

3033/21

I-2795/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 613010

7.10.2021  
 18:35 L  
 20062993/2021  
 20062993/21

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

*Salubeda*

Addl. Dist Sub-Registrar  
 Alipore, South 24 Parganas

21 OCT 2021

**DEED OF SALE**

**THIS DEED OF CONVEYANCE** is made on this the 7<sup>th</sup> day of <sup>October</sup>, 2021

**BETWEEN** \_\_\_\_\_

VIC-852

6-35 Pm

05 OCT 2021

9812

No.....Rs. **100/-** Date.....

Names: Indrajit Samanta & others,

Address: 59A, Kankulbar Road, Kolkata-700029

Vendor.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

Grantam Samanta.

2473

Grantam Samanta.

2474

- Rita Nandi

AS constituted ATTORNEY of  
Sri Sumatra Sri Kumar Nandi



2475

- Indrajit Samanta

Patla San

S/O Late R.M. San  
Aepo Police east  
Ka-27

ADDL. DIST. SUB-REGISTRAR  
ALIPORE  
7 OCT 2021  
SOUTH 24 PARGANAS  
KOLKATA-700027



**Sri Sumantra Sri Kumar Nandi**, having **Aadhaar No. 8550 4358 2001**,  
**PAN ABHPN4684P**, son of **Late Sri Kumar Nandi**, by Occupation - Service,  
by Faith - Hindu, by Nationality Indian, residing at c /o Prestige  
Shantiniketan - 19168, Whitefield Road, Bangalore North, Bangalore, P.O. &  
P.S. : Whitefield, Karnataka : 560048, represented through his Constituted  
Attorney **Smt. Rita Nandi** having **Aadhaar No. 5849 5415 5699**,  
**PAN AKLPN2977J**, wife of **Late Sri Kumar Nandi**, residing at DC 3/6  
Golf Green, Phase-1, Police Station : Jadavpur, Kolkata- 700095  
hereinafter called and referred to as the **VENDOR** (which expression shall  
unless excluded by or repugnant to the context be deemed to mean and  
include his legal heirs, executors, legal representatives, assigns and  
administrators) of the **FIRST PART**.

**AND**

1) **Sri Indrojit Samanta**, having **Aadhaar No. 7080 9405 8249**, **PAN**  
**CCUPS8488N** & 2) **Sri Gautam Samanta**, having **Aadhaar No.**  
**3214 6433 7751**, **PAN AVXPS2491K**, both are sons of **Late Debaprasad**  
**Samanta**, both are by Faith Hindu, by occupation Retired, by Nationality  
Indian, residing at 59A Kankulia Road, Police Station Gariahat, Kolkata-  
700029 hereinafter called and referred to as the **PURCHASERS** (which  
expression shall unless excluded by or repugnant to the context be deemed  
to mean and include their legal heirs, executors, legal representatives,  
assigns and administrators) of the **SECOND PART**.

WHEREAS originally Smt. Krishna Bilashini Samanta and her son Debaprasad Samanta became the joint owners in respect of ALL THAT piece and parcel of land measuring about 10 (ten) Cottahs 4(Four) Chittacks more or less with structures situate and lying at Mouza: South Gadsha, Touzi No. 1298 now 2833, Dihi: Panchannagram, Division: V , Sub-Division: K, Holding No. 148 (Old No.116), being Premises Nos. 13A & 13B ( presently 59A & 59 B) Kankulia Road, under Police Station: previously Ballygunge at present Gariahat, within the Town of Calcutta now Kolkata by virtue of a registered Deed of Partition, which was duly registered on 15<sup>th</sup> April , 1956 in the Office of the Sub-Registrar at Sealdah and recorded in Book No.1, Volume No 20 , Pages 23 to 30, Being No. 854 for the year 1956.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as joint Owners thereof each having undivided  $\frac{1}{2}$  share of the same, said Smt Krishna Bilashini Samanta and Debaprasad Samanta reconstructed the old two storied building situated at premises no. 59A Kankulia Road (formerly 13A Kankulia Road ) in the aforesaid property with additions and alterations duly sanctioned by Kolkata Municipal Corporation in the year 1976 vide plan no. B.S. 75 dated 31/07/1976 and started living therein with the members of their family.

