



# **DEED OF CONVEYANCE**



**BETWEEN**

**"VENDORS"**

- 1) SMT. MALA BRAHMA
- 2) SMT. MAITRY DUTTA

**"PURCHASERS"**

- 1) SRI AKHILESH KUMAR GUPTA
- 2) SMT. SEEMA GUPTA
- 3) SRI SUBRATA MAJUMDAR
- 4) SMT. JHARNA MAJUMDAR



**R. K. BANERJEE & ASSOCIATES**  
**ABOUT PROPERTY.**

Gopalpur Shibtala,  
P.S. Maheshtala, Kol - 143  
Ph. No. 9433892289, 8777245637

11/08/19

P-10793/19



महानग पश्चिम बंगाल WEST BENGAL

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

✓  
Asst. District Sub-Registrar  
South 24 Parganas

01 OCT 2019

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this  
the 30<sup>th</sup> day of September, Two Thousand and Nineteen

Muzore, Kolkata - 700021, 2/ **SMT. SEEMA GUPTA**, PAN -

নং ১৬২৪ তাং ২৫/৯/১৯ মূলা ২০০০.  
ক্ষেত্রার নাম: Akhilesh B. V. Gupta & Others  
সং: ৪/৮, Alipore Road, P.O. P.S. - Alipore Vol. ২৭  
ভেণ্ডার স্বাক্ষর: [Signature]  
বেহলা এ. ডি. এস. আর. অফিস

Subrata Majumdar

[Stamp] 16497

Subrata Majumdar

[Stamp] 16499

Maitry Dutta

[Stamp] 16500

Mala Brahma  
Mala Brahma

[Stamp] 16501

Soumya Chatterjee  
[Address]  
P.O. - Sarkarpool, P.S. - Maheshtala  
Kolkata - 700 143



A.D.S.R. Bahala  
30 SEP 2019  
Dist. - South 24 Parg.

(2019) **BETWEEN** 1) **SMT. MALA BRAHMA**, PAN - ADGPB9767Q, daughter of Late Shefalindra Nath Brahma, by faith Hindu, by Nationality - Indian, by occupation - Homemaker, residing at 16, Chetlahat Road, Post Office - Alipore, Police Station - Alipore, Kolkata - 700027, 2) **SMT. MAITRY DUTTA**, PAN - ACWPD6179P, wife of Santanu Dutta, daughter of Late Shefalindra Nath Brahma, by faith Hindu, by Nationality - Indian, by occupation - Housewife, residing at 16, Chetlahat Road, Post Office - Alipore, Police Station - Alipore, Kolkata - 700027, hereinafter called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

1) **SRI AKHILESH KUMAR GUPTA**, PAN - ADXPG1456G, son of Late Som Prakash Gupta, by religion - Hindu, by Nationality - Indian, by occupation - Business, at present residing at 8/B, Alipore Road, Post Office & Police Station - Alipore, Kolkata - 700027, 2) **SMT. SEEMA GUPTA**, PAN -

16498

*Anilish Kumar Gupta*



1

A.D.S.R. Behala  
30 SEP 2019  
- South 24 Pgs.

*Sanjay Chatterjee*  
Sanjay Chatterjee  
S/o Sri Jyotirmoy Chatterjee  
C/o R. K. Durugudi, Associates  
of Cepalpur (Chennai - 600 019)  
P.O. - Sarkarpet, P.S. - Myrabadala  
Kolkata - 700 146  
Contact no. - 98401 11111

ADZPG8381Q, wife of Sri Akhilesh Kumar Gupta, by religion - Hindu, by Nationality - Indian, by occupation - Business, at present residing at 8/B, Alipore Road, Post Office & Police Station - Alipore, Kolkata - 700027, 3) **SRI SUBRATA MAJUMDAR** PAN - ANNPM5180H, son of Late Ramendra Chandra Majumdar, by religion - Hindu, by Nationality - Indian, by occupation - Business, at present residing at 93/2/1, Becharam Chattjerjee Road, Near Gadar Math, Behala, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034, 4) **SMT. JHARNA MAJUMDAR**, PAN - BLBPM6087J, wife of Sri Subrata Majumdar, by religion - Hindu, by Nationality - Indian, by occupation - Housewife, at present residing at 93/2/1, Becharam Chattjerjee Road, Near Gadar Math, Behala, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034, hereinafter called and referred to as the "**PURCHASERS**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

**WHEREAS** the grand father of the Vendors herein namely



A.D.S.R. Behala

30 SEP 2019

Dist.- South 24 Pgs.

