Dag No. 83 and L.R. Khatian No. 233/7, P.S.- Sankrail, District-Howrah-711109 and also within the jurisdiction of the District Registration Office at Howrah and Additional District Sub -Registration office at Ranihati, Howrah, which is morefully and Particularly described in the Schedule hereunder written hereinafter referred to as the "said property".

WHEREAS one Smt. Snehalata Nag wife of Akhil Chandra Nag was the absolute owner and occupier of all that the bastu land measuring about more or less 20 cottah or 0.33 decimal with all other easements rights attached thereto by virtue of purchase by a Registered Deed of Sale written in Bengali Vernacular executed by one Nandalal Sardar and Smt. Greenamoyee Dasi jointly on 16/09/1957 comprised within Mouza - Goaberia, J.L. No. 39, Touzi No. 736, R.S. No. 2006, R.S. Khatian no. 13, R.S. Dag No. 29, P.S.- Sankrail, District-Howrah at an for a valued consideration amount as mentioned thereon and the said document was duly registered with the office of the District Registrar at Howrah and recorded in Book No. 1, Volume No. 37, Pages from 167-170, Being no. 2903 for the year 1957.

AND WHEREAS since acquired right title and interest in respect of the aforesaid property by purchase said Smt. Snehalata Nag duly mutated her name in the record of B.L. & L.R.O. and got new L.R. Khatian no. 233/7 in L.R. Dag No. 83 recorded as 0.33

decimals- Nature Bastu and since such mutation said Snehalata Nag became the absolute owner and occupier of the aforesaid property and paid the Government Rents and Taxes to the appropriate authority and enjoying the same without any interruption from any concern.

AND WHEREAS during enjoyment of the aforesaid property said Snehalata Nag wife of late Akhil Chandra Nag at her life time executed a Deed of 'Will' on 3/7/1982 bequeathing her property in favour of her three sons namely Sri. Sunil Chandra Nag, Sri Adhir Chandra Nag and Sri Dilip Kumar Nag which was duly registered on 6/07/1982 in the Office of the District Sub- Registrar at Howrah and recorded in Book no. III, Being no. 45, for the year 1982.

AND WHEREAS in the said 'Will' it was mentioned by said Snehalata Nag that her third son namely Sunil Chandra Nag will get 1/2 th share (8 annas), fifth son namely Adhir Ranjan Nag will get 1/4 th (4 annas) share and sixth son namely Dilip Kumar Nag will get 1/4th (4 annas) share in respect of the aforesaid property.

AND WHEREAS after demise of said Snehalata Nag on 04.12.1991 her said three sons namely Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag got probate of the said 'Will' on 23/12/2013 from the Ld. District Delegate Court at Howrah vide probate case No. 123/2013 and thus said Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag became the joint owner and occupier each having their respective share in respect of all that the bastu land measuring more or less 20 cottah or 0.33 decimal with R.T. Structure standing thereon comprised within Mouza-Goaberia, J.L.No. 39, appertaining to R. S. Dag No. 29, under R.S. Khatian No. 13, corresponding to L.R. Dag No. 83, L.R. Khatian No. 233/7, P.S.-Sankrail, District-Howrah :711109.

AND WHEREAS since acquired right, title and interest in respect of the said property said Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag duly mutual their names jointly in the records of the Howrah Municipal Corporation and got new holding no. as 62, Santinagar School Road, Ward No. 45, P.S.- Sankrail, District-Howrah and the said property has been recorded ad measuring 19 kottah 03 chittak 07 sq.ft. of bastu land and enjoying the same thereby paying taxes in their own names.

AND WHEREAS at the time of peaceful enjoyment of the aforesaid property jointly said Dilip Kumar Nag died intestate on 13/08/2012 leaving behind him surviving his widow namely Smt. Bandana Nag, one son namely Sri Dipankar Nag and only married daughter namely Smt. Surasree Sarkar as his legal heirs and successors in respect of all estate property left by said Dilip Kumar Nag according to Hindu Succession Act., 1956 and thus the owner's/vendors became the joint owners and occupiers in respect of the aforesaid property along with said Sunil Chandra Nag and Adhir Ranjan Nag.

