

0728/21

1-00717/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 481644

DEED OF CONVEYENCE

This Deed of Conveyence is made on this 8th day of February, 2021 (Two thousand twenty one)

BETWEEN

SUJATA SARKAR (PAN : BFRPS3216R) ; (Aadhar No. 3019 4096 8974)

Daughter of Subir Sarkar, by faith Hindu, by occupation Housewife and at present residing at 55/3C, Ballygunge Circular Road, P.S. Ballygunge ; P.O. Ballygunge, Kolkata - 700019, hereinafter referred to as 'SELLER' (which expressions shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) as on the **ONE PART**

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

3
District Sub-Registrar-V
Alipore, South 24 Parganas

10 FEB 2021

4 FEB 2021



Serial No. 299 Date
Name: Arjit Sarkar
Address: 55/30 B. C. Rd.
Kolkata - 10
Value Rs. 500/- P.

DIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

[Handwritten Signature]

Licence Stamp Vendor

Signature



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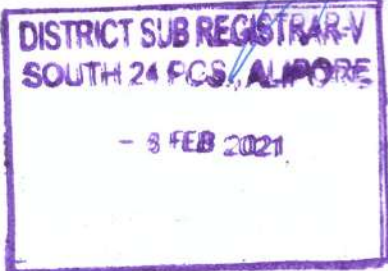
V. E. T. I
358

[Handwritten Signature]



V. E. T. I
360

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Sujata Sarkar

Sanjay Sarkar
S/O H. Susaija Sarkar
85/L, Moharaja Tagore Rd.
Kolkata-700031

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AND

AVIJIT SARKAR [PAN:BFRPS3215N]; [Aadhar No. 9898 2766 6234] son of Late Ajoy Sarkar, by faith Hindu, by occupation Business and at present residing at 55/3C, Ballygunge Circular Road, P.S. Ballygunge, P.O. Ballygunge, Kolkata - 700019, hereinafter referred to as '**PURCHASER**' [which expressions shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) as on the **OTHER PART**

AGAINST

a consideration value of **Rs. 63,00,000.00 (Rupees Sixty three lakhs only)** paid to **SELLER by PURCHASER** for 1/8th share of undivided portion of total land of **6 Cottah 8 Chittack 16 sq.ft.** and 1/8th share of building structure of **10,390 sq. ft.** in total situated at **134/2, Dr. Meghnath Saha Sarani, P.S. Lake, Kolkata - 700029.**

WHEREAS by and/or under a Deed of Conveyance dated 8th January 1943 the Trustees for the improvement of Calcutta sold, transferred and alienated to one Purushottam Das Gujrathi, a piece and parcel of revenue free land measuring more or less 23 Cottah 12 Chittack 32 Sq. ft. being Plot No. 236 of the surplus land vested in Calcutta Improvement Scheme No. XLVII known at present as Premises No. 134/1 and 134/2, Dr. Meghnath Saha Sarani, (previously known as Southern Avenue), Kolkata - 700029, at a valuable consideration as mentioned in the said Deed of Conveyance and since then the said Purushottam Das Gujrathi was seized and possessed of the said property as absolute owner thereof.

AND WHEREAS by and/or under a registered Deed of Sale dated 17 September 1957 the said Purushottam Das Gujrathi sold, transferred and alienated 17



3

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 8 FEB 2021

Cottah 14 Chittack 16 Sq. ft. of land out of the said 23 Cottah 12 Chittack 32 Sq. ft. of the said property to West Bengal Music & Cultural Society at a valuable consideration as mentioned in the said Deed of Conveyance.

AND WHEREAS on or about 4th March 1971 the said Purushottam Das Gujrathi died intestate leaving behind him his wife - Smt. Moti Bahu and one adopted son - Gopal Das Gujrathi as his Class I heirs and legal representatives who have jointly inherited the estate of the said Purushottam Das Gujrathi including the said remaining portion of the land measuring more or less 6 Cottah 8 Chittack 16 Sq. ft. of land comprised within Municipal Premises No. 134/1 and 134/2, Dr. Meghnath Saha Sarani in their equal share.

AND WHEREAS by and/or under a Deed of Conveyance dated 23rd March 1973 and registered before the Sub-Registrar at Alipore in Book No.1, Volume No. 29, Pages 230 to 238, being No. 1332, for the year 1973, the said Smt. Moti Bahu and Gopal Das Gujrathi sold, transferred and alienated the remaining portion of the said land measuring more or less 6 Cottah 8 Chittack 16 Sq. Ft. comprised within Municipal Premises No. 134/2, Dr. Meghnad Saha Sarani, (previously known as Southern Avenue), P.S. lake, Kolkata - 700029, to one Smt. Bina Sarkar, Suranjan Sarkar, Chittaranjan Sarkar, the Vendor therein and Monoranjan Sarkar became the joint owner of the said premises.