*PHANINDRA NATH BRAHMA was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 1.96 Acre, comprised in R.S. Dag No. 1905, appertaining to R.S. Khatian No. 317, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Touzi Nos. 1-6, 8-10, 12-16, R.S. No. 43, J.L. No. 23, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 124, Post Office - Thakurpukur, Police Station - formerly Behala, at presently Thakurpukur, A.D.S.R. Office - Behala in the District of South 24 Parganas, which he got by way of purchase from the then owner namely 1) Sri Ramesh Chandra Addya, 2) Sri Bhumesh Chandra Addya, 3) Sri Gaganesh Chandra Addya, all sons of Late Satish Chandra Addya of 8 No. Mayarpur Road, District South 24 Parganas by virtue of a registered Deed of Conveyance, which was duly registered on 28/08/1942 in the office of District Sub-Registrar Alipore and recorded in Book No. 1, Volume No. 73, Pages 85 to 90, Being No. 2558 for the year 1942 and seized and possessed the same free from all sorts of encumbrances.*

***AND WHEREAS** after purchasing the said landed property, while said PHANINDRA NATH BRAHMA was in*



*peaceful possession and occupation over the said landed property, said PHANINDRA NATH BRAHMA died and thereafter his wife namely AKINCHAN BRAHMA also died intestate leaving behind them, surviving their only son namely SHEFALINDRA NATH BRAHMA as their only legal heir and successor to inherit the said landed property free from all sorts of encumbrances.*

**AND WHEREAS** *thus said SHEFALINDRA NATH BRAHMA became the sole and absolute owner of said landed property by way of inheritance as per Hindu Succession Act, and thereafter said SHEFALINDRA NATH BRAHMA also died intestate on 28/07/1995 leaving behind him surviving his two daughters namely **SMT. MALA BRAHMA** and **SMT. MAITRY DUTTA (the Vendors herein)** as his only legal heirs and successors to inherit his remaining landed property free from all sorts of encumbrances. It is hereby noted that, the wife of said SHEFALINDRA NATH BRAHMA, namely SHEFALI BRAHMA died on 15/02/1974 i.e. long before the death of Shefalindra Nath Brahma.*

**AND WHEREAS** thus said **SMT. MALA BRAHMA** and **SMT. MAITRY DUTTA (the Vendors herein)** became the sole and absolute joint owners of **ALL THAT** piece and parcel of land measuring **24.14 Decimals** (at present in physical measurement), comprised in R.S. Dag No. 1905, appertaining to R.S. Khatian No. 317, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Touzi Nos. 1-6, 8-10, 12-16, R.S. No. 43, J.L. No. 23, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 124 , Post office - Thakurpukur, Police Station - formerly Behala, at presently Thakurpukur, A.D.S.R. Office - Behala in the District of South 24 Parganas by way of inheritance as per Hindu Succession Act, 1956 and during peaceful possession and occupation over the same, the name of **SMT. MALA BRAHMA (the Vendor No. 1 herein)** was finally published in the L.R. Settlement Records as the sixteen annas recorded owner of land measuring **12.07 Decimals** in L.R. Dag No. 1905 under **L.R. Khatian No. 8674** of Mouza Purba Barisha and the name of **SMT. MAITRY DUTTA (the Vendor No. 2 herein)** was finally published in the L.R. Settlement Records as the sixteen annas recorded owner of land measuring **12.07**

- : ( 7 ) : -

*Decimals in L.R. Dag No. 1905 under L.R. Khatian No. 8675 of Mouza Purba Barisha and thereafter the Vendors herein mutated their names in the office of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 124, being K.M.C. Premises No. 202, Das Para Road, Kolkata - 700063 (being Assessee No. 411240401993).*

*AND WHEREAS thus the Vendors herein became the sole and absolute joint owners of ALL THAT piece and parcel of land measuring **24.14 Decimals** more or less and/or 14 Cottahs 11 Chittaks more or less, comprised in R.S. & L.R. Dag No. 1905, appertaining to R.S. Khatian No. 317, L.R. Khatian Nos. 8674, 8675, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Touzi Nos. 1-6, 8-10, 12-16, R.S. No. 43, J.L. No. 23, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 124, being K.M.C. Premises No. 202, Das Para Road, Kolkata - 700063, Post office - Thakurpukur, Police Station - formerly Behala, presently Thakurpukur, A.D.S.R. Office - Behala in the District of South 24 Parganas and thereafter the Vendors herein constructed R.T.S. Structure upon their said land and*

since then, the Vendors herein have been jointly occupying and possessing the same by paying the relevant rents and taxes to the appropriate authorities concern free from all sorts of encumbrances.