AND WHEREAS thereafter in between the year 1978 to 1983 , said Smt Krishna Bilashini Samanta and Debaprasad Samanta sold, transferred, and conveyed entire portion of land with structures situated at premises no. 59B Kankulia Road ( formerly 13B Kankulia Road ) from the aforesaid property to different purchasers at different times after retaining for themselves only a piece of land measuring about more or less 3 cottahs 5 chittacks 10 square feet along with one two storied Building having 1593 (One thousand Five hundred ninety three ) Square feet more or less in each floor , totalling 3186 ( Three thousand One Hundred and eighty six ) Square feet more or less standing on the said land lying situated at Municipal Premises No. 59A Kankulia Road ( formerly 13A Kankulia Road ) , Police Station: Gariahat , Kolkata: 700029, within the limits of the Kolkata Municipal Corporation, under Ward No 90, bearing Assessee No 11-090-17-0158-1 which is referred to as " the said house property " .

AND WHEREAS while absolutely seized and possessed of the said property at 59A Kankulia Road , Police Station Gariahat , Kolkata 700029 as joint Owners thereof , said Smt. Krishna Bilashini Samanta died intestate on 7<sup>th</sup> October , 1988 leaving behind her surviving her one son Debaprasad Samanta and one daughter Ava Rani Nandi as her only legal heirs and successors , who jointly inherited the undivided  $\frac{1}{2}$  share of the said house property left by their mother as per Hindu Succession Act , 1956 , each having undivided  $\frac{1}{4}$ th share of the same .

AND WHEREAS thus after such inheritance , said Debaprasad Samanta became the owner of the undivided  $3/4^{\text{th}}$  share and Ava Rani Nandi became the owner of the undivided  $1/4^{\text{th}}$  share of the said house property .

AND WHEREAS while absolutely seized and possessed of the said house property as joint Owners thereof , said Smt. Ava Rani Nandi died intestate on 17<sup>th</sup> April , 2001 leaving behind her surviving her two sons namely Debkumar Nandi and Sri Kumar Nandi AND two daughters namely Shikha Chaudhuri and Susmita Mukherjee as her only legal heirs and successors , who jointly inherited the undivided  $1/4^{\text{th}}$  share of the said house property left by their mother as per Hindu Succession Act , 1956 , each having undivided  $1/16^{\text{th}}$  share of the same.

AND WHEREAS thereafter said Debaprasad Samanta died intestate on 31<sup>st</sup> March , 2002 and his wife Amita Samanta died intestate on 18<sup>th</sup> December, 2018 leaving behind them surviving their two sons namely Indrojit Samanta and Gautam Samanta who jointly inherited the  $3/4^{\text{th}}$  share of the said house property as per laws of inheritance under provisions of Hindu Succession Act , 1956 .

AND WHEREAS Sri Kumar Nandi also died intestate on 26<sup>th</sup> January , 2004 leaving behind him surviving his wife Smt. Rita Nandi and only son Sumantra Srikumar Nandi as his only legal heirs and successors , who



jointly inherited the undivided 1/16<sup>th</sup> share of the said house property left by the deceased as per Hindu Succession Act , 1956, each having 1/32<sup>nd</sup> share of the same .

**AND WHEREAS** **thus** said Sri Sumantra Nandi thus have become the lawful owner of and is lawfully seized and possessed of the undivided 1/32<sup>nd</sup> share of the entire house property being a piece and parcel of land measuring about more or less 3 cottahs 5 chittacks 10 square feet along with one two storied Building having 1593 (One thousand Five hundred ninety three ) Square feet more or less in each floor , totalling 3186 ( Three thousand One Hundred and eighty six ) Square feet more or less standing on the said land lying situated at Municipal Premises No. 59A Kankulia Road ( formerly 13A Kankulia Road ) , Police Station: Gariahat , Kolkata: 700029, within the limits of the Kolkata Municipal Corporation, under Ward No 90, bearing Assessee No 11-090-17-0158-1 which is more fully and particularly described in the **Schedule A** below.

AND WHEREAS said **Sumantra Nandi**, the **Vendor** herein , has executed a General Power of Attorney in favour of his mother Smt. Rita Nandi , wife of Late Srikumar Nandi , residing at DC 3/6 Golf Green, Phase-1, Kolkata-700095 on 06/10/2010 which was registered in the office of the Sub-Registrar at Shivajinagar, Bangalore and entered in Book no.IV, being no.92 for the year 2021/22.

700095 on 06/10/2010 which was registered in the office of the Sub-Registrar at Shivajinagar, Bangalore and entered in Book no.IV, being no.92 for the year 2021/22.