AND WHEREAS it is mention herein that the said owners/ vendors herein jointly executed one General Power of Attorney on 19/05/2014 there by appointing of Sri Sandip Nag son of Sri Sunil Chandra Nag resident of 21, Andul Road, P.S.- Previously Shibpur at present A.J.C. Bose Botanical Garden, District-Howrah :711109 to do all acts and deeds in respect of their said property and the said document was duly registered at the office of the D.S.R. at Howrah and recoded vide Book No. IV, CD Volume no. 2, pages from 571 to 581, Being no 00525 for the year 2014.

AND WHEREAS during enjoyment of the said property jointly said Sri Sunil Chandra Nag, Sri Adhir Ranjan Nag, Smt. Bandana Nag, Sri Dipanakar Nag and Smt. Surasree Sarkar for their better and peaceful enjoyment of the properties separately, have amicable

executed one Registered Deed of Partition on 24.06.2014, which was duly registered in the office of the District Sub-Registry at Howrah and recorded in Book No.1, CD Volume No.19, Pages from 717 to 736, Being No. 05635 for the year 2014.

AND WHEREAS in terms of the said Registered Deed of Partition written in Bengali Vernacular said Smt. Bandana Nag, Sri Dipankar Nag and Smt. Surasree Sarkar being the Third Party Therein were absolutely allotted 04 Cottah 12 Chittaks 36 Sq.ft. of Bastu Land together with 100 sq.ft. of R.T. Structure standing thereon described in Schedule- 'Gha' demarcated as 'Lot-C' and more specifically delineated and depicted by 'BLUE' border lines in the partition sketch plan or Map lying and situated at Mouza-Goaberia, J.L.No. 39, L.R. Dag No. 83, under L.R. Khatian no. 233/7, P.S.- Sankrail, District-Howrah within the limit of Howrah Municipal Corporation Premises no. 62, Santinagar School Road, Ward No. 45, and also within Jurisdiction of the District Registration office at Howrah an Additional District Sub-Registrar at Ranihati, Howrah.

AND WHEREAS by virtue of the aforesaid Deed of Partition, the Vendors/Owners herein became the joint owners and occupiers each having respective undivided shares of the said property which is morefully described in the schedule hereunder written and they are in peaceful possession and enjoying the same thereby paying taxes and khajana to the concerned authorities and the property is free from all encumbrances, lien, lispendences, attachments, mortgages, charges, etc. whatsoever in the said property.

AND WHEREAS as the owners/vendors are presently facing problem to look after the said property as well as requirements of finance, the owner's/vendors herein announced to sell the said property and asked the tentative purchasers to purchase the said property

and the purchasers/vendees herein came to know the said Sale proposal by/from the owners/vendors and for purchasing the said property offered a sum of Rs. 52,00,000/- (Rs. Fifty Two Lakhs) only at and for the total consideration price of the said property.

AND WHEREAS the parties of the first part herein considering the said amount being the highest market value of the said property accepted the said offer by the purchasers and on discussions, the owners/vendors have handed over the documents to the purchasers herein for getting searched from their end and after having confirmity from all the concerns, the purchasers/vendees herein asked the vendors to execute a Deed of Sale in favour of the Purchasers and the Vendors now agreed to execute a Deed of Sale in favour of the purchasers on receipt of the entire consideration amount of Rs. 52,00,000/- (Rs. Fifty Two Lakhs) only at and for the total consideration price of the said property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal Agreement and in consideration of the sum of Rs. 52,00,000/- (Rs. Fifty Two Lakhs) only being the full and final consideration money paid by the purchasers to the vendors on or before the execution of these presents (the receipt whereof the vendors doth hereby and by the receipt hereunder written admit and acknowledge and on and from the same and every part thereof doth hereby forever acquit, release, exonerate and discharge in favour of the purchasers by these presents and the part of the property hereby transfer and conveyed) by the owners doth hereby grant, sell, transfer, convey, assign and assure absolutely and forever unto and to the use of the purchasers duly with the khas possession of ALL THAT the piece and parcel of mokorari mourashi bastu land containing an area of about 4 (four) cottah 12 (twelve) chittaks 36 (thirty six) sq.ft. a little more or less together with R.T. structure measuring 100 sq.ft. standing thereon with all easements