AND WHEREAS be it mentioned herein that after becoming the joint and absolute owner, that said SMT. Bina Sarkar, Sri Suranjan Sarkar Sri Chittarajan Sarkar and Sri Monoranjan Sarkar, initially the said persons were not able to take complete possession of **ALL THAT** piece and parcel of land measuring more or

less 6 cottah 8 chittack 16sq.ft comprised within Municipal Priemises no. 134/2 Dr. Magnath Saha Sarani, (previously known as 134, Southern Avenue), P.S. – Lake, Kolkata – 700029 due to encroachments made by trespassers, who had erected temporary stalls in the said premises and subsequently the said encroachments were removed and said premises being desirous of erecting building upon the said premises and to gain blessings of the ALMIGHTY gifted a portion of land measuring more or less 8 sq.ft. unto and in favour of one Sri Bhol Nath Nandy, by way of a Deed of Gift, dated 28th of September, 1973, which was duly registered at the office of the Registrar of Assurances, Calcutta, and recorded in Book No. 1 Volume No. 204, Pages 173-179, being number 5896 for the year 1973.

AND WHEREAS on or about 18.07.1997 the said Suranjan Sarkar died intestate leaving behind him his wife - Smt. Kabita Sarkar, one son - Sanjay Sarkar and one married daughter - Smt. Ranjini Basu (Nee Sarkar) as his Class I heirs and legal representatives who have jointly inherited the said 1/4th undivided share of ownership of Suranjan Sarkar in the said premises and thereby the said heirs and legal representatives of Suranjan Sarkar, since deceased, became the absolute owner of undivided 1 Cottah 10 Chittack 4 Sq. ft. of land comprised within the said premises.

AND WHEREAS during the subsistence of the aforesaid ownership of the said owners started to construct a multi-storied building being Ground + upper 4 Floors by investing their own resources and a super structure of Ground + Upper 4 Floors has been constructed at the said Premises No. 134/2, Dr. Meghnad Saha Sarani, Kolkata - 700029 and because of various weighty causes and reasons,

difficulties and paucity of fund, the said construction is now stopped, as a result whereof the said super structure is not having any flooring, doors, windows or any other amenities attached thereto.

AND WHEREAS by and/or under a Deed of Conveyance dated 19th September 2007 and registered before the Additional District Sub-Registrar Alipore in Book No. 1, CD Volume No. 18, Pages 4422 to 4452, being No. 04182 for the year 2009, the said heirs and legal representatives of late Suranjan Sarkar namely Kabita Sarkar, Sanjay Sarkar and Smt. Ranjini Basu (Nee Sarkar) as Vendor sold, transferred and alienated their undivided 1/4 share of ownership being an area of 1 Cottah 10 Chittack 4 sq. ft. out of 6 Cottah 8 Chittack 16 Sq. ft. in the land comprised within Municipal Premises No. 134/2, Dr. Meghnad Saha Sarani, together with 1/4th undivided share of ownership in the super built up area of the said super structure lying situate within the said under constructed building having more or less 2597 sq. ft. unto and in favour of Late Ajoy Sarkar of No.55/3C, Ballygunge Circular Road, Kolkata, at a valuable consideration.

AND WHEREAS by and / or under a Deed of Conveyance dated 7th August 2015 and registered before the Additional Registrar of Assurances-I, Kolkata, in Book NO. 1, CD Volume No. 1901-2015, Pages 71923 to 71944, being No. 190106390 for the year 2015 the said Chittaranjan Sarkar as vendor sold, transferred and alienated his 1/4th undivided share of ownership in the said Premises No. 134/2 Dr. Meghnad Saha Sarani, Kolkata - 700029 to Smt. Sujata Sarkar and Smt. Sreejita Sarkar, both daughters of Subir Sarkar, at a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.

AND WHEREAS on or about 2nd December 2008 the said Smt. Bina Sarkar died testate leaving her last will and testament dated 22nd September 2008 and probated by and order dated 11th July 2012 passed by the Hon'ble, High Court at Calcutta in P.L.A. No. 91 of 2011 whereby and /or whereunder the estate left by the said Smt. Bina Sarkar including her 1/4th undivided share of ownership in the aforesaid Premises No. 134/2, Dr. Meghnad Saha Sarani, P.S. Lake, Kolkata - 700029, devolved and/or vested upon her husband, Usha Ranjan Sarkar, the Donor herein, absolutely and for ever and since then the Donee is holding, possessing, using and enjoying his said immovable property along with the other co-sharers named earlier.

