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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3
15/3/21
Q-508884/21

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

3
District Sub-Registrar-V 484456
Alipore, South 24 Parganas

DEED OF CONVEYANCE

12 MAR 2021

This Deed of Conveyance is made on this 10th day of March, 2021 (Two thousand twenty one)

BETWEEN

MANORANJAN SARKAR (PAN : AJEPS6480P) ; (Aadhar No. 5857 6721 2710) Son of Late Krishna Kumar Sarkar, by faith Hindu, by occupation Business and at present residing at 112G Selimpur Road, P.S. Lake Thana ; P.O. Dhakuria, Kolkata - 700031, hereinafter referred to as 'SELLER' (which expressions shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) as on the ONE PART

- 5 MAR 2021

Sl. No. 391 Rs. 500/- Date
Name... Avijit Sarker
Address... 95/3c, Pallypurga circular Rd Kol 19
Vendor Sign... Shekhar Ch. Halder

S. C. Halder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027

Avijit Sarker



V.E.T.F
671

Avijit Sarker



V.E.T.F
672



Manoranjan Sarker

31



(SANJIB SARKAR)
S/O Lt. Manoranjan Sarker
39L, M.T. Rd. Kol: 89

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. 1,70,00,000.00 (Rupees One Crore Seventy lakhs only)** paid to **SELLER** by **PURCHASER** for 1/4th share of undivided portion of total land of **6 Cottah 8, Chittack 16 sq.**, and 1/4th 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

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 Bhola 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 1/4th share of ownership being an area of 1 Cottah 10 Chitta 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 hispid-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 - 700 829 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, lispendence, 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:

MANORANJAN SARKAR 1/4th of total Land and Structure

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

AND WHEREAS by and /or under a Deed of conveyence dated 08.02.2021 and registered before Sub-Registrar at Alipore in Book No. 1 volume No. 1630 – 2021, pages -30932 to 30954 being no. 163000714 for the year 2021 the said Sreejita Sarkar, sold, transferred and alienated her 1/8th share undivided land and structure of 6 cottah. 8 chittach 16 sq.ft and 10390 sq.ft respectively of super built up area in G+4 Structure comprised within Municipal Premises No. 134/2 Dr. Megnath Saha Sarani, P.S. Lake, Kolkata – 700029, to one AVIJIT SARKAR the vendor becoming the absolute owner of her above mentioned share.

AND WHEREAS by and /or under a Deed of conveyence dated 08.02.2021 and registered before Sub-Registrar at Alipore in Book No. 1 volume No. 1630 – 2021, pages -30743 to 30765 being no. 163000717 for the year 2021 the said Sujata Sarkar, sold, transferred and alienated her 1/8th share undivided land and structure of 6 cottah. 8 chittach 16 sq.ft and 10390 sq.ft respectively of super built up area in G+4 Structure comprised within Municipal Premises No. 134/2 Dr. Megnath Saha Sarani, P.S. Lake, Kolkata – 700029, to one AVIJIT SARKAR the vendor becoming the absolute owner of her above mentioned share.

AND WHEREAS by and /or under a Deed of conveyence dated 08.02.2021 and registered before Sub-Registrar at Alipore in Book No. 1 volume No. 1630 – 2021, pages -30766 to 30789 being no. 163000715 for the year 2021 the said Subir Sarkar, sold, transferred and alienated her 1/8th share undivided land and structure of 6 cottah. 8 chittach 16 sq.ft and 10390 sq.ft respectively of super built up area in G+4 Structure comprised within Municipal Premises No. 134/2 Dr. Megnath Saha Sarani, P.S. Lake, Kolkata – 700029, to one AVIJIT SARKAR the vendor becoming the absolute owner of her above mentioned share.

NOW THIS INDENTURE WITNESS that **AVIJIT SARKAR** referred to as is. **'PURCHASER'** intend to buy the title of **'SELLER'** **SRI MANORANJAN SARKAR** including his total $1/4^{\text{th}}$ share of **Land of 6 Cottah 8 Chattack and 16 sq. ft. equivalent to 1175 sq.ft. and $1/4^{\text{th}}$ share of G+4 Structure of 10,390sq.ft. equivalent to 2597.5 Sq.ft. having 519.5 sq.ft of super built up area more or less at ground, first, second, third and fourth floors respectively (representing $1/4^{\text{th}}$ share of the Seller)** comprise within Plot No. 236, CIT Scheme XLVII, 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 $1/8^{\text{th}}$ 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 $1/8^{\text{th}}$ 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** here by accept the said property described in the Schedule hereunder written and testified against the consideration value of **Rs. 1,70,000,00.00 (One Crore Seventy Lakhs only)**

SCHEDULE ^ ABOVE REFERRED TO

ALL THAT 1/4th undivided share of ownership in the immovable property being a plot measuring more or less 6 Cottah 8 Chattek 16 Sq. ft. equivalent to an area of 1175 sq. ft. more or less together with 1/4th undivided share of ownership in the super built up area of 10,390 sq.ft. of G + 4 structure equivalent to 2597.5 sq.ft. of super built up area having 519.5 sq.ft. super built up area at ground, first, second, third, fourth floor (representing 1/4th 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
MANORANJAN SARKAR, the SELLER,