**AND WHEREAS** due to urgent need of cash money, the Vendors herein have agreed for sale of **ALL THAT** piece and parcel of Land measuring **07 (Seven) Cottahs 04 (four) Chittaks** more or less, together with **100 Sq. ft. R.T.S.** Structure standing thereon, out of their said landed property, comprised in R.S. & L.R. Dag No. 1905, appertaining to R.S. Khatian No. 317, L.R. Khatian Nos. 8674, 8675, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Touzi Nos. 1-6, 8-10, 12-16, R.S. No. 43, J.L. No. 23, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 124 , under Ward No. 124, being K.M.C. Premises No. 202, Das Para Road, Kolkata - 700063, Post office - Thakurpukur, Police Station - formerly Behala, presently Thakurpukur, A.D.S.R. Office - Behala in the District of South 24 Parganas and the Purchasers herein proposed to purchase the said land at a fixed price or consideration of

**Rs. 64,00,000/- (Rupees Sixty Four Lakhs)** only free from all charges, encumbrances and attachments and the Vendors considering the said price as reasonable and acceptable have agreed to sell the same to the said Purchasers at the said consideration.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 64,00,000/- (Rupees Sixty Four Lakhs)** only being the lawful money of the Union of India well and truly paid by the said Purchasers to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt where of the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof) the Vendors do hereby acquit, release and forever discharge the said Purchasers as well as the said land hereby transferred by the Vendors do hereby grant, transfer, sell, convey, assure and assign unto the said Purchasers **ALL THAT** piece and parcel of Land measuring **07 (Seven) Cottahs 04 (four) Chittaks** more or less, together with **100 Sq. ft.**

R.T.S. Structure standing thereon, comprised in R.S. & L.R. Dag No. 1905, appertaining to R.S. Khatian No. 317, L.R. Khatian Nos. 8674, 8675, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Touzi Nos. 1-6, 8-10, 12-16, R.S. No. 43, J.L. No. 23, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 124, under Ward No. 124, Post office - Thakurpukur, being K.M.C. Premises No. 202, Das Para Road, Kolkata - 700063, Post office - Thakurpukur, Police Station - formerly Behala, presently Thakurpukur, A.D.S.R. Office - Behala in the District of South 24 Parganas, morefully and particularly described in the Schedule hereunder and shown in the plan demarcated by **RED** border lines **OR HOWSOEVER OTHERWISE** the said land and hereditament now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passage, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually hold, used, enjoyed and occupied therewith or reputed to belong or be appurtenant

*thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidences of title etc. relating to or concerning the said land hereditaments and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchasers absolutely and forever free from all encumbrances and the Vendors do hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the Vendors now have good right, full power and absolute authority to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant and peaceful possession thereof*

*simultaneously with the execution of these presents and that the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, South 24 Parganas for the State of West Bengal upon getting the name duly mutated in the B.L.R.O. Office and in the Office of the **Kolkata Municipal Corporation** in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand.*

*The Vendors herein hereby declare that the conveyed property is not subject matter of any civil suit either filed by me or any body whatsoever and that the said property is free from all encumbrances, charges, liens, attachments, mortgages etc. AND if the property hereby sold is acquired by any authority, the Purchasers shall be entitled to the compensation amount in full and the Vendors or their heirs, executors, representatives, administrators or assigns shall not be able to object in the same.*

*The said land, mentioned in the Schedule, has not been acquired by the State Govt., or any other authority nor the Vendors have received any notice therefore.*



*The Vendors also undertake to rectify and/or amend any error or omission if transpired in the Deed in future.*

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bagan, now Bastu Land measuring **07 (Seven) Cottahs 04 (four) Chittaks** more or less, together with **100 Sq. ft.** R.T.S. Structure standing thereon, comprised in R.S. & L.R. Dag No. 1905, appertaining to R.S. Khatian No. 317, L.R. Khatian Nos. 8674, 8675, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, Touzi Nos. 1-6, 8-10, 12-16, R.S. No. 43, J.L. No. 23, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 124, under Ward No. 124, being K.M.C. Premises No. 202, Das Para Road, Kolkata - 700063, vide Assessee No. 411240401993, Police Station - formerly Behala, presently Thakurpukur, Post office - Thakurpukur, A.D.S.R. Office - Behala in the District of South 24 Parganas with all easement rights and benefits of existing common

passage adjacent to the said property hereby sold on which the Purchasers shall every right to take all sorts of connections in or underneath the said passage.