AND WHEREAS the Donee Mr. Usha Ranjan Sarkar at the age 84 decided to gift his undivided share of 1/4th ownership in the said premises no. 134/2, Dr. Meghnad Saha Sarani, Kolkata - 700029 unto and in favour of his grandson Mr. Avijit Sarkar and his son Mr. Subir Sarkar herein absolutely and forever on their equal Vz share out of love and affection.

AND WHEREAS the gift had been done through a gift deed executed on 3rd of August 2016 and registered before the Additional District Sub- Registrar Alipore, South 24 Parganas in Book No. 1, CD Volume No. 1605-2016, Pages from 143631 to 143650, being No. 160505220 for the year 2016.

AND WHEREAS the said immovable property comprised within Municipal Premises no. 134/2, Dr. Meghnad Saha Sarani, Kolkata - 700029 is free from all encumbrances, lien, lispence, attachment or any defect in title and all the co-sharers herein are having a good marketable title thereon free from all encumbrances.

AND WHEREAS the shares as per co-sharers stands like following format at present:

MONORANJAN SARKAR

1/4th of total Land and Structure

SUBIR SARKAR	1/8 th of total Land and Structure
SUJATA SARKAR	1/8 th of total Land and Structure
SREEJITA SARKAR	1/8 th of total Land and Structure
AVIJIT SARKAR	3/8 th of total Land and Structure

NOW THIS INDENTURE WITNESS that Avijit Sarkar referred to as 'PURCHASER' intend to buy the title of 'SELLER' Sujata Sarkar including his total 1/8th share of Land of 6 Cottah 8 Chattack and 16 sq. ft. equivalent to 587.5 sq. ft. and 1/8th share of G + 4 Structure of 10,390sq.ft. equivalent to 1298.65 sq. ft. having 259.73sq.ft of super built up area more or less at ground, first, second, third and fourth floors respectively (representing 1/8th share of the Seller) comprised within Plot No. 236, CIT Scheme XLV11, Old Premises No. 134 and at present known and numbered as Municipal Premises No. 134/2, Dr. Meghnath Saha Sarani, (previously known as Southern Avenue), P.S. Lake, Kolkata - 700029, KMC Ward No. 86, as more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property" and delivered possession of the same unto and in the use in favour of the **PURCHASER TO HAVE AND TO HOLD** the same therein for his sole use and benefit absolutely and unconditionally forever **TOGETHER WITH** title deeds, writings, muniments and other evidences of title and the **SELLER** do hereby covenant with the **PURCHASER** that notwithstanding any acts, deeds, matters, or things hereto before done executed or knowingly suffered to the contrary of **SELLER** is now lawfully ceased and possessed of 1/8th undivided share of ownership in the said immovable property as described in the Schedule hereunder written free from all encumbrances, attachments or defects in title whatsoever.

AND THAT the PURCHASER from now on has full power and absolute authority to sell the said property in the manner aforesaid and the **PURCHASER** shall hereafter peaceably and quietly hold, possess, and enjoy the said immovable property to the extent of his 1/8th share therein in khas without any claim or demand from the **SELLER** whatsoever.

AND FURTHER that the **SELLER** covenant with the **PURCHASER** to save harmless indemnify and keep indemnified the **PURCHASER** from or against all encumbrances, charges, equities whatsoever.

and the SELLER further covenant the he shall at the request and cost of the **PURCHASER** do or execute or cause to be done or executed all such lawful acts, deeds, matters and things whatsoever for further and more perfectly transferring and assuring the said immovable property and every part thereof in he manner aforesaid according to the true intent meaning of this deed.

AND THAT the **PURCHASER** hereby accept the said property described in the Schedule hereunder written and testified against the consideration value of Rs. 63,00,000.00 (Rupees Sixty three lakhs only).

