

SL-3352

13929

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

E 209535

E 209535

v/c NO. 129 dt 13.8.19

Q. No 1310764

Certified that the document admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. Dist. Sub-Registrar
Sadar Cooch Behar

27 AUG 2019

Tapan K. Ghosh

DEED OF CONVEYANCE

Serial No. 1424 Date 14/8/19
Name of Vender modern Builders
Address of Vender CoB
Stamp Purchased from Cooch Behar Treasury +1
Date of Purchased from Treasury - 5 AUG 2019.

~~Kamal Prasad Pal~~
Stamp Vender, Cooch Behar Sadar
Licence No. - 7213 of 1991-92
Date 14/8/19

Tapan Kr Bhattacharya



306
17/08/19

Tapan Kr Bhattacharya



[Signature]

Addl Dist. Sub-Registrar
Sadar Cooch Behar

17-8-19



307
17/08/19

Helen Bhattacharya
wife of Shri Uday Kumar Bhattacharya
of Siddhi Apartment, 1258 Narandipally
Garia Main Road, Flat 1B
Kolkata 700103.

Tapan Kumar Bhattacharya.

| | |
|--------------------------------------|---|
| DISTRICT | : Cooch Behar |
| POLICE STATION | : Kotwali |
| MOUZA | : Sahar Cooch Behar |
| AREA OF PROPERTY | : Land measuring 0.078 Acres (7.8 Decimals) along with undivided share of the building measuring 1100 Sq. Ft. situated at the East of Khudiram Sarani Ward No. 19, Cooch Behar Town, P.S. Kotwali, P.O. & Dist. Cooch Behar, W.B. |
| TOTAL CONSIDERATION OF THE PROPERTY | : Rs. 60,00,000.00 (Rupees Sixty Lakh) Only |
| GOVT. ASSESSED VALUE OF THE PROPERTY | : Rs. 1,11,31,361.00 (Rupees One Crore Eleven Lakhs Thirty One Thousand Three Hundred Sixty One) Only |

THIS DEED OF CONVEYANCE is made this the 17th day of August, 2019.

BETWEEN

MR. TAPAN KUMAR BHATTACHARYA, PAN- AYPPB9251K, S/O Late Dr. Shibendra Kumar Bhattacharya, by occupation Business, Nationality Indian of Kshudiram Sarani, Ward No. 19, Cooch Behar Town, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin- 736101, West Bengal, hereinafter shall be referred to as the "**VENDOR**" of the **FIRST PART**.

AND

MODERN BUILDERS, A Partnership Firm, PAN AATFM2107K, Office at Hitendra Narayan Road, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, Represented by its partners namely i) Sri Sekhar Guha Roy, S/O Late Badal Chandra Guha Roy of Ward no. 11, Nara Narayan Road, Cooch Behar town, P.S. Kotwali, P.O. & Dist. Cooch Behar,

Tapan K. Bhattacharya

West Bengal, ii) Sri Subhajit Datta, S/O Sri Sudhir Chandra Datta of Kharimala Khagrabari, Rajen Tepathi, P.O. Nilkuthi, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, iii) Sri Amit Kumar Ghosh, S/O Sri Asit Kumar Ghosh of 52, Hitendra Narayan Road, P.S. Kotwali, P.O. & Dist. Cooch Behar, West Bengal, All by Caste Hindu, by Occupation Business, Nationality Indian, hereinafter shall be referred to as the "PURCHASER" of the **SECOND PART**.

The parts herein i.e. the **FIRST PART** and **SECOND PART** shall include their respective legal heirs/legal Representatives, assignees, representatives, substitutes, constituted Attorney and/or any person or persons legally claiming under them in any capacity in any capacity what so ever.