The said property has been shown by **RED** border lines in the plan or map annexed herewith and the said Plan or Map shall be regarded as the part and parcel of this Deed. Annual rent of the said property is payable to the Collector of South 24 Parganas.

**BUTTED AND BOUNDED**

**ON THE NORTH** : K.M.C. Buster Plant.

**ON THE SOUTH** : Partly 4.4 M. wide Common Passage and rest of Land of Mala Bhahma & Maitry Dutta. (15'-0" WIDE PASSAGE)

**ON THE EAST** : K.M.C. Buster Plant & existing one storied building of Others.

**ON THE WEST** : Existing two storied building of others.

Sankar Majumdar

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands on this the day, month and year first above written.

**SIGNED AND DELIVERED**  
in the presence of  
**WITNESSES :-**

1. *Rathin Kumar Banerjee.*

Rathin Kumar Banerjee  
for of the firm of Banerjee  
of Gurgaon, Haryana  
P.O. Gurgaon, Haryana  
Gurgaon - 122002  
By/for the said firm

2. *Sanjay Chatterjee.*

Sanjay Chatterjee  
for of the firm of  
of Gurgaon, Haryana  
P.O. Gurgaon, Haryana  
Gurgaon - 122002  
By/for the said firm

*Hale Prabhna  
Maizy Dutta*

**SIGNATURE OF THE VENDORS**

*Anilish Kumar Gupta*

*Suhrate Hajumdar.*

**SIGNATURE OF THE PURCHASERS**

-(16)-

**MEMO OF CONSIDERATION :-**

**RECEIVED** of and from the within name Purchasers the within mentioned the sum of Rs. 64,00,000/- only being the full and entire consideration money of this Indenture by following memo :-

**MEMO**

Date	Cheque No./ NEFT No.	Bank & Branch	Amount (Rs.)
23.09.2019	NEFT	ICICI Bank Ltd, Alipore, Kolkata	272,250.00
23.09.2019	NEFT	Ditto	272,250.00
23.09.2019	NEFT	Ditto	495,000.00
26.09.2019	505055	Ditto	544,500.00
26.09.2019	505053	Ditto	544,500.00
26.09.2019	505048	Ditto	495,000.00
26.09.2019	505051	Ditto	495,000.00
26.09.2019	505057	Ditto	495,000.00
26.09.2019	505064	Ditto	495,000.00
26.09.2019	505061	Ditto	742,500.00
26.09.2019	505060	Ditto	742,500.00
26.09.2019	505059	Ditto	742,500.00
28.09.2019		T.D.S.	495,000.00
			64,000.00
		Total Rs.	6,400,000.00

(Total Rupees Sixty four Lakhs Only)