Manoranjan Sarkar

herein at Kolkata in the presence of:

1) *Rahul Dhar*
1/4 Nayan
Kol-75

2) *[Signature]*
38/R, M.T. Rd.
Kol-38

SIGNED SEALS AND ACCEPTED by:

AVINUT SARKAR the PURCHASER,

Avinut Sarkar

herein at Kolkata in the presence of:

1) *Rahul Dhar*

2) *[Signature]*


Drafted by me:


albyan *dc*
Adv

F-1776/03

MEMO OF CONSIDERATION

Received and acknowledged a sum of Rs. 1,70,00,000.00 (Rupees One Crore
Seventy Lakhs only) from AVIJIT SARKAR, PURCHASER, vide draft
no.128899376 on INDIAN OVERSEAS BANK, Kalighat
Branch dated 06.03.2021.




AVIJIT SARKAR (Purchaser)


MANORANJAN SARKAR (Seller)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

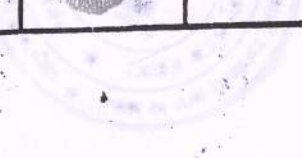
Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

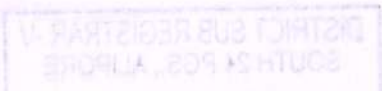
Signature *M. Vasanthan Sankar*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *P. J. Sankar*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



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

GRN Details

GRN: 192020210240481831 Payment Mode: Online Payment
GRN Date: 05/03/2021 18:43:12 Bank/Gateway: Indian Overseas Bank
BRN : 202103050673613 BRN Date: 05/03/2021 18:03:50
Payment Status: Successful Payment Ref. No: 2000508884/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: AVIJIT SARKAR
Address: 55/3C BALLYGUNGE CIRCULAR ROAD KOLKATA 700019
Mobile: 8017105820
EMail: avijitsarkar132@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000508884
On Behalf Of: Mr SANJOY SARKAR
Identification No: 2000508884/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000508884/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	1267902
2	2000508884/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	181211
			Total	1449113

IN WORDS: FOURTEEN LAKH FORTY NINE THOUSAND ONE HUNDRED THIRTEEN ONLY.



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

GRN Details

GRN: 192020210242501001 Payment Mode: Online Payment
GRN Date: 09/03/2021 23:21:47 Bank/Gateway: Indian Overseas Bank
BRN : 202103100840187 BRN Date: 09/03/2021 23:03:59
Payment Status: Successful Payment Ref. No: 2000508884/9/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: AVIJIT SARKAR
Address: 55/3C BALLYGUNGE CIRCULAR ROAD KOLKATA 700019
Mobile: 8017105820
Email: avijitsarkar132@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000508884
On Behalf Of: Mr SANJOY SARKAR
Identification No: 2000508884/9/2021
Remarks: Sale, Sale Document Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000508884/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	243
2	2000508884/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	35
			Total	278

IN WORDS: TWO HUNDRED SEVENTY EIGHT ONLY.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20597/17093

To
মনোরঞ্জন সরকার
Manoranjan Sarker
112G SELIMPUR ROAD
Dhakuria
Dhakuria
Circus Avenue Kolkata
West Bengal 700031

05/11/2013
67738251



MN677382510FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5857 6721 2710

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মনোরঞ্জন সরকার
Manoranjan Sarker
পিতা : কৃষ্ণ কুমার সরকার
Father : Krishna Kumar Sarker
জন্মতারিখ / DOB : 01/02/1949
পুরুষ / Male



5857 6721 2710

আধার - সাধারণ মানুষের অধিকার

Manoranjan Sarker



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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- To establish identity, authenticate online .



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- আধার অধিকারে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
112জি, সেলিমপুর রোড,
ঢাকুরিয়া, ঢাকুরিয়া, কোলকাতা,
পশ্চিম বঙ্গ, 700031

Address:
112G, SELIMPUR ROAD,
Dhakuria, Dhakuria, Kolkata, West
Bengal, 700031

5857 6721 2710

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Manoranjan Barua

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AJEPS6480P

नाम /NAME
MANORANJAN SARKAR

पिता का नाम /FATHER'S NAME
KRISHNA KUMAR SARKAR

जन्म तिथि /DATE OF BIRTH
01-02-1949

हस्ताक्षर /SIGNATURE
Manoranjan Sarkar

आयकर आयुक्त, प.सं.-11
COMMISSIONER OF INCOME-TAX, W.B. - II

Manoranjan Sarkar

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Manoranjan Sarkar



ভারত সরকার
Government of India



নাম/নাম
SANJOY SARKAR
পিতা : সুরঞ্জন সরকার
Father : SURANJAN SARKAR
জন্মতারিখ / DOB : 04/01/1970
পুরুষ / Male



6294 0948 1923

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এম/ও: সুরঞ্জন সরকার,
৩৮/এল, মহারাজা টেগোর রোড,
ঢাকুরিয়া, কোলকাতা, ঢাকুরিয়া,
পশ্চিম বঙ্গ, 700031