**AND WHEREAS** thus the **VENDOR** is now lawfully seized and possessed of the undivided  $1/32^{\text{nd}}$  share in the said house property measuring about 99.5 Sq. ft. of built up area more or less situated at the Premises No. 59A Kankulia Road, Police Station: Gariahat, Kolkata: 700029 within the limits of ward no. 90 of Kolkata Municipal Corporation together with impartible undivided proportionate share of land comprised in the said premises, which is more fully and particularly described in **Schedule B** below and also delineated and marked with red colour in the plan annexed hereto, free from encumbrances along with right of use and enjoyment of all common amenities and facilities with other co-owners .

**AND WHEREAS Sri Sumantra Nandi** , the Vendor above named , intends to sell out the undivided  $1/32^{\text{nd}}$  share in the said house property i.e. undivided  $1/32^{\text{d}}$  share of land measuring more or less 3 (Three) Cottahs 5 (Five) Chittacks 10 (Ten) Square Feet together with undivided  $1/32^{\text{nd}}$  share of house, which comes about 99.5 Sq. ft. of built up area more or less situated at the Premises No. 59A Kankulia Road, Police Station: Gariahat, Kolkata: 700029 within the limits of ward no. 90 of Kolkata Municipal Corporation together with impartible undivided proportionate share of land comprised in the said premises, which is more fully and particularly



other co-owners for consideration of a sum of Rs. 1,00,000/- (Rupees One Lakh) only.

**AND WHEREAS Sri Indrojit Samanta and Sri Gautam Samanta** , the Purchasers above named , after being satisfied with the right, title and interest of the Vendor over the said undivided  $1/32^{\text{nd}}$  share of land measuring more or less 3 cottah 5 chittak 10 sq. ft which comes to undivided 75 Sq.Ft. more or less together with undivided  $1/32^{\text{nd}}$  share of the two storied Building which comes about 99.5 Sq. ft. more or less i.e. in each floor 49.78 Sq.Ft. more or less situated at the Premises No. 59A Kankulia Road, Police Station: Gariahat , Kolkata: 700029 within the limits of ward no. 90 of Kolkata Municipal Corporation together with impartible undivided proportionate share of land comprised in the said premises, which is more fully and particularly described in **Schedule B** below and also delineated and marked with red colour in the plan annexed hereto, free from encumbrances along with right of use and enjoyment of all common amenities and facilities with other co-owners and the Vendor has agreed to sell the same under certain terms and conditions as mentioned hereunder.

**NOW THIS INDENTRUE WITNESSETH** that in consideration of the premises aforesaid and in consideration of the said sum of **Rs. 1,00,000/- (Rupees One Lakh ) only** paid to the Vendor by the purchasers as per memo of consideration hereinafter written (the receipt whereof the vendor

does hereby admit and acknowledge ) and from the payment of the same and every part thereof the vendor does hereby forever acquit, release, exonerate and discharge the purchasers and the said undivided 1/32<sup>nd</sup> share in the house property hereby intended to be sold together with undivided proportionate share or interest in the land and common areas comprised in the said premises AND the Vendor as beneficial owner does hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchasers **ALL THAT the** undivided 1/32<sup>nd</sup> share of land measuring more or less 3 cottah 5 chittak 10 sq. ft which comes to undivided 75 Sq.Ft. more or less together with undivided 1/32<sup>nd</sup> share of the two storied Building which comes about 99.5 Sq. ft. more or less i.e. in each floor 49.78 Sq.Ft. more or less situated at the Premises No. 59A Kankulia Road, Police Station: Gariahat , Kolkata: 700029 within the limits of ward no. 90 of Kolkata Municipal Corporation together with impartible undivided proportionate share of land comprised in the said premises, which is more fully and particularly described in **Schedule B** below and also delineated and marked with red colour in the plan annexed hereto, free from encumbrances along with right of use and enjoyment of all common amenities and facilities with other co-owners along with the easement right of use of common passage for egress from and ingress into the said house from the Municipal Road together with enjoyment of rights and benefits in respect of common parts, common amenities and common convenience relating thereto as mentioned in the **Schedule C** below and all common

easements including reciprocal easements **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof **AND TO HAVE AND HOLD** the same unto and to the use of the Purchasers, their heirs, executors, administrators, representatives and assigns as the

**NOW THE VENDOR HEREBY COVENANTS WITH THE PURCHASERS AS FOLLOWS:**

**THAT** notwithstanding any act, deed heretofore done or knowingly suffered to the contrary, the Vendor has good and absolute right, title and absolute authority to grant, convey, sell, transfer, assign and assure unto and to the use of the Purchasers absolutely and forever the said undivided 1/32<sup>nd</sup> share in the house property as described in **Schedule B** below and also delineated and marked with red ink in the plan annexed hereto free from all encumbrances, charges, liens, lispendences, demands, claims and whatsoever along with all rights, privileges and appurtenances belonging thereto to the Purchasers in the manner aforesaid.