and quasi-easements rights attached thereto out of the total recorded 0.33 decimal comprised within Mouza- Goaberia, J.L. No. 39, appertaining to R.S. Dag no. 29, under R.S. Khatian no. 13 corresponding to L.R. Dag No. 83 and L.R. Khatian No. 233/7 (recorded in the name of Snehalata Nag), P.S.- Sankrail, District-Howrah-711109 within the limit of Howrah Municipal Corporation premises no. 62, Santinagar School Road, Ward no. 45 and also within the jurisdiction of the District Registration Office and Howrah at Additional District Sub -Registration office at Ranihati, which is morefully and particularly described in the schedule hereunder written hereinafter referred to as the said property free from all encumbrances, charges, liens, lispendents, mortgages, trust, acquisition, requisition, attachment, etc of any nature whatsoever TOGETHER with all rights, benifits and advantages and all manner of for ever and other rights, liberties, easements, previleges, appendages and apputenances whatsoever to the said land meassuages tenaments heriditaments and premises or in any ways appertaining to or with the same or any part thereof usually held used occupied and enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions, reminder and reminders and the rents issues and profits thereof and/or any and every part thereof AND all the estate right title interest inheritance use trust property claim and demand whatsoever both at law and in equity of the vendors into and upon the said property or any and every part thereof and all Deed muniments writtings and evidences or title which in any way relate to the said land meassuages tenaments, hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the vendors or any person or persons from whom they can or may procure the same without action or suit in law or in equity **TO HAVE**

AND TO HOLD the said property hereby granted, sold, conveyed, transfer or expressed or intended so to be with the right members and appurtenances unto and to the use of the purchasers their heirs executors, administrators, representatives and assigns for ever together with absolute right, full authority, power to the purchasers for any sorts of transfer, sale, lease, rent, issue, profit, mortgages of the said property by the purchasers or their legal heir, successors, legal representatives or assigns.

AND THE VENDORS HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

- 1) That the vendors have subsisting absolute and unfettered right to sell the schedule mentioned property and the present vendors are absolutely empowered and entitled to alienate the property.
- 2) That the property hereby sold is free from all encumbrances.
- 3) That the property hereby sold is not attached with any decree by the court.
- 4) That the vendors hereby declare that they have not entered into any Agreement for Sale with any other person/persons, organisation nor with any body in connection with the said property, nor the vendors have mortgaged the said property with any Bank or any Financial Institution and nor the property have been encumbered in any way and the same is not also attached with any scheme of Govt. Improvement Authority nor the property is acquired under the Land Acquisition Act., and the said property is absolutely free from all encumbrances.
- 5) That the Vendors shall indemnify the purchasers against all claims, liens, lispence, attachments, in the event of any defect of the vendors marketable

title or if the purchasers perfect title and peaceful possession be disturb by any person/persons claiming through or under the vendors or their heirs in any manner, then the vendors shall be bound to compensat the purchasers against all loss and the vendors shall remove all and every obstructions at their own cost.

- 6) That the purchasers shall became absolute joints owners of the schedule mentioned property and shall own, possess, occupy and enjoy the same without any interruption either from their vendors or from their legal heirs or persons claiming through or under them shall have every right to mutata their names before the Howrah Municipal Corporation, Settlement Department etc. deleting the name of previous owners and to pay revenue and taxes thereof in their own names before all competent authorities and the vendors further agree to co-operate with the purchasers at all times for the purpose of mutation.
- 7) That the purchasers are entitled to develop the said property and to raise structure/ building according to their own liking in accordance with law and the purchasers shall use, enjoy and peaceable and quietly possessed the schedule mentioned property their successors, legal representative and assigns having absolute perfect transferable right thereof.
- 8) That the vendors hereby under takes to execute and register any further Deed in future like Deed of Rectification or Deed of Declaration for more and further clear title and also beter enjoyment of the purchasers, in case of necessity, at the request and cost and expenses of the purchasers.