SCHEDULE ABOVE REFERRED TO

ALL THAT 1/8th undivided share of ownership in the immovable property being a plot measuring more or less 6 Cottah 8 Chattck 16 Sq. ft. equivalent to an area of 587.5 sq. ft. more or less together with 1/8th undivided share of ownership in the super built up area of 10,390 sq.ft. of G + 4 structure equivalent to 1298.65 sq.ft. of super built up area having 259.73 sq.ft. super built up area at ground, first, second, third, fourth floor (representing 1/8th share of the SELLER) comprised within Plot No. 236, CIT Scheme XLVII, old Premises No. 134 and at present known and numbered as Municipal Premises No. 134/2, Dr. Meghnad Saha Sarani, (previously known as Southern Avenue), P.S. Lake, Kolkata - 700029, KMC Ward No. 86 and butted and bounded

On the East : **Dr. Meghnath Saha Sarani & Golpark**
 On the West : **Flat No. 134/1, Dr. Meghnath Saha Sarani**
 On the North : **20 feet Purna Das Road**
 On the South : **Flat No. 134/1, Dr. Meghnath Saha Sarani**

IN WITNESS WHEREOF the parties hereto of the First and Second Part set and subscribed their respective hands and seals on the day month and year first above written.

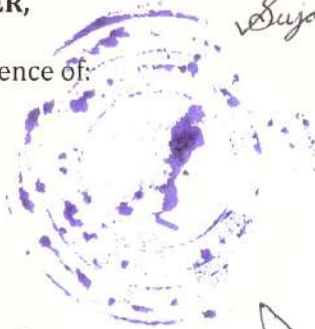
SIGNED SEALES AND DELIVERED by

SUJATA SARKAR, the SELLER,

Sujata Sarkar

herein at Kolkata in the presence of:

1) *Rahul Dhar*
King Nagar
-101-75



2) *Arijit Sarkar*
38/1, Moharaja Tagore Rd.
Kolkata

Arijit Sarkar

SIGNED SEALED AND ACCEPTED by

AVIJIT SARKAR, the PURCHASER,

herein at Kolkata in the presence of:

1) *Rahul Dhar*

2) *Arijit Sarkar*

MEMO OF CONSIDERATION

Received and acknowledged a sum of Rs. 63,00,000.00 (Rupees Sixty three lakhs only) from AVIJIT SARKAR, PURCHASER, vide draft no. 128903757 on INDIAN OVERSEAS BANK, Kalighat Branch dated 04.02.2021.



Avijit Sarkar

AVIJIT SARKAR (Purchaser)












Sujata Sarkar

SUJATA SARKAR (Seller)

1) Rabi Dhar












27 *Sujata Sarkar*

*Drafted by me:
Amitabha Ray
Advocate -
Asipore Police act
Kul: 27
WB/236/1984*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name _____

Signature *Prithi Sankar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name _____

Signature *Sujata Sankar*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name _____

Signature _____



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 8 FEB 2021



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 0658/48029/31484

सूचना

आधार पहचान का प्रमाण है, नागरिकता का नहीं।

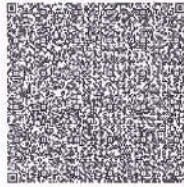
पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

To
Sujata Sarkar
55/3C BALLYGUNGE CIRCULAR ROAD
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019
9007906992

26/10/2013
149226336



ME492263369FH



INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं को लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

आपका आधार क्रमांक / Your Aadhaar No. :

3019 4096 8974

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sujata Sarkar
DOB : 13/10/1985
Female



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: 55/3C, BALLYGUNGE
CIRCULAR ROAD, Ballygunge,
Ballygunge, Kolkata, West Bengal,
700019



3019 4096 8974

मेरा आधार, मेरी पहचान

3019 4096 8974



1947



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सत्यमेव जयते



भारत सरकार
Government of India



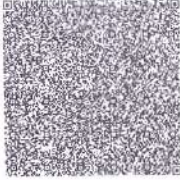
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0659/60585/00143

To
/AVJit Sarkar
55/3C
BALLGUNGGE CIRCULAR ROAD
BALLGUNGGE SCIENCE COLLEGE
Ballygunge
Kolkata West Bengal - 700019
8017105820

Download Date: 02/12/2019

Signature valid
Date of Birth: 11/10/1987
Gender: MALE



आपका आधार क्रमांक / Your Aadhaar No. :

9898 2766 6234
VID : 9134 2547 1646 9350

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



AVJit Sarkar
Date of Birth: 11/10/1987
Male/MALE

Download Date: 02/12/2019

Issue Date: 26/11/2019

9898 2766 6234

VID : 9134 2547 1646 9350

मेरा आधार, मेरी पहचान



सत्यमेव जयते



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship. -
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

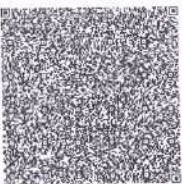
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारत सरकार
Unique Identification Authority of India