WHEREAS the father of the **VENDOR** herein namely Shibendra Kumar Bhattacharya, S/O Late Rajendra Chandra Bhattacharya was the owner and possessor of the land measuring **0.155 Acres (15.5 Decimals)** recorded in his name in **R.S. Khatian No. 2148** falling in **R.S. Plot No. 6201** corresponding to **L.R. Plot No. 8371** of Mouza Sahar Cooch Behar, P.S. Kotwali, Dist. Cooch Behar. That said Shibendra Kumar Bhattacharya during his life time was the 100% owner of said land measuring 0.155 Acres (15.5 Decimals) falling in **R.S. Plot No. 6201** of Mouza Sahar Cooch Behar, P.S. Kotwali, Dist. Cooch Behar. Thereafter said Shibendra Kumar Bhattacharya also constructed Double storied residential building as per sanctioned building plan being no. 701 dated 15.01.1956 of Cooch Behar Municipality, Cooch Behar upon a portion of the said land and thereafter he started owning and possessing the said land and building having his right, title, interest and possession upon the

Tapan Kumar Bhattacharya

said landed properties without any hindrance from any corner whatsoever and free from all encumbrances.

AND WHERE AS while said Late Shibendra Kumar Bhattacharya was so owning and possessing his said entire land and the residential building situated therein, he died on 17.04.1988 leaving behind his wife Late Radha Bhattacharya, his three sons namely Arun Kumar Bhattacharya, Uday Kumar Bhattacharya & Tapan Kumar Bhattacharya and one daughter namely Sutapa Bhaduri (nee Bhattacharya) as his sole legal heirs.

AND WHERE AS while all of them started owning and possessing the said landed properties having their right, title, interest and possession upon the said landed properties, the said total landed properties measuring **0.155 Acres** have been mutated in their respective names in equal shares in **L.R. Khatians No. 7921, 598, 1323, 3080 and 9651** respectively i.e. land measuring **0.031 Acres** each falling in **L.R. Plot No. 8371**, Classified as BASTU of Mouza Sahar Cooch Behar, P.S. Kotwali, Dist. Cooch Behar.

AND WHEREAS thereafter said Radha Bhattacharya, W/O Late Shibendra Kumar Bhattacharya also died on 12/07/2004. As such after death of said Radha Bhattacharya said Arun Kumar Bhattacharya, Uday Kumar Bhattacharya & Tapan Kumar Bhattacharya and Sutapa Bhaduri (nee Bhattacharya) became the joint owners and possessors having their right, title and possession upon the said landed properties. As such after death of said Radha Bhattacharya, said Arun Kumar Bhattacharya, Uday Kumar Bhattacharya & Tapan Kumar Bhattacharya and Sutapa Bhaduri (Nee Bhattacharya) (04 legal heirs) became the joint owners and

Tapan K. Bhattacharya

possessors having their right, title and possession upon the said landed properties.

AND WHEREAS out of the aforementioned 04 (four) property owners herein, said only daughter Mrs. Sutapa Bhaduri (nee Bhattacharya) gifted her entire shares of the land which she got by way of inheritance on the death of her parents i.e. land measuring 0.03875 Acres (3.875 Decimals) and her share of residential building measuring 550 sq. ft. out of the total standing residential building measuring 2200 sq. ft. therein in favour of her brother Mr. Tapan Kumar Bhattacharya and delivered possession in presence of witnesses and executed and registered the Gift Deed according to law through the Regd. Deed of Gift being no. I 080203694 for the year 2019, executed on 09/08/2019, entered in Book no. I, Volume no. 0802-2019, page from 54525 to 54560 of the office of the Additional District Sub-Registrar, Sadar, Cooch Behar.

AND WHEREAS after acquiring said gifted landed property along with his own share which he got on the death of his parents, said Tapan Kumar Bhattacharya became the owner and possessor of total **land measuring 0.078 acres**, recorded in his name in **L.R. Khatian No. 3080** falling in **L.R. Plot No. 8371**, classified as Bastu and undivided share of his total residential building measuring 1100 sq. ft, which he is owning and possessing jointly along with other two co-sharers having his valid right, title and interest therein and free from all encumbrances without any hindrance from any corner whatsoever.

AND WHEREAS now due to urgent need of money the VENDOR herein offered to sale the mentioned below land and the proportionate area (50% area) of old double storied ancestral

Tapan K. Kulkarni

transferees, attorneys, executors and or any person claiming under the VENDOR in any manner or in any capacity whatsoever upon the said property as described in Schedule 'A' hereunder.