- 9) That the purchasers are entitled to use, occupy and enjoy all easement, appurtenances, hereditaments, messuages, advantages, benefits, privileges appertaining to and arising out of the property hereby sold alongwith all advantages of path, pathways, passages, drainage and water source and also entitled to installed electricity, if necessary telephone and water connection appertaining to the property hereby sold to the purchasers by the vendors and the purchasers are also entitled to construct the schedule mentioned property and the purchasers shall and may at all times, herein after peaceably and quietly and possess and enjoy the said plot of land and premises with said description in full and receive the rents, issues and profits thereof without any lawfull eviction, interference, claims or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors or any of their prebeccessors in title.
- 10) That the vendors hereby delivered khas possession of the property hereby sold to the purchasers.
- 11) That the vendors hereby delivered all the Deeds documents and other papers in connection with the property hereby sold.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT the piece and parcel of Mokerari Mourashi Bastu Land containing an area of about 4 (four) cottah 12 (twelve) chittaks 36 (thirty six) sq.ft. be the same a little more or less together with R.T. structure measuring 100 sq.ft. standing thereon with all easements and quasi-easements rights attached thereto comprised within Mouza-Goaberia, J.L. No. 39, appertaining to R.S. Dag no. 29, under R.S. Khatian no. 13 corresponding to L.R. Dag No. 83 and L.R. Khatian No. 233/7 (recorded in the name of Snehalata Nag-Area about 0.33 Decimal), P.S.- Sankrail, District-Howrah-711109 within the limit of Howrah Municipal Corporation premises no. 62, Santinagar School Road, Ward no. 45 and also within the jurisdiction of the District Registration Office at Howrah and Additional District Sub -Registration office at Ranihati, a Map/ Plan bordered RED is annexed herewith being part of this document which is butted and bounded in the manner as follows :

On the North : H.M.C. Premises No. 62/2, Santinagar School Road

On the South : 20 Feet Wide H.M.C. Road

On the East : Property of late Sudhir Sikdar and Late Siddeswar Barui

On the West : H.M.C. Premises No. 62/1, Santinagar School Road

IN WITNESS WHEREOF the said vendors and the purchasers hereunder subscribed their hands and seal in sound health and in free simple manner without provocation from any corner on the day, month and year first above written in presence of :

WITNESSES:

1) Subhendu Roy.
19/1, Naskar para
1st BIC Lane
Howrah- 71109

2) Pranab Das
Howrah Court.

Sandip K. Nag.

SANDIP KUMAR NAG
Constituted Attorney of
SMT. BANDANA NAG
SRI DIPANKAR NAG
SMT. SURASREE SARKAR NAG

SIGNATURE OF THE VENDORS

বেবী রয়

Shanmista Roy.

Mukhi Pada Das

Sourav Das.

SIGNATURE OF THE PURCHASERS

Drafted & Prepared by me
in my Sheristha

Rinku Chakraborty.

Rinku Chakraborty
Reg No. WB1638/2002 Advocate,
Howrah Judges Court

P. Das

Typed By
Pranab Das

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 52,00,000/- (Fifty Two Lakhs) only from within named purchasers by the within named vendors at a total consideration price in the manner as follows :-