Address:
55/3C, BALLGUNGGE CIRCULAR ROAD,
BALLGUNGGE SCIENCE COLLEGE,
Ballygunge, Kolkata,
West Bengal - 700019



9898 2766 6234

VID : 9134 2547 1646 9350



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302000260859/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SUJATA SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Seller			 08/12/21
2	Shri AVIJIT SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			 08/12/21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri SANJOY SARKAR Son of Late SURANJAN SARKAR 38/L, MAHARAJA TAGORE ROAD, P.O:- DHAKURIA, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700031	Shri SUJATA SARKAR, Shri AVIJIT SARKAR			 08/12/21

(Rita Lepcha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192020210220065331 Payment Mode: Online Payment
GRN Date: 04/02/2021 13:32:09 Bank/Gateway: Indian Overseas Bank
BRN : 202102040958324 BRN Date: 04/02/2021 13:02:53
Payment Status: Successful Payment Ref. No: 2000260859/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: AVIJIT SARKAR
Address: 55/3C BALLYGUNGE CIRCULAR ROAD KOLKATA
Mobile: 8017105820
EMail: avijitsarkar132@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000260859
On Behalf Of: Mr SANJOY SARKAR
Identification No: 2000260859/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000260859/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	543217
2	2000260859/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	90630
			Total	633847

IN WORDS: SIX LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FORTY SEVEN ONLY.

Major Information of the Deed.

Deed No :	I-1630-00717/2021	Date of Registration	10/02/2021
Query No / Year	1630-2000260859/2021	Office where deed is registered	
Query Date	04/02/2021 11:49:55 AM	1630-2000260859/2021	
Applicant Name, Address & Other Details	SANJOY SARKAR 38/L, MAHARAJA TAGORE ROAD, Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9007129315, 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. 63,00,000/-	Rs. 90,61,609/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,43,717/- (Article:23)	Rs. 90,662/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: DR. MEGHNAD SAHA SARANI, , Premises No: 134/2, , Ward No: 086 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	587.5 Sq Ft	62,50,000/-	81,59,734/-	Width of Approach Road: 70 Ft.,
Grand Total :				1.3464Dec	62,50,000 /-	81,59,734 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1298.65 Sq Ft.	50,000/-	9,01,875/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 259.73 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 259.73 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 259.73 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 259.73 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 259.73 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1298.65 sq ft	50,000 /-	9,01,875 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri SUJATA SARKAR Son of Smt SUBIR SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx6R, Aadhaar No: 30xxxxxxxx8974, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri AVIJIT SARKAR (Presentant) Son of Late AJOY SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5N, Aadhaar No: 98xxxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri SANJOY SARKAR Son of Late SURANJAN SARKAR 38/L, MAHARAJA TAGORE ROAD, P.O:- DHAKURIA, P.S:- Lake, District:-South 24 -Parganas, West Bengal, India, PIN - 700031</p>			
Identifier Of Shri SUJATA SARKAR, Shri AVIJIT SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJATA SARKAR	Shri AVIJIT SARKAR-1.34636 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJATA SARKAR	Shri AVIJIT SARKAR-1298.65000000 Sq Ft

On 05-02-2021

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 90,61,609/-

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-02-2021

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

Presented for registration at 17:05 hrs on 08-02-2021, at the Private residence by Shri AVIJIT SARKAR ,Claimant.

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

Execution is admitted on 08/02/2021 by 1. Shri SUJATA SARKAR, Son of Smt SUBIR SARKAR, 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Shri AVIJIT SARKAR, Son of Late AJJOY SARKAR, 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Shri SANJOY SARKAR, , Son of Late SURANJAN SARKAR, 38/L, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Business

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-02-2021

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 Fees

Certified that required Registration Fees payable for this document is Rs 90,662/- (A(1) = Rs 90,616/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 90,630/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2021 1:33PM with Govt. Ref. No: 192020210220065331 on 04-02-2021, Amount Rs: 90,630/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202102040958324 on 04-02-2021, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 5,43,717/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 5,43,217/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 299, Amount: Rs.500/-, Date of Purchase: 04/02/2021, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2021 1:33PM with Govt. Ref. No: 192020210220065331 on 04-02-2021, Amount Rs: 5,43,217/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202102040958324 on 04-02-2021, Head of Account 0030-02-103-003-02



Rita Lepcha

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 30743 to 30765
being No 163000717 for the year 2021.



Digitally signed by RITA LEPCHA
Date: 2021.02.24 18:10:32 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/02/24 06:10:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)