3. That the PURCHASER will pay all sorts of taxes to Govt., Semi-Govt., Quasi Govt., Local Bodies, Local Authorities or to any other Authority concern, establishment having right to impose such taxes for occupation of the property as owner from the date of purchase of property herein, but no such rent, revenue or tax or any amount shall be payable by the PURCHASER prior to the date of execution of this Deed and all such amounts are payable by the VENDOR and in case of his default those shall be recoverable from him or from his estate or other properties.

4. That in case of any hindrance of enjoyment and possession of the properties with full right, title and interest by the PURCHASER due to lack of jurisdiction and/or competence of the VENDOR to transfer the right, title, interest and delivery of possession of the 'A' Schedule property or if such right, title, interest or possession of the PURCHASER upon the said property or any portion thereof be clouded and jeopardized the VENDOR binds himself and shall remain liable to pay the entire consideration amount of the property including the entire amount of stamp value, registration expenses, legal fees, all incidental charges and all costs of construction if further done upon the land including costs of all types of damages along with interest as per the rate of fixed deposit of any Nationalized Bank.

5. That after execution of this DEED and if necessary in future, the VENDOR also shall be bound to make one or more Rectification Deed,

Tajpur for Bhaskar

Supplementary Deed or the like in favour of the PURCHASER in connection with the property purchased by the purchaser by this DEED.

6. That the PURCHASER will mutate its name with Government, Local Authority or any other Authority and shall enjoy the land mentioned in the Schedule 'A' of this Deed on payment of rents, revenues, taxes etc. in its name.

7. That on and from this day the VENDOR loses all his rights, title, interest and possession of the property as described in Schedule 'A' below which absolutely devolves upon the PURCHASER.

SCHEDULE "A"

(DESCRIPTION OF THE PROPERTY SOLD HEREIN)

All that piece or parcel of **land measuring 0.078 Acres (7.8 Decimals)** out of total land measuring 0.155 Acres situated District Cooch Behar, P.S. Kotwali, Mouza Sahar Cooch Behar, Thak No. 914, J.L. No. 130 appertaining to **R.S. Khatian No. 2148** of annual rental Rs. 35.00 only, falling in **R.S. Plot No. 6201**, corresponding to **L.R. Khatian No. 3080** falling in **L.R. Plot No. 8371**, Classified as BASTU, under Municipal **Holding No. 532** under Municipal **Ward No. 19** of Cooch Behar Municipality, Cooch Behar.

Upon a portion of the above mentioned total land, more than 63 years old two storied ancestral residential building is situated. In the said residential building **(50% area) measuring 1100 Sq. Feet area i.e. (550 Sq. Ft. at the Ground Floor and 550 Sq. Ft. at the First floor)** having cemented roof, cemented floor and brick built walls is part of the property sold herein.

Tapan K. Shukla

The above undivided property is butted and bounded as follows:-

To the North :- House of Kaustav Pal,

To the South :- Mamata Apartment,

To the East :- Saha Palace,

To the West:- Khudiram Sarani

Through this Regd. Deed of Conveyance land measuring 0.078 Acres and residential building measuring 1100 Sq. Feet area are sold herein.

Road Zone: Prince Victor Nritendra Narayan Road (P.V.N.N.)

A sketch map in separate sheet showing the property in GREEN colour is attached herewith which shall also form as part of this DEED.

This Deed is prepared upon impressed stamp of Rs. 5,000.00 (Rupees Five Thousand) only and the balance amount towards balance Stamp value and registration fees are deposited through e-Challan of State Bank of India, Cooch Behar Branch, Cooch Behar.

The impression of ten fingers of the VENDOR and representative of the PURCHASER with their respective photographs and signatures are attached herewith in different sheets shall also form Part of this Deed.

IN WITNESSES WHEREOF, THE VENDOR AND THE PURCHASERS, DO
HEREUNTO SET AND SUBSCRIBED THEIR HANDS ON THESE PRESENTS
ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :-

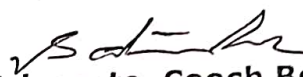
1) Helen Bhattacharya
wife of Shri Uday Kumar Bhattacharya
of Siddhi Apartment, 1258
Narendrapally, Garia Main Rd.
Flat 1B Kolkata 700103.