- | | |
|--|------------------|
| 1) On dt. 24.11.2021 by NEFT
Bank :- PBGR. Bank, Dumrajola Br.
Howrah | Rs. 7,00,000.00 |
| 2) On dt. 20.01.2022 by Ch.No. 436455
Bank :- Axis Bank Ltd., Panchanantala
Branch, Howrah | Rs. 6,00,000.00 |
| 3) On dt. 17.01.2022 by Ch.No. 000086
Bank :- HDFC, Kakurgachi, Kol.-700054 | Rs. 13,00,000.00 |
| 4) On dt. 17.01.2022 by Ch.no. 000030
Bank :- UCO Bank, Bakultala Branch
Howrah-711109 | Rs. 5,00,000.00 |
| 5) On dt. 17.01.2022 by Ch.no. 000026
Bank :- UCO Bank, Bakultala Branch
Howrah-711109 | Rs. 8,00,000.00 |
| 6) On dt. 20.01.2022 by Ch.no. 000031
Bank :- UCO Bank, Bakultala Branch
Howrah-711109 | Rs. 8,00,000.00 |
| 7) On dt. 20.01.2022 by Ch.no. 000027
Bank :- UCO Bank, Bakultala Branch
Howrah-711109 | Rs. 5,00,000.00 |

Total Rs. 52,00,000.00

Sandip K. Nag
SANDIP KUMAR NAG
Constituted Attorney of
SMT. BANDANA NAG
SRI DIPANKAR NAG
SMT. SURASREE SARKAR NAG

SIGNATURE OF VENDORS

DEED PLAN OF LAND COMPRISED IN H.M.C. HOLDING NO.- 62,
SANTINAGAR SCHOOL ROAD, WARD NO.- 45, P.S.- SANKRAIL,
DISTRICT- HOWRAH- 711109, WITHIN MOUZA- GOABERIA, J.L. NO.-
39, UNDER R.S. DAG NO.- 29, R.S. KHATIAN NO.- 13, L.R. DAG NO.-
83, L.R. KHATIAN NO.- 233/7.

SCALE :- 1 Inch = 24 Ft.

AREA OF LAND - **04K.-12CH.-36SQ.FT.**

AREA SHOWN IN RED BORDER 



VENDORS : 1. SMT. BANDANA NAG

2. SRI DIPANKAR NAG

3. SMT. SURASREE SARKAR

represented by their Constituted Attorney

SRI SANDIP KUMAR NAG

PURCHASERS : 1. SMT. BABY KAR

2. SMT. SHARMISTHA ROY

3. SRI MUKTIPADA KAR

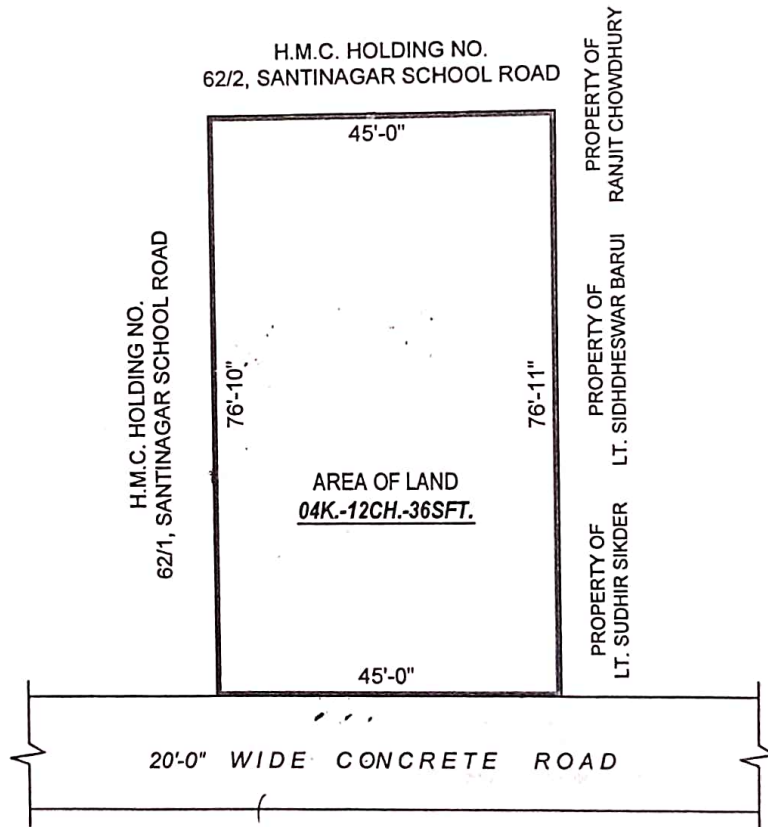
4. SRI SOURAV DAS

বিক্রী কর

Sharmistha Roy.

