

471/23

I-483/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 761627

*Handwritten:*  
 24/01/23  
 01:40 P.M.  
 Q-2-180345/23

*Stamp:*  
 WEST BENGAL DISTRICT SUB-REGISTRAR  
 KOLKATA, NORTH 24-PARGANAS

24 JAN 2023

**DEED OF CONVEYANCE**  
 Valued at Rs. 3,75,000.00  
 (Rupees Three Lakhs  
 Seventy Five Thousand) Only

**THIS DEED OF CONVEYANCE** is made on this the 24<sup>th</sup> day of January, 2023 (Two Thousand and Twenty Three) of the CHRISTIAN ERA.

*Text:* Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet/sheet's attached with this document's are the part of this document.

Contd...2

*Signature:*  
 Alokendu Bandyopadhyay  
 Advocate

*Signature:*  
 WEST BENGAL DISTRICT SUB-REGISTRAR  
 KOLKATA, NORTH 24-PARGANAS

24 JAN 2023

SAI CONSTRUCTION  
*Handwritten:* Haradhan Saha  
 Partner

(2)

**BETWEEN**

**SRI JAGANNATH SAHA (PAN: AKEPS4827M)**, Son of Late Narendra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: 54G, Chowdhury Para Road, Tricone Park, P.O. & P.S. Barasat, Dist. North 24 Parganas, Kolkata-700124, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, administrators, successors, legal heirs and/or assigns) of the **FIRST PART.**

**AND**

**SMT. ADITI DUTTA (PAN NO. BOPPD1592A)**, Wife of Sri Haradhan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation: Housewife, Residing at: SKYLARK APARTMENT, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the "**PURCHASER/S**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors, legal heirs and/or assigns) of the **SECOND PART.**

**WHEREAS** Originally one Smt. Krishnapriyashee Saha (wife of Late Ramani Mohan Saha) in her life time had purchase a plot of land measuring more or less 13 Decimal



Alokendu Bandyopadhyay  
Advocate

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SAI CONSTRUCTION

Haradhan Saha  
Partner

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which is in Bengali measurement more or less 7 Cottahs 14 chittaks in Dag No. 2755 under Khatian No. 816 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property in different Dags through a Registered Bengali Deed of Sale being no. 867 dated 09.06.1947 from her predecessor-in-title namely Hari Charan Srimani and the said Deed was executed & registered at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas.

**AND WHEREAS** the said Smt. Krishnapriyashee Saha while had been enjoying the same she had make a Gift infavour of her 6 (six) sons namely Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) in respect of her 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property by executing a Bengali Deed of Gift being no. 3064 which was executed & registered on 05.06.1964 at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas and the same was recorded in Book No. I, Volume No. 40 noted within the pages from 204 to 207, being No. 3064 for the year 1964.



Atokanda Bandyopadhyay  
Advocate

Contd...4

SAI CONSTRUCTION

*Harishankar*

Partner

(4)

**AND WHEREAS** the said Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) after obtaining the said 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 they mutated their names in the assessment registrar of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 and have been possessing the peacefully, quietly & without interruption of others by paying the relevant rents & taxes regularly.

**AND WHEREAS** while had been enjoying the same the said Rabindra Mohan Saha died intestate on 07.05.1974 and his wife namely Pramila Saha also died on 29.12.1995 leaving behind their two sons namely Sri Rathindra Mohan Saha and Sri Ramkrishna Saha as their legal heirs and successors in respect of his undivided share of the total landed property.

Subsequently the said Rathindra Mohan Saha died on 27.04.2021, leaving behind him his only daughter namely Nandita Pal as his surviving legal heirs.

Be it mentioned here that the wife of Rathindra Mohan Saha namely Anjali Saha was predeceased of her husband who died on 23.05.1999.



Alokendu Bandyopadhyay  
Advocate

Contd...5

SAI CONSTRUCTION  
Haradham Sult  
Partner

(5)

While had been enjoying the same the said Narendra Mohan Saha died on 24.11.1970 and his wife namely Dhakeswari Saha also died on 11.02.2007 leaving behind their three sons namely Sri Nirendra Mohan Saha, Sri Jagannath Saha, Sri Nadia Chand Saha and two daughters namely Smt. Krishna Saha & Smt. Purabi Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Purabi Saha died on 02.05.2019 and her husband namely Utpal Saha also died on 12.06.2019 as issueless.

Subsequently the said Nirendra Mohan Saha died on 13.01.2022, leaving behind him his wife namely Smt. Manju Saha and two sons namely Sri Soumen Saha & Sri Sourav Saha as his surviving legal heirs.