2) Hridaykumar Bhattacharya
Son of Late Dr. Sibendra Kumar
Bhattacharya. of Siddhi Apartment,
1258 Narendrapally, Garia Main Rd.
Flat - 1B. Kolkata - 700103.

Tapan Kr Bhattacharya

Signature of the **VENDOR** of the
FIRST PART.

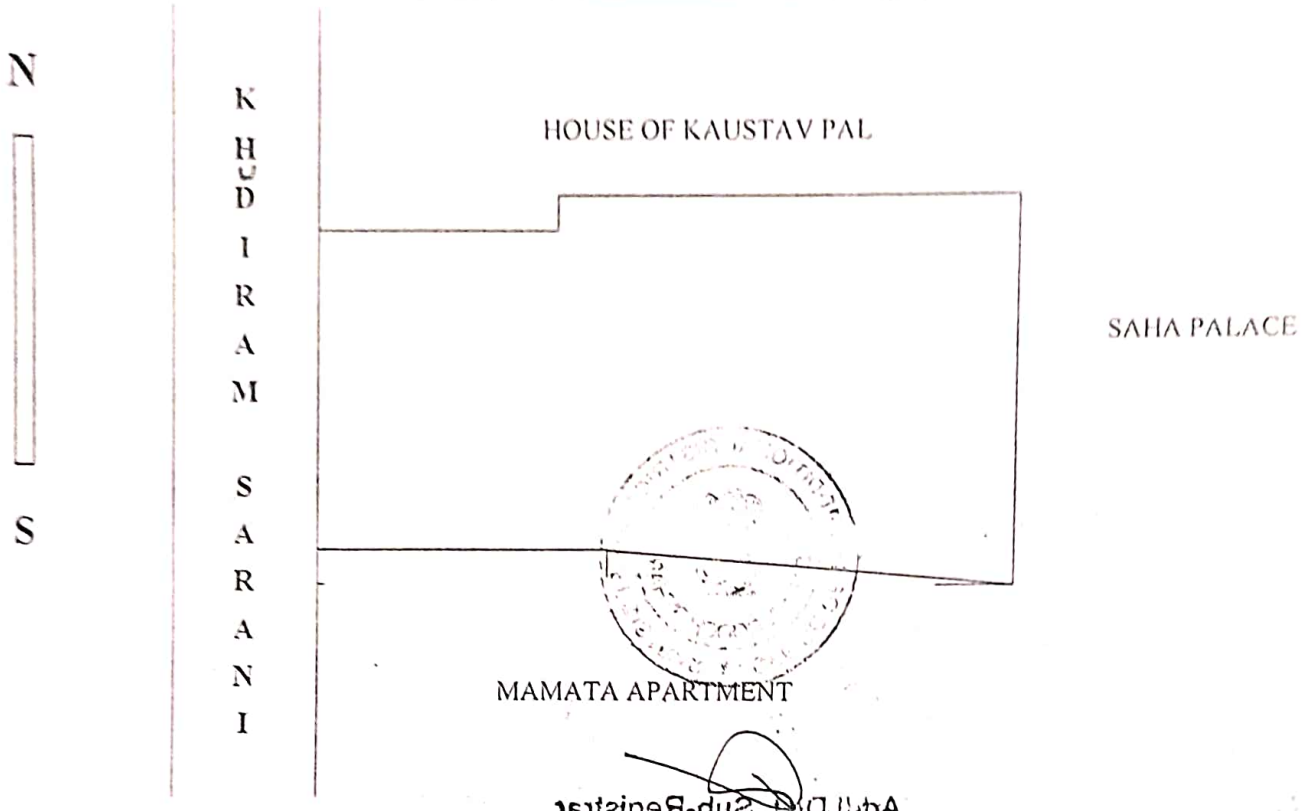
Drafted by me as per instructions of
the parties and Typed in my office
and then read over and explained to
all the parts of this deed by me in
presence of the witnesses.