**WITNESSES :-**

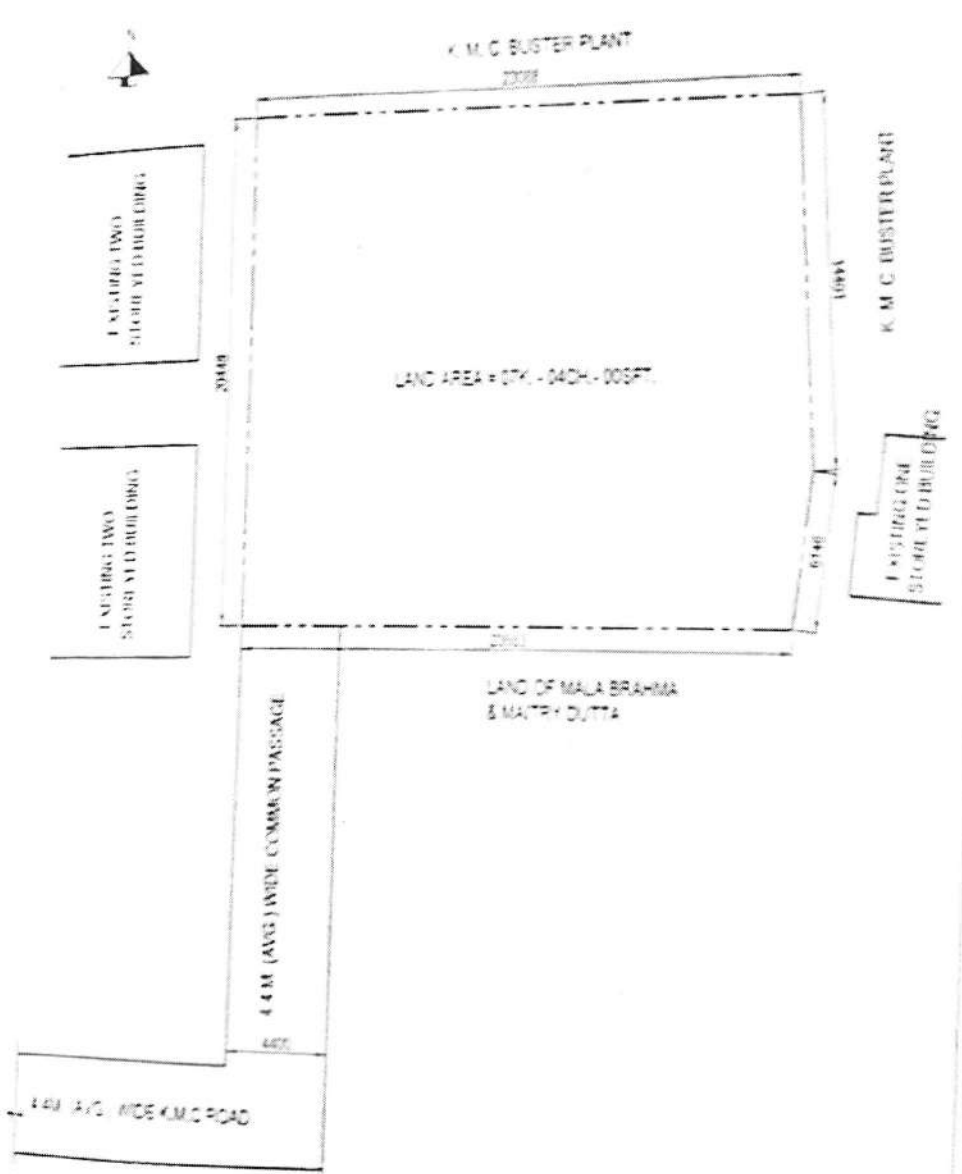
1. *Rathin Kumar Banerjee*  
Rathin Kumar Banerjee  
Son of Late Krishna Ch. Banerjee  
of Gopalpur (Shibola Flat)  
P.O. - Sarkarpool, P.S. - Maheshitola  
Kolkata - 700143  
By Profession a Govt. Regd. Surveyor

2. *Sanjay Chatterjee*  
Sanjay Chatterjee  
S/o Shri. K. K. Chatterjee  
C/O R. K. Banerjee  
of Gopalpur (Shibola Flat)  
P.O. - Sarkarpool, P.S. - Maheshitola  
Kolkata - 700143

*Mala Pragma*  
*Maitray Dutta*  
**SIGNATURE OF THE VENDORS**

*Drafted by me,*  
*[Signature]*

SITE PLAN FOR PREMISES NO 202, DASPARA ROAD, KOLKATA - 700063 IN PART OF R.S &  
 L.P DAG NO 1906 R.S KHATIAN NO. 317, L.R. KHATIAN NO. 8674 & 8675 MOUZA PURBA  
 BARSHA UL NO. 123 P.S THAKURPUKUR UNDER K.M.C WARD NO. 124, DIST. 24 PGNS (S)  
 TOTAL LAND AREA = 07K - 04CH - 00SFT. (SHOWN IN RED)  
 SCALE - 1:250



Shilpa Kumar Gupta  
 Signature of Purchaser

SIGNATURE OF PURCHASER'S

Ratan Kumar Banerjee  
 Son of Late Khandu Ch. Banerjee  
 of Occupation of Agriculturist  
 P.O. Vardoloo P.S. Maheswari  
 Kolkata - 700 47  
 & Professor of Sanskrit University

Mala Brahma  
 Maitry Dutta  
 Signature of Vendor


































SIGNATURE OF VENDOR'S

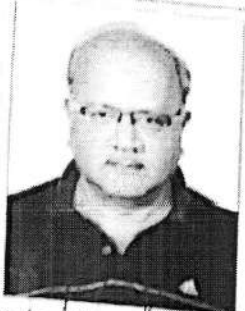
































Rs 50/ (Rupees fifty) only will be charged from the Applicant for issuing of this Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fees are required to be paid at the concerned BLERO office.



Query No: 156 / C 001529918 of 2019, Printed  
On: Sep 26 2019, 4:09PM, Generated from  
Registration office.