**THAT** the Vendor herein shall and will at all times indemnify and keep indemnified and keep harmless the Purchasers against any demand or claim whatsoever from the Vendor and/or any person claiming through them in respect of the said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B sold and conveyed hereby and the Purchasers shall hereafter peaceably hold and possess the said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B without any interference, hindrance or obstruction in the matter of Purchasers' occupation and the



Vendor shall make good the Purchasers of all losses, costs and expenses that may accrue or to be incurred by reason of any defect and deficiency that may be found or detected in right, title, or interest of the Vendor.

**THAT** all taxes, land revenue and other imposition paying in respect of the said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B unto the date of these presents have been fully paid by the Vendor and if any portion of such be found to have been remain unpaid for the period unto the date hereof, the same shall be decreed to be the liability of the Vendor and also realizable from the Vendor.

**THAT** the Vendor shall at all times do and execute at the cost and expenses of the Purchasers all such further acts, deeds, things and assurances as may be reasonably required by the Purchasers for the better or further affecting and assuring the conveyance hereby sold and conveyed AND the Vendor shall allow inspection of the original title deeds to the Purchasers as and when required and to supply the copies whereof to extract there from to the Purchasers and keep the documents safe and unobliterated.

**THAT** the Vendor does hereby accord his consent for mutation, separation and/or apportionment of the said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B in the records of Kolkata Municipal Corporation and all Government and/or semi- Government and/or other statutory body and/or authority, in favour of the Purchasers.

**AND THE PURCHASERS DO THE HEREBY COVENANT WITH THE  
VENDOR AS FOLLOWS :-**

1. The Purchasers shall use the said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B only for residential purpose and not for any illegal or immoral purpose;
2. The purchasers shall not throw, accumulate or cause to be thrown or accumulated any dirt, rubbish, rages other refuse or permit the same to be thrown or allow the same to be accumulated in the said portion or in the floor or in the compound or any portion of the said building.
3. The Purchasers shall apply for and obtain mutation in their names as owners in the relevant municipal records at their own costs and expenses.
4. Until said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B be mutated in purchasers' names the municipal rates, taxes from the date of the execution of this Deed of Conveyance in respect of the flat shall be paid by the Purchasers to the Vendor or to be paid by the Purchasers directly to K.M.C. on behalf of the Vendor .

5. The purchasers shall get supply of water from overhead water tank on the roof of the building and underground water reservoir.
6. The switch by which the pump is operated is installed in common areas to which the Purchasers shall have access at all times of the day.

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

1. That the purchasers shall be entitled to exclusive ownership , possession and enjoyment of the said undivided 1/32<sup>nd</sup> share in the house property together with undivided proportionate share in land comprised in the said premises together with all benefits, rights and facilities as herein specifically provided and the undivided 1/32<sup>nd</sup> share hereby conveyed to the purchasers shall be heritable and transferable as other immovable properties with right to sell, mortgage, lease and/or rent out the said undivided 1/32<sup>nd</sup> share in the house property as described in Schedule B together with undivided proportionate share in land without any hindrance or interference from the Vendor or other occupiers of the building.



2. The undivided share in the land conveyed by this deed shall always remain impartible.
3. The Purchasers shall pay proportionate maintenance charges for running the pump, motor, clearing the sewerage and repairing the pump motor as and when required.