While had been enjoying the same the said Debendra Mohan Saha died on 03.01.1990 and his wife namely Suniti Saha also died on 28.05.1988 leaving behind their two daughters namely Smt. Arati Saha & Smt. Bharati Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Bharati Saha died on 03.04.1999 and her husband namely Manoranjan Saha also died on 30.07.2001 leaving behind their only son namely Malay Kumar Saha who also died on 21.11.2018 leaving behind him his wife namely Lakshmi Saha and only son namely Mayukh Saha as his legal heirs.



Alokanda Bandyopadhyay  
Advocate

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SAI CONSTRUCTION

Haradhan Saha

Partner

(6)

Subsequently the said Arati Saha died on 03.03.2013 leaving behind her one son namely Binoy Saha and one daughter namely Rupa Saha as her lawful legal heirs. Be it mentioned here the husband of Arati Saha namely Bimal Kumar Saha was predeceased of her wife who died on 04.12.2010.

While had been enjoying the same the said Horendra Kumar Saha died on 20.09.2002 and his wife namely Monjira Saha also died on 26.10.2007 as issueless and his undivided share was devolved upon his legal heirs.

While had been enjoying the same the said Jatindra Mohan Saha died on 28.05.2001 and his wife namely Lekha Saha also died on 29.07.2015 leaving behind their only son namely Jayanta Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

While had been enjoying the same the said Dijendra Mohan Saha died on 26.03.1997 as unmarried and his undivided share was devolved upon his legal heirs.

**AND WHEREAS** Thus as per the provision of Hindu Succession Act, 1956 the said Ramkrishna Saha has got undivided 1/8th share of the total landed property in his part and Smt. Nandita Pal has got undivided 1/8th share of the total landed property in her part AND the said Sri Jagannath Saha has got undivided 1/16th share of total landed property in his part, Sri Nadia Chand Saha has got

  
Alokanth Bandyopadhyay  
Advocate

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SAI CONSTRUCTION  
Haradhan Saha  
Partner

(7)

undivided 1/16th share of total landed property in his part, Smt. Krishna Saha has got undivided 1/16th share of total landed property in her part and Smt. Manju Saha, Sri Soumen Saha & Sri Sourav Saha jointly have got undivided 1/16th share of total landed property in their part AND the said Lakshmi Saha & Mayukh Saha jointly have got 1/8th undivided share of total landed property in their part and Binoy Saha & Rupa Saha jointly have got 1/8th undivided share of total landed property in their part AND the said Jayanta Saha has got 1/4th undivided share of total landed property in his part.

**AND WHEREAS** in the foregoing events & description the said Sri Ramkrishna Saha, Smt. Nandita Pal, Sri Jagannath Saha, Sri Nadia Chand Saha, Smt. Krishna Saha, Smt. Manju Saha, Sri Soumen Saha, Sri Sourav Saha, Smt. Lakshmi Saha, Sri Mayukh Saha, Sri Binoy Saha, Smt. Rupa Saha, Sri Jayanta Saha hereof conjointly inherited the aforesaid 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 as the Class-I legal heirs as per the provision of Hindu Succession Act, 1956 and jointly enjoying



Alokendu Bandyopadhyay  
Advocate

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the actual physical possession of the said landed property peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

**AND WHEREAS** in the manner aforesaid the vendor hereof by virtue of inheritance has got the undivided 1/16th share of total land & building i.e. undivided 7 Chittaks 39 sq.ft. of land alongwith undivided 225 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and enjoying the same with his other co-sharers as joint owners thereof paying the relevant rent taxes regularly.

**AND WHEREAS** the Vendor hereof thus having acquired all the right, title and interest into out of and over the specific property as mentioned herein above and while has been enjoying the actual physical possession thereof owing to some unavoidable personal and lawful reasons resolved to sell his **undivided 1/16th share of the total landed property i.e. undivided 7 Chittaks 39 Sq.ft. of land togetherwith undivided 1/16th share of the two storied pucca residential building area measuring 225 sq.ft.** into and out of the total 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. of two storied pucca residential building standing thereon (1800 sq.ft. on the Ground Floor + 1800 sq.ft. on the First Floor) which being Scheduled hereunder and the Purchaser being interested to purchase the same offered a sum of **Rs. 3,75,000.00**