Mukti pada kar

Sourav Das.














Sandip K. Nag.

SANDIP KUMAR NAG
Constituted Attorney of
SMT. BANDANA NAG
SRI DIPANKAR NAG
SMT. SURASREE SARKAR NAG












Sandip K. Nag.

SANDIP KUMAR NAG
Constituted Attorney of
SMT. BANDANA NAG
SRI DIPANKAR NAG
SMT. SURASREE SARKAR NAG












FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Sandip Kr. Nag.




	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature বিরী বর




	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Sarmistha Roy.

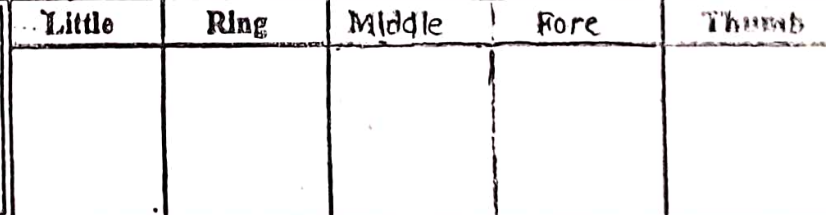
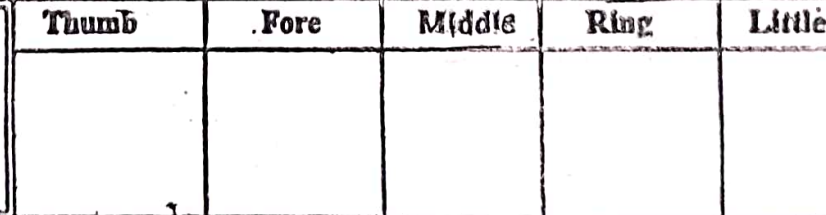
FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Mukhi padla kar

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Suman Das

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____

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

GRN Details

GRN: 192021220164686161 Payment Mode: Online Payment
GRN Date: 18/01/2022 12:53:43 Bank/Gateway: State Bank of India
BRN : IK0BMHIZY5 BRN Date: 18/01/2022 12:01:41
Payment Status: Successful Payment Ref. No: 2000165681/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Baby Kar and Others
Address: Santragachi Howrah
Mobile: 7003357136
Depositor Status: Buyer/Claimants
Query No: 2000165681
Applicant's Name: Shri Pronab Dutta
Identification No: 2000165681/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000165681/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	207920
2	2000165681/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	52014
3	2000165681/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	792
			Total	260726

IN WORDS: TWO LAKH SIXTY THOUSAND SEVEN HUNDRED TWENTY SIX ONLY.

Major Information of the Deed

Deed No :	I-0513-00626/2022	Date of Registration	20/01/2022
Query No / Year	0513-2000165681/2022	Office where deed is registered	
Query Date	17/01/2022 10:08:39 PM	0513-2000165681/2022	
Applicant Name, Address & Other Details	Pronab Dutta 16 Ramkrishna Pally, Thana : Sankrail, District : Howrah, WEST BENGAL, Mobile No. : 7003357136, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 52,00,000/-	Rs. 52,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,08,020/- (Article:23)	Rs. 52,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Goyaberia, Premises No: 62, , Ward No: 45 JI No: 39, Pin Code : 711109

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-83 (RS :-)	LR-233/7	Bastu	Bastu	4 Katha 12 Chatak 36 Sq Ft	51,73,000/-	51,73,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					7.92Dec	51,73,000 /-	51,73,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Seller Details :