**THE SCHEDULE A ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about more or less 3 cottahs 5 chittacks 10 square feet along with one two storied Building having 1593 (One thousand Five hundred ninety three ) Square feet more or less in each floor , totalling 3186 ( Three thousand One Hundred and eighty six ) Square feet more or less standing on the said land lying situated at Municipal Premises No. 59A Kankulia Road ( formerly 13A Kankulia Road ) , Police Station: Gariahat , Kolkata: 700029, within the limits of the Kolkata Municipal Corporation, under Ward No 90, bearing Assessee No 11-090-1 and is butted and bounded by:

North: Premises no. 58C Kankulia Road  
South: 20' wide Kankulia Road  
East: Premises no. 59B Kankulia Road  
West: Kankulia Road

**SCHEDULE B ABOVE REFERRED TO  
(Particulars of the portion hereby sold and conveyed)**

**ALL THAT** undivided  $1/32^{\text{nd}}$  share of land measuring more or less 3 cottah 5 chittak 10 sq. ft which comes to undivided 75 Sq.Ft. more or less together with undivided  $1/32^{\text{nd}}$  share of the two storied Building which comes about 99.5 Sq. ft. more or less i.e. in each floor 49.78 Sq.Ft. more or less ( 45 years old ), with mosaic floor and without lift facility , situated at the Premises No. 59A Kankulia Road, Police Station: Gariahat , Kolkata: 700029 within the limits of ward no. 90 of Kolkata Municipal Corporation together with impartible undivided proportionate share of land comprised in the said premises,, which is delineated and marked with red ink in the plan annexed hereto.

**THE SCHEDULE C ABOVE REFERRED TO**

**(common parts, common amenities and common conveniences)**

1. Roof, Staircase and staircase landings, Overhead Tank, underground water reservoir, electric pump, switch board, electric meter box and common plumbing installation, electric motor etc.
2. Entrance to the building (egress and ingress to and from the building) and side passage of the building, outside walls of the building, common sewerage lines and common water lines and common electric lines.

**IN WITNESS WHEREOF** the Parties hereto have set and subscribed their respective hands and seals the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the Parties in presence of:

**WITNESSES:**

1. *Gautam Samanta*  
w/o Gautam Samanta  
59A, Kankaria Road  
Kolkata - 700029

2. *Subhasis Borua*  
1/26 Netaji Nager  
Kankaria

*Rita Nandi*  
RITA NANDI

As Constituted Attorney of  
*Sri Kumar*  
SRI SUMANTRA NANDI  
VENDOR

*Partha Sana*

*Indrojit Samanta*  
INDROJIT SAMANTA

*Gautam Samanta,*  
GAUTAM SAMANTA

**PURCHASERS**

Drafted by me,  
*Partha Sana*  
Deed writer  
I. NO-132/2013

Attestate  
Acupro police court  
Nov-27.



### MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned consideration money of Rs. 1,00,000/- (Rupees One Lakh ) only in the following manner:

By cash

Rs. 1,00,000/

WITNESSES:

1. *Rita Nandi*  
M/o Gantan Sumantra  
59A, Kankulia Road  
Kolkata - 700 29
2. *Sumantra Nandi*  
1/26 Netaji Park  
Kolkata - 92

*Rita Nandi*

RITA NANDI

As Constituted Attorney of

**SUMANTRA NANDI**

**VENDOR**



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name RITA NANDI  
Signature Rita Nandi



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name INDROJIT SAMANTA  
Signature Indrojit Samanta



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name GAUTAM SAMANTA  
Signature Gautam Samanta

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Addl. Dist. Sub-Registrar  
Alipore  
- 7 Oct 2021  
South 24 Parganas  
Kolkata- 700027







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052002006793/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDROJIT SAMANTA 59A KANKULIA ROAD, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Buyer			<i>Indrojit Samanta</i> 07/10/2021
2	Mr GAUTAM SAMANTA 59A KANKULIA ROAD, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Buyer			<i>Gautam Samanta</i> 07/10/21
3	Smt RITA NANDI DC 3/6 GOLF GREEN, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700095	Attorney of Seller [Mr SUMANT RA SRI KUMAR NANDI]			<i>Rita Nandi</i> 07.10.21



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr INDROJIT SAMANTA, Mr GAUTAM SAMANTA, Smt RITA NANDI			

  
(Sukanya Talukdar)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal

Handwritten text, possibly a name or title, written vertically in the upper left quadrant.