Sl. No.	Signature						
	 Subrata Majumdar SUBRATA MAJUMDAR						
		<i>Left hand</i>					
							
		<i>Right hand</i>					
	 Maitry Dutta						
		<i>Left hand</i>					
							
		<i>Right hand</i>					
	 Mala Brahma						
		<i>Left hand</i>					
							
		<i>Right hand</i>					

Sl. No.	Signature						
	 Anshu Kumar Gupta Anshu Kumar Gupta						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Left hand</b>					
							
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Right hand</b>					
Saana Gupta	 Saana Gupta						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Left hand</b>					
							
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Right hand</b>					
	 Jharna Majumdar. JHARNA MAJUMDAR						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Left hand</b>					
							
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Right hand</b>					



Directorate of Registration & Stamp Revenue  
e-Challan

19-201920-008039963-8

30/09/2019 11:18:36

2239430753602

Pay txn No. : 1810449135

Payment Mode : Net Banking-SELF  
Payment Gateway : SBI EPay-ICICI Bank -  
Corporate  
BRN Date: 30/09/2019 11:21:48  
SBI ePay txn Date. 30/09/2019 11:20:23

POSITOR'S DETAILS

AKHILESH KUMAR GUPTA

Id No. : 16070001529918/5/201  
null

Mobile No. +91 9830069088

8B ALIPORE ROAD KOLKATA 700027

Buyer/Claimants

ITEM DETAILS

Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
16070001529918/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	64023
16070001529918/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	383077
Total Amount			447100

Words : Rupees Four Lakh Forty Seven Thousand One Hundred Only.

PAN



**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Deed No./Year	1607-0001529918/2019	Office where deed will be registered	A D S R BEHALA, District South 24-Parganas
Deed Date	22/09/2019 8:25:32 PM		
Applicant Name, Address & Other Details	Sr. Ratnin Kumar Banerjee Gopalpur Thana, Maneshtala District South 24-Parganas WEST BENGAL, Pin-700143 Mobile No 8777245637 Status Sole proprietor		
Transaction	Sale	Additional Transaction	[4305] Other than Immovable Property Declaration (No of Declaration 2)
Set Forth Value	63,70,000/-	Market Value	Rs 64,00,942/-
Stamp Duty Payable (SD)		Total Registration Fee Payable	Rs 64,023/- (Article A(1) E)
Registration Fee Payable (Article 23)		Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs 1,000/-
Remarks	Expected date of Presentation of Deed Received Rs 50/- ( FIFTY only ) from the applicant for issuing the assessment slip (Urban area)		

**Land Details :**

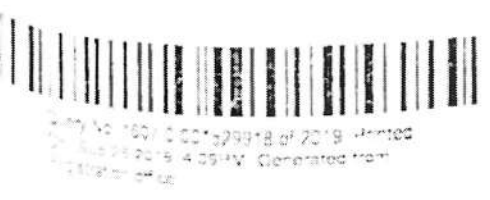
South 24-Parganas P S - Thakurpukur Corporation KOLKATA MUNICIPAL CORPORATION Road Daspara Road Zone (D H Road - J L Sarani (Ward 124)) Premises No 202 Ward No 124 Pin Code 700063

Sr No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Bastu	7 Katha 4 Chatak	63,70,000/-	63,70,942/-	Width of Approach Road 15 Ft.
<b>Grand Total :</b>				11.9625Dec	63,70,000/-	63,70,942/-	

**Structure Details :**

Sr No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land Lt	100 Sq Ft	30,000/-	30,000/-	Structure Type Structure
Floor No: 1 Area of floor: 100 Sq Ft, Residential Use Cemented Floor Age of Structure 0 Year Roof Type Tiles Shed Extent of Completion Complete					
<b>Total :</b>		100 sq ft	30,000/-	30,000/-	

AS 1 of 1





Identifier Details :

Name & address

Sanjay Chatterjee  
 Jyotirmoy Chatterjee  
 Sarkar P.O. Sankarpool, P.S. Maheshtala, Maheshtala, District -South 24 Parganas, West Bengal, India. PIN -  
 700143 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Identifier Of Mala Brahma: Maitry Dutta  
 Akhilesh Kumar Gupta, Subrata Majumdar

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mala Brahma	Akhilesh Kumar Gupta-1 49531 Dec, Seema Gupta-1 49531 Dec, Subrata Majumdar-1 49531 Dec, Jharna Majumdar-1 49531 Dec
2	Maitry Dutta	Akhilesh Kumar Gupta-1 49531 Dec, Seema Gupta-1 49531 Dec, Subrata Majumdar-1 49531 Dec, Jharna Majumdar-1 49531 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mala Brahma	Akhilesh Kumar Gupta-12 50000000 Sq Ft, Seema Gupta-12 50000000 Sq Ft, Subrata Majumdar-12 50000000 Sq Ft, Jharna Majumdar-12 50000000 Sq Ft
2	Maitry Dutta	Akhilesh Kumar Gupta-12 50000000 Sq Ft, Seema Gupta-12 50000000 Sq Ft, Subrata Majumdar-12 50000000 Sq Ft, Jharna Majumdar-12 50000000 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No : 411240401993 Premises No : 202 Ward No : 124 Street Name : DAS PARA ROAD	Ref Deed No : Date Of Registration : Office Where Registered :	Owner Name : MALA BRAHMA, MAITRY DUTTA Owner Address : 16, CHETLA HAT ROAD, P.O-ALIPORE, KOLKATA Pin No : 700027	Character of Premises Total Area of Land