Advocate, Cooch Behar
Enrollment No. F592/8

SAHAR COOCH BEHAR
130
KOTWALI
COOCH BEHAR
19
532

PROPERTY BELONGS TO:-
MR. TAPAN KUMAR BHATTACHARYA, S/O LATE
DR. SHIBENDRA KUMAR BHATTACHARYA OF
KHUDIRAM SARANI, MUNICIPAL WARD NO. 19,
P.S. KOTWALI, P.O. & DIST. COOCH BEHAR,
PIN- 736101, WEST BENGAL.

PROPERTY SOLD TO:-
MODERN BUILDERS, A PARTNERSHIP FIRM, OFFICE AT HITENDRA NARAYAN ROAD, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL, REPRESENTED BY ITS PARTNERS
NAMESLY I) SRI SEKHAR GUHA ROY, S/O LATE BADAL CHANDRA GUHA ROY OF WARD NO. 11, NARA NARAYAN ROAD, COOCH BEHAR TOWN, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL. II) SRI SUBHAJIT DATTA, S/O SRI SUDHIR CHANDRA DATTA OF KHARIMALA KHAGRABARI, RAJEN TEPATHI, P.O. NILKUTHI, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL. III) SRI AMIT KUMAR GHOSH, S/O SRI ASIT KUMAR GHOSH OF 52, HITENDRA NARAYAN ROAD, P.S. KOTWALI, P.O. & DIST. COOCH BEHAR, WEST BENGAL.



Abd. Dip. Sup. Registrar

| J.L. No | KH. NO. | PLOT NO. | NAME OF THE PURCHASER | AREA OF PROPERTY | COLOUR |
|---------|-----------|-----------|----------------------------|--|--------|
| 130 | R.S. 2148 | R.S. 6201 | 21-8-51 MODERN BUILDERS | LAND MEASURING 7.8 DECIMALS AND 1100 SQ. FT. UNDIVIDED SHARE OF THE BUILDING | |
| | L.R. 3080 | L.R. 8371 | | | |

Be it noted here that undivided above mentioned land and share of the building (i.e. 50% share) situated within the above sketch shown in Green colour.

Tapan Kumar Bhattacharya



K. Bhattacharya

Left Hand

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |

MDERU BUILDERS
Siddhartha K. Bhattacharya



R. BUILDERS
PARTNER

Left Hand

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |

Right Hand

MDERU BUILDERS
Siddhartha K. Bhattacharya



Subhajit Datta
PARTNER

Left Hand

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |

Right Hand

MDERU BUILDERS
Subhajit Datta



ANIL KUMAR GHOSH
PARTNER

Left Hand

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |

Right Hand

MDERU BUILDERS
Anil Kumar Ghosh





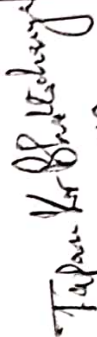


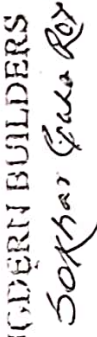
Government of West Bengal

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







OFFICE OF THE A.D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08020001310764/2019

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 Tapan Kumar Bhattacharya Khudiram Sarani, Ward No. 19, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 | Seller |  |  |  Tapan Kumar Bhattacharya Khudiram Sarani 17.08.2019 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Shri Sekhar Guha Roy Nara Narayan Road, Ward No. 11, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 | Representative of Buyer [MODERN BUILDERS] |  |  |  MODERN BUILDERS Sekhar Guha Roy PARTNER 17/08/19 |

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 |
|--------|--|--|---|---|--|
| 3 | Shri Subhajit Datta Kharimala Khagrabari, Rajen Tephathi, P.O. - Milkuthi, P.S. - Coochbehar, District - Coochbehar, West Bengal, India, PIN - 736156 | Represent ative of Buyer (MODERN BUILDER S) |  |  | MODERN BUILDERS Subhajit Datta PARTNER 17/08/19 |
| 4 | Shri Amit Kumar Ghosh 52, Hitendra Narayan Road, P.O. - Cooch Behar, P.S. - Coochbehar, Coochbehar, District - Coochbehar, West Bengal, India, PIN - 736101 | Represent ative of Buyer (MODERN BUILDER S) |  |  | MODERN BUILDERS Amit Kumar Ghosh PARTNER 17/08/19 |
| Sl No. | Name and Address of Identifier | Identiflor of | Photo | Finger Print | Signature with date |
| 1 | Smt Helen Bhattacharya Wife of Shri Uday Kumar Bhattacharya Siddiappartment 1258narendrapally Gariamain Road, Flat No: 1b, P.O:- Kolkata, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700103 | Mr Tapan Kumar Bhattacharya, Shri Sekhar Guha Roy, Shri Subhajit Datta, Shri Amit Kumar Ghosh |  |  | Helen Bhattacharya 17/08/19 |