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

GRN Details

GRN: 192021220093205451      Payment Mode: Online Payment  
GRN Date: 05/10/2021 17:13:22      Bank/Gateway: HDFC Bank  
BRN : 1582070710      BRN Date: 05/10/2021 17:10:34  
Payment Status: Successful      Payment Ref. No: 2002006793/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUN ENTERPRISE  
Address: 21/7, ASWINI DUTTA ROAD  
Mobile: 9830555565  
Email: t.kamdar89@gmail.com  
Depositor Status: Buyer/Claimants  
Query No: 2002006793  
Applicant's Name: Mr PARTHA SANA  
Identification No: 2002006793/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002006793/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	19955
2	2002006793/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	4998
			<b>Total</b>	<b>24953</b>

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FIFTY THREE ONLY.


**ভারত সরকার**  
**Government of India**



নিতা নন্দী  
Rita Nandi  
পিতা : সিসির কুমার সেন  
Father : Sisir Kumar Sen  
জন্মতারিখ / DOB : 11/05/1949  
মহিলা / Female



5849 5415 5699

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আমার আধার, আমার পরিচয়

*Rita Nandi*


**ভারত সরকার**  
**Unique Identification Authority of India**

ঠিকানা:  
এস/এ. সীকুমার নন্দী,  
ডিবি-৩-৬, গল্ফ গ্রীন, কোলকাতা  
গ্রীন, কোলকাতা, পশ্চিম বঙ্গ,  
৭০০০৯৫

Address:  
W/O Siskumar Nandi, DC36,  
GOLF GREEN, Golf Green,  
Kolkata, Golf Green, West Bengal,  
700095

5849 5415 5699

  
1947

  
help@uaid.gov.in

  
www.uaid.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RITA NANDI

SISIR SEN

11/05/1949

Permanent Account Number

AKLPN2977J

*Rita Nandi*

Signature



*Rita Nandi*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় আইডি / Enrollment No.: 1040/21040/03883

To:  
পৌত্রম সামন্ত  
Gautam Samanta  
50A KANKULIA ROAD  
Sarat Bose Road  
Sarat Bose Road  
Circus Avenue Kolkata  
West Bengal 700029

28/10/2013  
61910845



MN619108456FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3214 6433 7751**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



পৌত্রম সামন্ত  
Gautam Samanta  
পিতা : দেবপ্রসাদ সামন্ত  
Father : Debaprasad Samanta  
জন্মতারিখ / DOB : 26/09/1954  
পুরুষ / Male



**3214 6433 7751**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GAUTAM SAMANTA  
DEBA PRASAD SAMANTA

28/09/1954  
Permanent Account Number  
AVXPS2491K



*Gautam Samanta*  
Signature



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

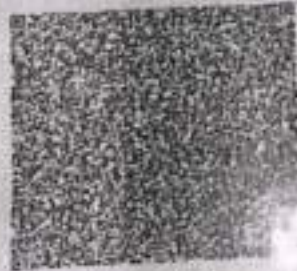
Enrolment No.: 0102/61655/00136

Download Date: 09/06/2021

To  
Indrojit Samanta  
C/O: Debaprasad Samanta  
59/A  
KANKULIA ROAD  
Sarat Bose Road  
Sarat Bose Road  
Kolkata West Bengal - 700029  
9674562762

Issue Date: 23/07/2021

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**7080 9405 8249**

VID : 9103 3693 3149 0218

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 08/08/2021



Indrojit Samanta  
Date of Birth/DOB: 09/06/1950  
Male/ MALE

Issue Date: 23/07/2021

**7080 9405 8249**

VID : 9103 3693 3149 0218

मेरा आधार, मेरी पहचान



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

INDROJIT SAMANTA  
DEBAPRASAD SAMANTA

09/09/1950  
Permanent Account Number

CCUPS8488N

*Indrojit Samanta*  
Signature





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



E-Aadhaar Letter

ಯಂತ್ರದ ಸಂಖ್ಯೆ/Enrolment No.: 0000/00224/33517

*Jhandi*  
27/07/2021

Date: 01/09/2015

Sumantra Nandi (ಸುಮಂತ್ರ ನಂದಿ)

ಮಾಹಿತಿ

C/O., Prestige Shantiniketan - 19168, Whitefield Road,  
Near Ipl, Whitefield, Bangalore North, Bengaluru,  
Karnataka - 560048

- ಆಧಾರ್ ಸುರಕ್ಷಿತವಾದ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದ್ದಲ್ಲ
- ನಿಮ್ಮ ಸುರಕ್ಷತೆಯ ಭಾರವು ಪಾಲಿಸುವುದೇನು ಈ ಆಧಾರ್ ಮೂಲಕ ಪರಿಶೀಲಿಸಿ
- ಯಶಸ್ವಿ ನಿಲ್ ಪತ್ರವು ಮೂಲಕ ಮುದ್ರಿತವಾದ ನಿಮ್ಮ ಸ್ವಾಗತ ಪಾಪರ್ ಆದಾಗಿದೆ