Note:

1. If the given information are found incorrect, then the assessment made stands invalid
2. Query is valid for 30 days (i.e. upto 22-10-2019) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 22-10-2019)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required











Government of West Bengal

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





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

Signature / LTI Sheet of Query No/Year 16070001529918/2019

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	Mala Brahma 16, Chetlahat Road, P O - Alipore, P S - Alipore, District -South 24- Parganas, West Bengal, India. PIN - 700027	Seller			Mala Brahma 30.9.2019
2	Matry Dutta 16, Chetlahat Road, P O - Alipore, P S - Alipore, District -South 24- Parganas, West Bengal, India. PIN - 700027	Seller			Matry Dutta 30.9.19
3	Akhilesh Kumar Gupta 8/B, Alipore Road, P O.- Alipore, P S - Alipore, District -South 24- Parganas, West Bengal, India. PIN - 700027	Buyer			Akhilesh Kumar Gupte 30.9.2019

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
4	Subrata Majumdar Becharam Chatterjee Road, Behala, P.O - Behala, P.S - Behala, District -South 24- Parganas, West Bengal, India, PIN - 700034	Buyer			<i>Subrata Majumdar</i> 30/09/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Sanjay Chatterjee Son of Shri Jyotirmoy Chatterjee Gopalpur, P.O. Sarkarpool, Maheshtala, Maheshtala, District South 24-Parganas West Bengal, India PIN - 700143	Mala Brahma, Maitry Dutta, Akhilesh Kumar Gupta, Subrat Majumdar			<i>Sanjay Chatterjee</i> 30-09-2019

(Sandip Biswas)

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

## Major Information of the Deed

Deed No :	I-1607-10793/2019	Date of Registration	01/10/2019
Query No / Year	1607-0001529918/2019	Office where deed is registered	
Query Date	22/09/2019 8:25:32 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sri Rathin Kumar Banerjee Gopalpur, Thana : Maheshtala, District : South 24-Parganas, WEST BENGAL, PIN - 700143, Mobile No : 8777245637, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 64,00,000/-	Rs. 64,00,942/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 3,84,077/- (Article:23)	Rs. 64,023/- (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. - Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (D.H.Road -- J.L.Sarani (Ward 124)) , Premises No: 202, , Ward No: 124 Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 4 Chatak	63,70,000/-	63,70,942/-	Width of Approach Road: 15 Ft.,
<b>Grand Total :</b>				11.9625Dec	63,70,000 /-	63,70,942 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

<b>Total :</b>	100 sq ft	30,000 /-	30,000 /-	
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### eller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mala Brahma</b> Daughter of Late Shefalindra Nath Brahma 16, Chetlahat Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADGPB9767Q, Aadhaar No: 45xxxxxxx6435, Status : Individual, Executed by: Self, Date of Execution: 30/09/2019 . Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Pvt. Residence</p>

**Maitry Dutta**

Wife of Santanu Dutta 16, Chellahat Road, P.O - Alipore, P.S - Alipore, District -South 24 Parganas, West Bengal, India, PIN - 700027 Sex Female, By Caste Hindu, Occupation House wife, Citizen of India, PAN No ACWFD6179P, Aadhaar No 40xxxxxxxx5605, Status Individual, Executed by Self, Date of Execution 30/09/2019  
 Admitted by: Self, Date of Admission 30/09/2019, Place : Pvt Residence, Executed by: Self, Date of Execution: 30/09/2019  
 Admitted by: Self, Date of Admission: 30/09/2019, Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Akhilesh Kumar Gupta</b> Son of Late Som Prakash Gupta 8/B, Alipore Road, P.O - Alipore, P.S - Alipore, District -South 24 Parganas, West Bengal, India, PIN - 700027 Sex Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No ADXPG1456G, Aadhaar No: 56xxxxxxxx9481, Status Individual, Executed by Self, Date of Execution 30/09/2019, Admitted by: Self, Date of Admission 30/09/2019, Place : Pvt. Residence
2	<b>Seema Gupta</b> Wife of Shri Akhilesh Kumar Gupta 8/B, Alipore Road, P.O - Alipore, P.S - Alipore, District -South 24 Parganas, West Bengal, India, PIN - 700027 Sex Female, By Caste Hindu, Occupation Business, Citizen of India, PAN No ADZPG8381Q, Aadhaar No 84xxxxxxxx1680, Status Individual, Status : Not Executed
3	<b>Subrata Majumdar (Presentant )</b> Son of Late Ramendra Chandra Majumdar Becharam Chatterjee Road, Behala, P.O - Behala, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034 Sex Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No : ANNPM5180H, Aadhaar No 38xxxxxxxx8458, Status Individual, Executed by Self, Date of Execution 30/09/2019, Admitted by: Self, Date of Admission: 30/09/2019, Place : Pvt. Residence
4	<b>Jharna Majumdar</b> Wife of Shri Subrata Majumdar Becharam Chatterjee Road, Behala, P.O - Behala, P.S - Behala, District -South 24 -Parganas, West Bengal, India, PIN - 700034 Sex Female, By Caste Hindu, Occupation House wife, Citizen of India, PAN No : BLBPM6087J, Aadhaar No 34xxxxxxxx3891, Status Individual, Status : Not Executed