(Lomb Court) Registrar
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 COOCHBEHAR
 17-8-19

भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/01/004/438519



निर्वाचक नाम : राज कुमर भट्टाचार्य
Elector's Name : Raj Kumar Bhattacharya
पिता का नाम : प्रमोदकुमार भट्टाचार्य
Father's Name : Pramodkumar Bhattacharya
प्रा. लिंग : पुरुष / M
Date of Birth : 07/07/1952

WB/01/004/438519

पता
श्याम कुमारी, कान्हीर, कान्हीर,
कान्हीर, 726101

Address
SHAMAR KOCHABIHAR, KOCH
BIHAR, KOTWALL, COOCHBEHAR,
726101

Date: 14/08/2010
4. पूर्वीय क्षेत्र निर्वाचन आयोग द्वारा
प्रतिनिधि हस्ताक्षर
Facsimile Signature of the Electoral
Registration Officer for
4-Cooch Behar Dakshin Constituency

यदि किसी भी कारणवश इस कार्ड का पता बदलना पड़े तो
संबंधित पता बदलने के लिए मतदाता को अपने नाम और
पता बदलने के लिए मतदाता सूची में नाम दर्ज कराने के लिए
संबंधित पता बदलने के लिए मतदाता सूची में नाम दर्ज कराने के लिए
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll as the changed address and to obtain the card
with same number

Tapan Kr Bhattacharya


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPAN KUMAR BHATTACHARYA
SHIBENDRA KUMAR BHATTACHARYA

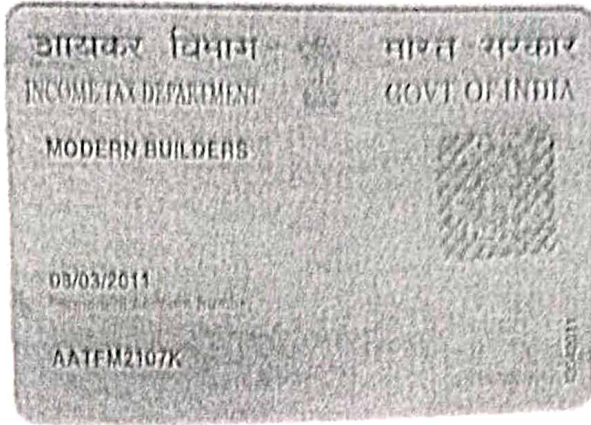
07/07/1952
Exchange Account Number
AYPPB0251K

Tapan K Bhattacharya
Signature



23072010

Tapan K Bhattacharya






MODERN BUILDERS

Sankar Ghosh
PARTNER

Subhajit Datta.


Amit Kumar Ghosh.


Duplicate
 ভারতের নির্বাচন কমিশন
 Election Commission of India
IDENTITY CARD
 DWP2647681

নির্বাচকের নাম : **তত্বজিৎ দত্ত**
 Elector's Name : **Subhajit Datta**
 পিতার নাম : **সুখীন্দ্র চন্দ্র দত্ত**
 Father's Name : **Sudhir Chandra Datta**
 পিতা/স্বামী : **M**
 জন্ম তারিখ : **14/07/1997**

DWP2647681
 ঠিকানা:
 খড়িমলা খাগড়াবাড়ী (আংশ), খড়িমলা পল্লভাগাড়া,
 কোচবিহার, পূর্ববঙ্গ, 736136
 Address:
KHARIMALA KHAGDABADI (ANSH),
KHARIMALA KHAGDABADI, KOTWALI,
COOCHBEHAR, 736136


 Date: 30/11/2010

B. নতুন নির্বাচন কমিশন নির্দেশিকা বিধান আইন পরিষদ
 কর্তৃক প্রস্তুত।
Facsimile Signature of the Electoral
Registration Officer for
B-Nataluri Constituency

In case of change in address mention this Card No.
 in the relevant Form for including your name in
 the roll at the changed address and to obtain the
 card with same number.