Alokendra Bandyopadhyay  
Advocate

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**(Rupees Three Lakhs Seventy Five Thousand)** Only towards the full and final consideration amount which being the highest offer, the Vendor accepted and assented to the said offer and covenanted unto the Purchaser to transfer his specifically scheduled property thereof by way of sale for which appear these presents.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the said covenants and in consideration of the sum of **Rs. 3,75,000.00 (Rupees Three Lakhs Seventy Five Thousand)** Only paid by the Purchaser unto the Vendor at or prior to the execution of this present (the receipt whereof the Vendor do hereby admit & acknowledge) AND of and from the same acquit release and discharge to the said Purchaser and the said property described in the schedule hereunder intended to be transferred, the Vendor do hereby grant, transfer and convey unto the Purchaser ALL THAT the piece or parcel of land and building being scheduled hereunder OR HOWSOEVER OTHERWISE the said land and building now is or are situated numbered known and described TOGETHERWITH the rights, liberties, privileges, appendages, sewers, easement etc. what-so-ever in the said property appertaining therewith AND all the estate right, title, claim or demand at law or in equity of the Vendor into out of and over the scheduled property to have and hold the same unto the Purchaser for ever absolutely free from all encumbrances AND the Vendor do hereby covenant with the Purchaser not withstanding any thing or act by the Vendor made done or executed to the



*Alokendu Bandyopadhyay*  
Advocate

Contd...10

(10)

contrary, the Vendor has good right to grant transfer and convey the said property HEREBY granted transferred, and conveyed unto the Purchaser in the manner aforesaid AND THAT the Purchaser shall at all times hereafter quietly and peaceably enjoy the said property without any lawful eviction, interruption, claim or demand from or by the Vendor or any person claiming under him AND THAT free clear and absolutely discharged and exonerated by and at the expenses of the Vendor effectually indemnified against all manner of claims, charges, lien, attachment etc. AND FURTHER that the Vendor shall from time to time hereinafter at the request and costs of the Purchaser make the Vendor undertake to do act and perform all or any of such acts or deeds to be so necessary for the purpose of rectification and/or better enjoyment of the said property by the Purchaser in the manner aforesaid.

Words in this indenture importing singular shall include plural and vice-versa.

Words importing masculine gender shall include feminine gender or neuter gender and vice-versa.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece or parcel of land classified as "BASTU" having Rayat Possessory right admeasuring **undivided 1/16th share of the total landed property i.e. undivided 7 Chittaks 39 Sq.ft. of land togetherwith undivided 1/16th share of the two storied pucca residential building area measuring 225 sq.ft. (112.50**



*Alakendu Bandyopadhyay*  
Advocate

Contd...11

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sq.ft. Ground Floor + 112.50 sq.ft. First Floor) into and out of the total 7 Cottahs 14 Chittaks of land togetherwith 3600 sq.ft. of two storied pucca residential building standing thereon (1800 sq.ft. on the Ground Floor with Cemented Flooring + 1800 sq.ft. on the First Floor with Cemented Flooring), within **Mouza-Sukchar**, J.L. No. 9, Re. Su. 14, Touzi 156, Comprised and Contained in **R.S. Dag No. 2755**, corresponding to L.R. Dag No. 6888, **under R.S. Khatian No. 1373**, corresponding to L.R. Khatian No. 5950 (in the name of Jagannath Saha), P.S. Khardah, District-North 24 Parganas, A.D.S.R.O. Sodepur of the Collectorate of Dist. North 24 Parganas within the local limits of Panihati Municipality, bearing holding no. 32 (H. C. Dutta Road), under Ward No. 3, Kolkata-700114, **TOGETHERWITH** all the estate right, easement, interests, appendages, hereditaments etc. reserved from the land and building hereby conveyed.

**THE ENTIRE LANDED PROPERTY**

**BUTTED AND BOUNDED BY:**

- On the North : 30ft. wide Harish Chandra Dutta Road.  
On the South : Land of R.S. Dag No. 2749.  
On the East : 6ft. wide common passage & House of Joydev Srimani.  
On the West : House of Dillip Srimani, Ananta Srimani & Others.

The Entire land and building which is vividly shown in the sketch map delineated in the **RED** Border, annexed hereto which shall form a part of this Indenture.

  
Alokanda Bandyopadhyay  
Advocate

Contd...12

(12)

**IN WITNESS WHEREOF** the Vendor do hereby has set and subscribed his hands hereunto without any provocation in sound state of health and mind, out of his own accord on this the day, month and year first written above.