**Attifier Details :**

Name	Photo	Finger Print	Signature
<b>Sanjay Chatterjee</b> of Shri Jyotirmoy Chatterjee Sarkarpur, P.O - Sarkarpur, P.S:- Maheshkhola, Maheshkhola, District -South 24- Parganas, West Bengal, India, PIN - 700143			

Attifier Of Mala Brahma, Maitry Dutta, Akhilesh Kumar Gupta, Subrata Majumdar



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mala Brahma	Akhilesh Kumar Gupta-1.49531 Dec, Seema Gupta-1.49531 Dec, Subrata Majumdar-1.49531 Dec, Jharna Majumdar-1.49531 Dec
2	Maitry Dutta	Akhilesh Kumar Gupta-1.49531 Dec, Seema Gupta-1.49531 Dec, Subrata Majumdar-1.49531 Dec, Jharna Majumdar-1.49531 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mala Brahma	Akhilesh Kumar Gupta-12.50000000 Sq Ft, Seema Gupta-12.50000000 Sq Ft, Subrata Majumdar-12.50000000 Sq Ft, Jharna Majumdar-12.50000000 Sq Ft
2	Maitry Dutta	Akhilesh Kumar Gupta-12.50000000 Sq Ft, Seema Gupta-12.50000000 Sq Ft, Subrata Majumdar-12.50000000 Sq Ft, Jharna Majumdar-12.50000000 Sq Ft

**Endorsement For Deed Number : I - 160710793 / 2019**

On 26-09-2019

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 64,00,942/-



Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 30-09-2019

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

Presented for registration at 21:50 hrs on 30-09-2019, at the Private residence by Subrata Majumdar, one of the Claimants.

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

Execution is admitted on 30/09/2019 by 1. Mala Brahma, Daughter of Late Shefalindra Nath Brahma, 16, Chetlahat Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 2. Maitry Dutta, Wife of Santanu Dutta, 16, Chetlahat Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 3. Akhilesh Kumar Gupta, Son of Late Som Prakash Gupta, 8/B, Alipore Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 4. Subrata Majumdar, Son of Late Ramendra Chandra Majumdar, Becharam Chatterjee Road, Behala, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Shri Sanjay Chatterjee, , Son of Shri Jyotirmoy Chatterjee, Gopalpur, P.O: Sarkarpool, Thana  
Maheshtala, City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu  
by profession Others



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

On 01-10-2019

**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 64,023/- ( A(1) = Rs 64,009/- ,E = Rs 14/- )  
and Registration Fees paid by Cash Rs 0/-, by online = Rs 64,023/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/09/2019 11:21AM with Govt. Ref. No: 192019200080399638 on 30-09-2019, Amount Rs: 64,023/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2239430753602 on 30-09-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,84,077/- and Stamp Duty paid by Stamp Rs  
1,000/-, by online = Rs 3,83,077/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 458491, Amount: Rs.1,000/-, Date of Purchase: 25/09/2019, Vendor name:  
Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/09/2019 11:21AM with Govt. Ref. No: 192019200080399638 on 30-09-2019, Amount Rs: 3,83,077/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2239430753602 on 30-09-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2019, Page from 342413 to 342452  
Deed No 160710793 for the year 2019.



Digitally signed by SANDIP BISWAS  
Date: 2019.10.21 16:35:03 +05:30  
Reason: Digital Signing of Deed.

*Sandip Biswas*

(Sandip Biswas) 10/21/2019 4:34:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)