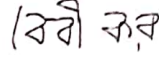


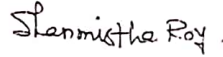


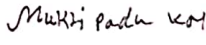
SI No	Name, Address, Photo, Finger print and Signature
1	Smt Bandana Nag Wife of Late Dilip Kumar Nag Protima Bandhopadhya Sarani, South Desh Bandhu Para, Near NH4,, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx5B, Aadhaar No: 40xxxxxxxx9886, Status :Individual, Executed by: Attorney, Executed by: Attorney

Mr Dipankar Nag
 Son of Late Dilip Kumar Nag Protima Bandhopadhyaya Sarani, South Desh Bandhu Para, Near NH4,, City:- , P.O:-
 Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu,
 Occupation: Service, Citizen of: India, PAN No.:: BFxxxxxx4B, Aadhaar No: 53xxxxxxxx9026, Status :Individual,
 Executed by: Attorney, Executed by: Attorney




Smt Surasree Sarkar

3 Daughter of Late Dilip Kumar Nag Protima Bandhopadhyaya Sarani, South Desh Bandhu Para, Near NH4,, City:- ,
 P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx4D, Aadhaar No: 63xxxxxxxx3143, Status
 :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Baby Kar Wife of Mr Shaktipada Kar Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022
	Wife of Mr Shaktipada Kar 119/1, Santinagar Sarani,, City:- , P.O:- D S Lane, P.S:-Santragachi, District:- Howrah, West Bengal, India, PIN:- 711109 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx5A, Aadhaar No: 26xxxxxxxx3966, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt Sharmistha Roy Wife of Mr Subhendu Roy Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022
	Wife of Mr Subhendu Roy 19/1, Naskar Para 1st Bye Lane,, City:- , P.O:- Santragachi, P.S:-Shibpur, District:- Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx0J, Aadhaar No: 54xxxxxxxx7989, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr Mukti Pada Kar Son of Late Manorajan Kar Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022

Son of Late Manoranjan Kar Goabera Paschim Para,, City:- , P.O - D S Lane, P.S.-Sankrail, District:-Howrah,
West Bengal, India, PIN:- 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
PAN No.:: AMxxxxxx4L, Aadhaar No: 65xxxxxxxx2973, Status :Individual, Executed by: Self, Date
of Execution: 20/01/2022
Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office



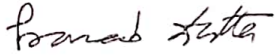
Name	Photo	Finger Print	Signature
Mr Sourav Das Son of Mr Samir Das Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	 20/01/2022	 LTI 20/01/2022	 20/01/2022

Son of Mr Samir Das E4/12, Purbasha Housing Estate, 160, Manicktala Main Road,, City:- , P.O:- Kakurgachi,
P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu,
Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx9A, Aadhaar No: 47xxxxxxxx1664,
Status :Individual, Executed by: Self, Date of Execution: 20/01/2022
Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sandip Kumar Nag (Presentant) Son of Late Sunil Chandra Nag Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 11:16AM	 LTI 20/01/2022	 20/01/2022
21, Andul Road,, City:- , P.O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6P, Aadhaar No: 89xxxxxxxx9897 Status : Attorney, Attorney of : Smt Bandana Nag, Mr Dipankar Nag, Smt Surasree Sarkar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pronab Dutta Son of Late P R Dutta Howrah, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 20/01/2022	 20/01/2022	 20/01/2022
Identifier Of Mr Sandip Kumar Nag, Smt Baby Kar, Smt Sharmistha Roy, Mr Mukti Pada Kar, Mr Sourav Das			