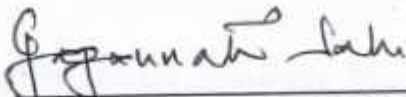
**SIGNED AND DELIVERED**

IN PRESENCE OF FOLLOWING

**WITNESSES:**

1. Ayan Banerjee  
S/o- Swapan Banerjee  
Barrackpore Court.  
Enl no: H 124/2013.
- 2.

Devi Kant Ghosh  
a. e. Chowdhury  
Po. Sukebar, Kal-115

  
**SIGNATURE OF THE VENDORS**

Aditi Dutta

**SIGNATURE OF THE PURCHASER**

**DRAFTED BY:**

Alokendu Bandyopadhyay  
Adv.  
**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**LASER SETTER:**

Preetam Das,  
**Preetam Das**

Alokendu Bandyopadhyay  
Advocate

Contd...13

(13)

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchaser/s the full and final consideration amount to the tune of **Rs. 3,75,000.00 (Rupees Three Lakhs Seventy Five Thousand) Only** in the following manner:

<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Bank</u>	<u>Amount</u>
21.12.2023	971474	Indusind	Rs. 3,75,000.00

**Total Rs. 3,75,000.00**

**In Words : Rupees Three Lakhs Seventy Five Thousand Only.**

Full and final consideration with satisfaction alongwith good health and sound mind on this the day, month and year first written above.

**SIGNED AND DELIVERED**

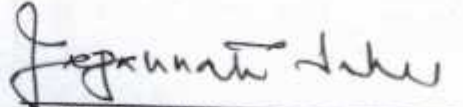
IN PRESENCE OF FOLLOWING

**WITNESSES:**

1. Ayan Banerjee  
Adv  
S/o. Swapan Banerjee  
Barrackpore Court.

2.

Belkish Ghosh  
c. c. Chaudhury Rd,  
Po. Sakharar, Kal-115

  
**SIGNATURE OF THE VENDOR**

  
Alokendu Bandyopadhyay  
Advocate

THE PLAN OF A LAND WITH STRUCTURE MOUZA - SUKCHAR, J.L.NO 3, Re.Su. NO. - 14, TOUZI NO. - 156, R.S.DAG NO. - 2755, L.R.DAG NO.- 6888, R.S.KHATIAN NO. - 1373, L.R.KHATIAN NO. - 5950, P.S. - KHARDAH, DIST-NORTH 24 PGS., UNDER PANIHATI MUNICIPALITY, WARD NO.-3, HOLDING NO. - 32, (H.C.DUTTA ROAD)

TOTAL LAND AREA - 7K 14CH 0 SFT

TOTAL STRUCTURE AREA - 3600 SFT (1800 SFT GROUND FLOOR + 1800 SFT FIRST FLOOR)

UNDEVIDED 1/16 SHARE OF LAND i.e. 7CH 39 SFT & UNDEVIDED 1/16 SHARE OF STRUCTURE i.e. 225 SFT (112.5 SFT IN GROUND FLOOR & 112.5 SFT IN FIRST FLOOR) UNDER SALE



*Jagannath Saha*  
SIGN OF VENDOR

30' - 0" WIDE HARISH CHANDRA DUTTA ROAD



*Aditi Dutta*  
SIGN OF PURCHASER

*Antarin Bardhan*  
ANTARIN BARDHAN  
Structural Engineer (Civil)  
G. B. Dutta Road, Kol-110  
Reg. No.- 112700110250/2015

DRAWN BY

**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SRI JAGANNATH SAHA**

*Jagannath Saha*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Jagannath Saha*

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. ADITI DUTTA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Adi*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Aditi Dutta*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



230120232026475183

GRIPS Payment Detail

GRIPS Payment ID:	230120232026475183	Payment Init. Date:	23/01/2023 13:46:38
Total Amount:	45825	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	326091441	BRN Date:	23/01/2023 13:47:24
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay  
Mobile: 9830075574

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230264751841	Directorate of Registration & Stamp Revenue	45825
Total			45825

IN WORDS: FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID





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



192022230264751841

GRN Details

GRN: 192022230264751841 Payment Mode: Online Payment  
GRN Date: 23/01/2023 13:46:38 Bank/Gateway: AXIS Bank  
BRN : 326091441 BRN Date: 23/01/2023 13:47:24  
GRIPS Payment ID: 230120232026475183 Payment Init. Date: 23/01/2023 13:46:38  
Payment Status: Successful Payment Ref. No: 2000180345/2/2023

[Query No\*\*/Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay  
Address: 76, Central Road, Anandaloke, Sodepur, Kolkata,  
Mobile: 9830075574  
Depositor Status: Advocate  
Query No: 2000180345  
Applicant's Name: Mr Alokendu Bandyopadhyay  
Identification No: 2000180345/2/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 23/01/2023  
Period To (dd/mm/yyyy): 23/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000180345/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	36633
2	2000180345/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	9192

Total 45825

IN WORDS: FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY FIVE ONLY.