Subhajit Datta .



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড

ELECTION COMMISSION OF INDIA
IDENTITY CARD

LZL2798239



নির্বাচকের নাম : অমিত কুমার ঘোষ

Elector's Name : Amit Kumar Ghosh

পিতার নাম : অসিত কুমার ঘোষ

Father's Name : Asit Kumar Ghosh

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 20/06/1988
Date of Birth

LZL2798239

ঠিকানা:
52 হিতেন্দ্র নারায়ন রোড ওয়ার্ড নং-18 কোচবিহার
কোচবিহার জিলা 736101

Address:
52 Hitendra Narayan Roadward No-18
Coochbehar Kotwali Coochbehar
736101

Date: 08/02/2008
4-কুচবিহার উত্তর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
4-Cooch Behar North Constituency

ঠিক না পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

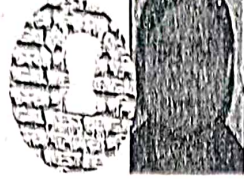
118/0107

Amit Kumar Ghosh.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RHQ1482157



নির্বাচকের নাম : হেলেন ভট্টাচার্য্য

Elector's Name : Helen Bhattacharya

স্বামীর নাম : উদয় কুমার

Husband's Name : Uday Kumar
ভট্টাচার্য্য
Bhattacharya

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 08/04/1957

RHQ1482157

ঠিকানা:

1B, মাহামায়া তলা, রাজপুর সোনারপুর, সোনারপুর, দক্ষিণ
24 পর্গানা-700103

Address:

1B, MAHAMAYA TALA, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700103

Date: 22/12/2015

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ফোটার পিঠে নাম বোঝা ও একটি
নমুনা নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

25/02/11

Helen Bhattacharya

Major Information of the Deed

| | | | | |
|---|--|--|---|------------|
| No : | I-0802-03929/2019 | | Date of Registration | 27/08/2019 |
| Query No / Year | 0802-0001310764/2019 | | Office where deed is registered | |
| Query Date | 13/08/2019 9:45:37 AM | | A.D.S.R. COOCHBEHAR, District: Coochbehar | |
| Applicant Name, Address & Other Details | Sekhar Guha Roy Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 8145981746, Status : Attorney of Claimant | | | |
| Transaction | Additional Transaction | | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] | | | |
| Set Forth value | Market Value | | | |
| Rs. 60,00,000/- | Rs. 1,11,31,361/- | | | |
| Stampduty Paid(SD) | Registration Fee Paid | | | |
| Rs. 7,79,206/- (Article:23) | Rs. 1,11,321/- (Article:A(1), E) | | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | | |

Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Prince Victor Nritendra narayan Road (PVNN), Mouza: Shahar Coochbehar, , Ward No: 19 JI No: 130, Pin Code : 736101

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|---------------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-8371 (RS :-6201) | LR-3080 | Bastu | Bastu | 0.078 Acre | 59,00,000/- | 1,06,36,361/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 7.8Dec | 59,00,000 /- | 106,36,361 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1100 Sq Ft. | 1,00,000/- | 4,95,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 63 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 63 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1100 sq ft | 1,00,000 /- | 4,95,000 /- | |

Details :

Name, Address, Photo, Finger print and Signature

Mr Tapan Kumar Bhattacharya (Presentant)

Son of Late Shibendra Kumar Bhattacharya Khudiram Sarani, Ward No. 19, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYPPB9251K, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2019, Admitted by: Self, Date of Admission: 17/08/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2019, Admitted by: Self, Date of Admisslon: 17/08/2019, Place : Pvt. Residence