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ/ Your Aadhaar No.:

8550 4358 2001



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

ಆಧಾರ್-ಶ್ರೀ ಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

Signature valid  
Digitally signed by SUMANTRA NANDI  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2015.09.01 12:42:35 IST

1847 1888 330 1007 help@uidai.gov.in www.uidai.gov.in

- ಆಧಾರ್ ಲೇಖನವು ಒಂದು ಮಾತ್ರವಾಗಿರುತ್ತದೆ.
- ಆಧಾರ್ ನಿರ್ಮಿಸಲು ಒಂದು ಬಾರಿ ಮಾತ್ರ ದಾಖಲಿಸುವುದು ಅಗತ್ಯವು.
- ದಾಖಲಿಸಿದ ನಿಮ್ಮ ಮೊಬೈಲ್ ಸಂಖ್ಯೆ ಮತ್ತು ಇ-ಮೇಲ್ ವಿಳಾಸವನ್ನು ತಿಳಿಸಿ ಅವುಗಳನ್ನು ಉಪಯೋಗಿಸುವುದು ಭವಿಷ್ಯದಲ್ಲಿ ಅನೇಕ ಸೇವೆಗಳನ್ನು ದೊರಕಿಸಲು ಇದು ನಿಮಗೆ ಸಹಾಯಕವಾಗಿದೆ.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार  
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ಸುಮಂತ್ರ ನಂದಿ  
Sumantra Nandi  
ಜನ್ಮ ದಿನಾಂಕ/ DOB: 05/12/1975  
ಲಿಂಗ / GENDER: MALE



ವಿಳಾಸ:  
Address:  
C/O. ಪ್ರೆಸ್ಟಿಜ್ ಶಾಂತಿನಿಕೇತನ್  
- 19168, ವೈಟ್‌ಫೀಲ್ಡ್ ರೋಡ್,  
ಬೆಂಗಳೂರು ನಗರ, ಬೆಂಗಳೂರು,  
ಕರ್ನಾಟಕ - 560048

8550 4358 2001 8550 4358 2001

ಆಧಾರ್-ಶ್ರೀ ಸಾಮಾನ್ಯನ ಅಧಿಕಾರ Aadhaar-Aam Admi ka Adhikar

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

ABHPN4684P



पति का नाम

SUMANTRA SRIKUMAR NANDI

पति का नाम / FATHER'S NAME

SRIKUMAR NANDI

जन्म तिथि / DATE OF BIRTH

05-12-1975

प्रमुख हस्ताक्षर

अधीन निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त (कंप्यूटर फेल्ड),  
सी-13, प्रत्यक्षकार भवन,  
बान्द्रा-कुर्ला कॉम्प्लेक्स,  
मुंबई - 400 051.

In case this card is lost/missing, kindly inform/return to  
the issuing authority :  
Commissioner of Income-Tax (Computer Operations),  
C-13, Pratyakshakar Bhavan,  
Bandra-Kurla Complex,  
Mumbai - 400 051.

*Jhandi*



Seal of the District Registrar  
South 24 Parganas  
West Bengal

NAME Partha Sana

FATHER'S NAME Lakshminarayana Sana

FULL ADDRESS 11- Chakbhagabati

P.O. - Joangori, P.S. - Uluberia

District - Hooghly



**UNDER THE POWERS**

Conferred by the West engal Registration (Deed Writers) Rules 1982, the District Registrar, South 24 Parganas is pleased to issue this licence

DR L. A. D. S. R. - A. L. P. O. M.