PAID

### Major Information of the Deed

No.	I-1524-00483/2023	Date of Registration	24/01/2023
No./Year	1524-2000180345/2023	Office where deed is registered	
Time Date	21/01/2023 11:27:58 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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. 3,75,000/-	Rs. 9,17,832/-		
Stamp duty Paid (SD)	Registration Fee/Paid		
Rs. 36,733/- (Article:23)	Rs. 9,192/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H.C.Dutta Road, Mouza: Sukhchar, , Ward No: 3, Holding No:32 JI No: 9, Touzi No: 156 Pin Code : 700114

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2755	RS-1373	Bastu	Bastu	7 Chatak 39 Sq Ft	2,50,000/-	7,66,632/-	Width of Approach Road: 30 Ft. — Adjacent to Metal Road,
<b>Grand Total :</b>					.8113Dec	2,50,000 /-	7,66,632 /-	

### Structure Details :

Sch No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	225 Sq Ft.	1,25,000/-	1,51,200/-	Structure Type: Structure
Gr. Floor, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		225 sq ft	1,25,000 /-	1,51,200 /-	

SAI CONSTRUCTION

*Haradhan Saha*

Partner

**Details :**

Name Address Photo Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Jagannath Saha</b> <b>(Presentant)</b> Son of Late Narendra Mohan Saha Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office			
24/01/2023	LTI 24/01/2023	24/01/2023	

54G, Chowdhury Para Road, Tricone Park, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North  
 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Retired  
 Person, Citizen of: India, PAN No.:: AKxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status  
 :Individual, Executed by: Self, Date of Execution: 24/01/2023  
 , Admitted by: Seif, Date of Admission: 24/01/2023 ,Place : Office

**Buyer Details :**

Sl. No	Name	Address	Photo	Finger print	Signature
1	<b>Smt Aditi Dutta</b> Wife of Mr Haradhan Dutta Executed by: Self, Date of Execution: 24/01/2023 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office				
	24/01/2023	LTI 24/01/2023	24/01/2023		

Wife of Mr Haradhan Dutta Skylark Apartment, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club,  
 City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115  
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::  
 BOxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of  
 Execution: 24/01/2023  
 , Admitted by: Self, Date of Admission: 24/01/2023 ,Place : Office

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	24/01/2023	24/01/2023	24/01/2023

Identifier Of Mr Jagannath Saha, Smt Aditi Dutta

**SAI CONSTRUCTION**  
*Haradhan Saha*  
 Partner

of property for L1

From	To. with area (Name-Area)
Mr Jagannath Saha	Smt Aditi Dutta-0.81125 Dec

of property for S1

From	To. with area (Name-Area)
Mr Jagannath Saha	Smt Aditi Dutta-225.00000000 Sq Ft

SAI CONSTRUCTION  
Haradhan Saha  
Partner

**Endorsement For Deed Number : I - 152400483 / 2023**

1-2023

**date 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 Indian Stamp Act 1899.

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

Presented for registration at 01:40 hrs on 24-01-2023, at the Office of the A.D.S.R. SODEPUR by Mr Jagannath Saha, Executant.

**Certificate of Market Value (WB RJV (rules of 2001))**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,17,832/-

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

Execution is admitted on 24/01/2023 by 1. Mr Jagannath Saha, Son of Late Narendra Mohan Saha, 54G, Chowdhury Para Road, Tricone Park, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Retired Person, 2. Smt Aditi Dutta, Wife of Mr Haradhan Dutta, Skylark Apartment, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,192.00/- ( A(1) = Rs 9,178.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,192/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2023 1:47PM with Govt. Ref. No: 192022230264751841 on 23-01-2023, Amount Rs: 9,192/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326091441 on 23-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 36,733/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 36,633/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 649, Amount: Rs.100.00/-, Date of Purchase: 04/01/2023, Vendor name: SOMA BHOWMICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2023 1:47PM with Govt. Ref. No: 192022230264751841 on 23-01-2023, Amount Rs: 36,633/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326091441 on 23-01-2023, Head of Account 0030-02-103-003-02



**Debjani Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR-**  
**North 24-Parganas, West Bengal**

**SAI CONSTRUCTION**

*Haradhan Saha*  
**Partner**

of Registration under section 60 and Rule 69.  
ed in Book - I  
e number 1524-2023, Page from 37746 to 37770  
No 152400483 for the year 2023.



Digitally signed by DEBJANI HALDER  
Date: 2023.01.30 16:41:43 +05:30  
Reason: Digital Signing of Deed.

*Debjani Halder*

(Debjani Halder) 2023/01/30 04:41:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)

SAI CONSTRUCTION  
*Haradham Saha*  
Partner