Address:
S/O: Suranjan Sarkar, 38/L,
MAHARAJA TAGORE ROAD,
Dhakuria, Kolkata, Dhakuria, West
Bengal, 700031

6294 0948 1923



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVIJIT SARKAR

AJOY SARKAR

11/10/1987

Permanent Account Number
BFRPS3215N


Signature



भारत सरकार

07062006

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटाने
आयकर एवं सेवा इकाई, एन एन टी एन
घोषी मंडिर, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल कॉम्पाउंड,
एस.बी. मार्ग, लोअर पैरल, मुंबई - 400 013

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please inform / return to:
Income Tax PAN Services Unit, NSDI,
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013.
Tel: 91-22-24944630, Fax: 91-22-2495 0663,
e-mail: hant@nild.gov.in



भारत सरकार
Government of India



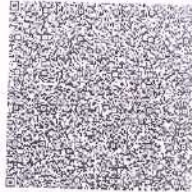
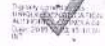
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0659/60585/00143

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

Download Date: 02/12/2019

Signature valid



Issue Date: 26/11/2019

आपका आधार क्रमांक / Your Aadhaar No. :

9898 2766 6234

VID : 9134 2547 1646 9350

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Avijit Sarkar
Date of Birth/DOB: 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



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.



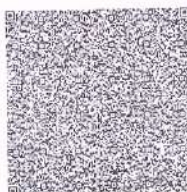
- आधार वेब पोर्टल पर जाकर है।
- आधार वेब पोर्टल और मैन सरकारी सेवाओं को प्रमाणित करता है।
- अपने मोबाइल नंबर और ईमेल ID कोड रखें।
- आधार कोड देने से पहले, mAadhaar App को डाउनलोड करें।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



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



9898 2766 6234

VID : 9134 2547 1646 9350



1947



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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 16302000508884/2021

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	Mr MANORANJAN SARKAR 112G, SELIMPUR ROAD, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700031	Seller			
2	Mr AVIJIT SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr 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	Mr MANORANJAN SARKAR, Mr AVIJIT SARKAR			

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

Major Information of the Deed

Deed No :	I-1630-01464/2021	Date of Registration	12/03/2021
Query No / Year	1630-2000508884/2021	Office where deed is registered	
Query Date	05/03/2021 1:28:53 PM	1630-2000508884/2021	
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. 1,70,00,000/-	Rs. 1,81,23,218/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,68,645/- (Article:23)	Rs. 1,81,278/- (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	1175 Sq Ft	1,55,00,000/-	1,63,19,468/-	Property is on Road Adjacent to Metal Road,
Grand Total :				2.6927Dec	155,00,000 /-	163,19,468 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2597.5 Sq Ft...	15,00,000/-	18,03,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 519.5 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 : 519.5 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 : 519.5 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 : 519.5 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 : 519.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2597.5 sq ft	15,00,000 /-	18,03,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANORANJAN SARKAR Son of Late KRISHNA KUMAR SARKAR 112G, SELIMPUR ROAD, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0P, Aadhaar No: 58xxxxxxx2710, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr 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: 98xxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr 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			
Identifier Of Mr MANORANJAN SARKAR, Mr AVIJIT SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MANORANJAN SARKAR	Mr AVIJIT SARKAR-2.69271 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MANORANJAN SARKAR	Mr AVIJIT SARKAR-2597.50000000 Sq Ft

Endorsement For Deed Number : I - 163001464 / 2021

On 10-03-2021

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

Presented for registration at 20:55 hrs on 10-03-2021, at the Private residence by Mr AVIJIT SARKAR ,Claimant.

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 1,81,23,218/-

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

Execution is admitted on 10/03/2021 by 1. Mr MANORANJAN SARKAR, Son of Late KRISHNA KUMAR SARKAR, 112G, SELIMPUR ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Mr AVIJIT SARKAR, Son of Late AJOY 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 Mr 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 12-03-2021

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 1,81,278/- (A(1) = Rs 1,81,232/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,81,246/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2021 6:45PM with Govt. Ref. No: 192020210240481831 on 05-03-2021, Amount Rs: 1,81,211/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202103050673613 on 05-03-2021, Head of Account 0030-03-104-001-16

Online on 09/03/2021 11:24PM with Govt. Ref. No: 192020210242501001 on 09-03-2021, Amount Rs: 35/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202103100840187 on 09-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,68,645/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 12,68,145/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 391, Amount: Rs.500/-, Date of Purchase: 05/03/2021, Vendor name: S C Halder
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/03/2021 6:45PM with Govt. Ref. No: 192020210240481831 on 05-03-2021, Amount Rs: 12,67,902/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202103050673613 on 05-03-2021, Head of Account 0030-02-103-003-02

Online on 09/03/2021 11:24PM with Govt. Ref. No: 192020210242501001 on 09-03-2021, Amount Rs: 243/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 202103100840187 on 09-03-2021, 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 43279 to 43306

being No 163001464 for the year 2021.



Digitally signed by RITA LEPCHA
Date: 2021.03.12 16:57:04 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/03/12 04:57:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)