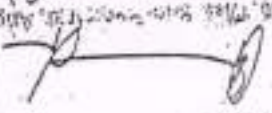
To practice as a Deed writer in

Partha Sanyal

His Licence No. At. f. - 132 Orf

Place: District Registrar South 24 Parganas  
 Dated: 19.6.2013 19.6.2013

**ENDORSEMENTS OF RENEWAL**

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1.	19/6/13	Rs 25 deposited through in C.A. vide order dt. 19.4.13 Rs 15 deposited in C.A. vide order dt. 29.4.13 Rs 15 deposited in District no-15 dt. 25.11.14 Rs. 15 deposited in Court for the Court	19/6/13 31/12/13 31/12/14 31/12/15 31/12/16	 District Registrar South 24 Parganas	New issue book issued vide L.O. no 2034/Dof dt. 16/07/14. b.13 District Registrar South 24 Parganas 19/6/13 District Registrar South 24 Parganas 19/6/13 District Registrar South 24 Parganas 19/6/13

### Major Information of the Deed

Deed No :	I-1605-02725/2021	Date of Registration	21/10/2021
Query No / Year	1605-2002006793/2021	Office where deed is registered	
Query Date	03/10/2021 10:02:06 AM	1605-2002006793/2021	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 4,98,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,055/- (Article:23)	Rs. 4,998/- (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.- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Moni Mukherjee Road Crossing – Jyoti Housing (Premises no, 41-59, 96-149)) , , Premises No: 59A, , Ward No: 090 Pin Code : 700029

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	75 Sq Ft	60,000/-	4,21,876/-	Property is on Road
<b>Grand Total :</b>				.1719Dec	<b>60,000 /-</b>	<b>4,21,876 /-</b>	

#### 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.	40,000/-	76,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 50 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>40,000 /-</b>	<b>76,500 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUMANTRA SRI KUMAR NANDI</b> Son of Mr SRI KUMAR NANDI DC 3/6, GOLF GREEN, City:- , P.O:- GALF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx4P, Aadhaar No: 85xxxxxxxx2001, Status :Individual, Executed by: Attorney Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr INDROJIT SAMANTA</b> Son of Late DEBAPRASAD SAMANTA 59A KANKULIA ROAD, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CCxxxxxx8N, Aadhaar No: 70xxxxxxxx8249, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 . Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Pvt. Residence
2	<b>Mr GAUTAM SAMANTA (Presentant )</b> Son of Late DEBAPRASAD SAMANTA 59A KANKULIA ROAD, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVxxxxxxK, Aadhaar No: 32xxxxxxxx7751, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 . Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt RITA NANDI</b> Wife of Late SRI KUMAR NANDI DC 3/6 GOLF GREEN, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AKxxxxxx7J,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr SUMANTRA SRI KUMAR NANDI

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr INDROJIT SAMANTA, Mr GAUTAM SAMANTA, Smt RITA NANDI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUMANTRA SRI KUMAR NANDI	Mr INDROJIT SAMANTA-0.0859376 Dec,Mr GAUTAM SAMANTA-0.0859376 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUMANTRA SRI KUMAR NANDI	Mr INDROJIT SAMANTA-50.00000000 Sq Ft,Mr GAUTAM SAMANTA-50.00000000 Sq Ft



On 07-10-2021

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

Presented for registration at 18:35 hrs on 07-10-2021, at the Private residence by Mr GAUTAM SAMANTA , 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 4,98,376/-

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


Execution is admitted on 07/10/2021 by 1. Mr INDROJIT SAMANTA, Son of Late DEBAPRASAD SAMANTA, 59A KANKULIA ROAD, P.O: GARIAHAT, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mr GAUTAM SAMANTA, Son of Late DEBAPRASAD SAMANTA, 59A KANKULIA ROAD, P.O: GARIAHAT, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Executed by Attorney**

Execution by Smt RITA NANDI, , Wife of Late SRI KUMAR NANDI, DC 3/6 GOLF GREEN, P.O: GOLF GREEN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by profession House wife as the constituted attorney of Mr SUMANTRA SRI KUMAR NANDI DC 3/6, GOLF GREEN, P.O: GALF GREEN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095 is admitted by him

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 18-10-2021

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,998/- ( A(1) = Rs 4,984/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 4,998/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2021 5:15PM with Govt. Ref. No: 192021220093205451 on 05-10-2021, Amount Rs: 4,998/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1582070710 on 05-10-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 19,955/- and Stamp Duty paid by by online = Rs 19,955/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2021 5:15PM with Govt. Ref. No: 192021220093205451 on 05-10-2021, Amount Rs: 19,955/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1582070710 on 05-10-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 21-10-2021

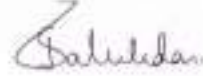
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 19,955/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9812, Amount: Rs.100/-, Date of Purchase: 05/10/2021, Vendor name:  
SUBHANKAR DAS



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 112828 to 112865

being No 160502725 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2021.10.22 12:13:32 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/10/22 12:13:32 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)