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Smt Bandana Nag	Smt Baby Kar-0.66 Dec, Smt Sharmistha Roy-0.66 Dec, Mr Mukti Pada Kar-0.66 Dec, Mr Sourav Das-0.66 Dec
2	Mr Dipankar Nag	Smt Baby Kar-0.66 Dec, Smt Sharmistha Roy-0.66 Dec, Mr Mukti Pada Kar-0.66 Dec, Mr Sourav Das-0.66 Dec
3	Smt Surasree Sarkar	Smt Baby Kar-0.66 Dec, Smt Sharmistha Roy-0.66 Dec, Mr Mukti Pada Kar-0.66 Dec, Mr Sourav Das-0.66 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Bandana Nag	Smt Baby Kar-8.33333300 Sq Ft, Smt Sharmistha Roy-8.33333300 Sq Ft, Mr Mukti Pada Kar-8.33333300 Sq Ft, Mr Sourav Das-8.33333300 Sq Ft
2	Mr Dipankar Nag	Smt Baby Kar-8.33333300 Sq Ft, Smt Sharmistha Roy-8.33333300 Sq Ft, Mr Mukti Pada Kar-8.33333300 Sq Ft, Mr Sourav Das-8.33333300 Sq Ft
3	Smt Surasree Sarkar	Smt Baby Kar-8.33333300 Sq Ft, Smt Sharmistha Roy-8.33333300 Sq Ft, Mr Mukti Pada Kar-8.33333300 Sq Ft, Mr Sourav Das-8.33333300 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Goyaberia, Premises No: 62, , Ward No: 45 JI No: 39, Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 83, LR Khatian No:- 233/7	Owner: স্নেহলতা নাগ, Gurdian: অখিল , Address: নিজ , Classification: বঙ্গ, Area: 0.33000000 Acre,	

20-01-2022

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 10:45 hrs on 20-01-2022, at the Office of the D.S.R. - II HOWRAH by Mr Sandip Kumar Nag .

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 52,00,000/-

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

Execution is admitted on 20/01/2022 by 1. Smt Baby Kar, Wife of Mr Shaktipada Kar, 119/1, Santinagar Sarani., P.O: D S Lane, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 2. Smt Sharmistha Roy, Wife of Mr Subhendu Roy, 19/1, Naskar Para 1st Bye Lane., P.O: Santragachi, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Business, 3. Mr Mukti Pada Kar, Son of Late Manoranjan Kar, Goaberia Paschim Para., P.O: D S Lane, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 4. Mr Sourav Das, Son of Mr Samir Das, E4/12, Purbasha Housing Estate, 160, Manicktala Main Road., P.O: Kakurgachi, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr Pronab Dutta, , , Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr Sandip Kumar Nag, , Son of Late Sunil Chandra Nag, 21, Andul Road,, P.O: D S Lane, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by profession Business as the constituted attorney of 1. Smt Bandana Nag Protima Bandhopadhya Sarani, South Desh Bandhu Para, Near NH4,, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, 2. Mr Dipankar Nag Protima Bandhopadhya Sarani, South Desh Bandhu Para, Near NH4,, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, 3. Smt Surasree Sarkar Protima Bandhopadhya Sarani, South Desh Bandhu Para, Near NH4,, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004 is admitted by him

Indetified by Mr Pronab Dutta, , , Son of Late P R Dutta, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,046/- (A(1) = Rs 52,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 52,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/01/2022 12:54PM with Govt. Ref. No: 192021220164686161 on 18-01-2022, Amount Rs: 52,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMLIIZY5 on 18-01-2022, Head of Account 0030-03-104-001-16

Document that required Stamp Duty payable for this document is Rs. 2,08,020/- and Stamp Duty paid by Stamp Rs 100/-
Online = Rs 2,07,920/-
Description of Stamp
Stamp: Type: Impressed, Serial no 2127, Amount: Rs.100/-, Date of Purchase: 17/01/2022, Vendor name: S
Banerjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/01/2022 12:54PM with Govt. Ref. No: 192021220164686161 on 18-01-2022, Amount Rs: 2,07,920/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMMIZY5 on 18-01-2022, Head of Account 0030-02-103-003-02

Panchali Munshi

Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2022, Page from 27393 to 27436
being No 051300626 for the year 2022.



Digitally signed by Panchali Munshi
Date: 2022.01.20 17:00:19 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2022/01/20 05:00:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)