Buyer Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | MODERN BUILDERS Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, PAN No.:: AATFM2107K, Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | Shri Sekhar Guha Roy Son of Late Badal Chandra Guha Roy Nara Narayan Road, Ward No. 11, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MODERN BUILDERS |
| 2 | Shri Subhajit Datta Son of Shri Sudhir Chandra Datta Kharimala Khagrabari, Rajen Tephathi, P.O:- Nilkuthi, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MODERN BUILDERS (as Partner) |
| 3 | Shri Amit Kumar Ghosh Son of Shri Asit Kumar Ghosh 52, Hitendra Narayan Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MODERN BUILDERS (as Partner) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Smt Helen Bhattacharya Wife of Shri Uday Kumar Bhattacharya Siddlappartment 1258narendrapally Gariamain Road, Flat No: 1b, P.O:- Kolkata, P.S:- Sonarpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700103 | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|---------------------------|
| 1 | Mr Tapan Kumar Bhattacharya | MODERN BUILDERS-7.8 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|------------------------------------|
| 1 | Mr Tapan Kumar Bhattacharya | MODERN BUILDERS-1100.0000000 Sq Ft |

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Prince Victor Nritendra narayan Road (PVNN), Mouza: Shahar Coochbehar, , Ward No: 19 JI No: 130, Pin Code : 736101

| Sch No | Plot & Khatlan Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 8371, LR Khatlan No:- 3080 | Owner:তপন কুমার ভট্টাচার্য্য, Gurdian:শিবেন্দ্র কুমা, Address:নিজ , Classification:বাস্ত, Area:0.07800000 Acre, | Mr Tapan Kumar Bhattacharya |

Endorsement For Deed Number : I - 080203929 / 2019

On 13-08-2019

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,11,31,361/-



Lomin Dolma Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 17-08-2019

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

Presented for registration at 11:44 hrs on 17-08-2019, at the Private residence by Mr Tapan Kumar Bhattacharya, Executant.

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

Execution is admitted on 17/08/2019 by Mr Tapan Kumar Bhattacharya, Son of Late Shibendra Kumar Bhattacharya, Khudiram Sarani, Ward No. 19, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business

Indetified by Smt Helen Bhattacharya, , , Wife of Shri Uday Kumar Bhattacharya, Siddiappartment 1258narendrapally Gariamain Road, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife

On 17-08-2019 by Shri Sekhar Guha Roy,
Wife of Shri Uday Kumar Bhattacharya, Siddiappartment 1258narendrapally
Gariamain Road, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST
BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife
Execution is admilted on 17-08-2019 by Shri Subhajit Datta, Partner, MODERN BUILDERS, Hitendra Narayan Road,
P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101
Indetified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddiappartment 1258narendrapally
Gariamain Road, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST
BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife
Execution is admilted on 17-08-2019 by Shri Amit Kumar Ghosh, Partner, MODERN BUILDERS, Hitendra Narayan
Road, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101
Indetified by Smt Helen Bhattacharya, , Wife of Shri Uday Kumar Bhattacharya, Siddiappartment 1258narendrapally
Gariamain Road, Flat No: 1b, P.O: Kolkata, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST
BENGAL, India, PIN - 700103, by caste Hindu, by profession House wife



Lomin Dolma Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 27-08-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,321/- (A(1) = Rs 1,11,314/- , E = Rs 7/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,11,321/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/08/2019 12:00AM with Govt. Ref. No: 192019200058363552 on 13-08-2019, Amount Rs: 1,11,321/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90066838 on 13-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,79,206/- and Stamp Duty paid by Stamp Rs
5,000/-, by online = Rs 7,74,206/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 1424, Amount: Rs.5,000/-, Date of Purchase: 14/08/2019, Vendor name: K P Pal
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/08/2019 12:00AM with Govt. Ref. No: 192019200058363552 on 13-08-2019, Amount Rs: 7,74,206/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90066838 on 13-08-2019, Head of Account 0030-02-103-003-02



Lomin Dolma Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COOCHBEHAR
Coochbehar, West Bengal

...o of Registration under section 60 and Rule 69.
...red in Book - I
...no number 0802-2019, Page from 57810 to 57838
...ng No 080203929 for the year 2019.



Digitally signed by LOMIN DOLMA LAMA
Date: 2019.08.27 17:28:41 +05:30
Reason: Digital Signing of Deed.

(Lomin Dolma Lama) 27-08-2019 17:27:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)