

01706/23

I-1772/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

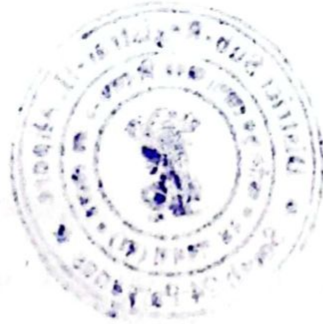
N 254667

Handwritten notes: 13/2, 8-226658

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

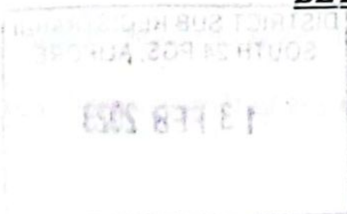
[Signature]
District Sub-Registrar-II
Alipore, South 24-Parganas

13 FEB 2023



THIS DEED OF CONVEYANCE made this the 13th day of February, 2023.

BETWEEN



8287

9 FEB 2023

No.....Rs.500/- Date.....

Name :

Address :

Vendor Subhankar Das
Alipore Collectorate, 24 PGS

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, 24 PGS

Sanjib KR Chakraborty,
- Advocate
Alipur Police Court
Kolkata-27

8287 = 500/-

যেহেতু এ নথিতে উল্লিখিত বিষয়ে
কোন তথ্য পাওয়া যায়নি তাহলে
এই নথি স্বীকৃত হইবে।

১৩ ফেব্রুয়ারি ২০২৩
সিউসি-২৪ পর্গানা

০১০৮ ৪১৭



Committee ^{Das} s/o - Mrityunjay Das
10 No Bandha Beriya
Nebulala, Kakdwip
South 24 Parganas.
Pin - 743374
Advocate

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE
13 FEB 2023

SMT. CHANDANA ADHIKARI alias **CHANDANA ADHIKARY** (PAN: **BSFPA1484A**), (AADHAAR NO. **8844-9119-9845**), (**MOBILE NO. 6290980676**), wife of Sri Baidyanath Adhikary, by Nationality : Indian, by Religion : Hindu, by occupation : Housewife, residing at Premises No. 139, Mahatma Gandhi Road, P.O. Paschim Putiari, P.S. Haridevpur, Kolkata : 700041, District : South 24 Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall be deemed to include her heirs, executors, administrators, legal representatives and assigns) on the **ONE PART** ;

AND

SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (PAN : **AASCS2236B**), a Private Limited Company incorporated under the Companies Act, 2013, having its registered office at 54A, Raja Ram Mohan Roy Road, P.O. Paschim Putiary, P.S. Behala, Kolkata : 700041, District : south 24 Parganas represented by its one of the Director **SRI BAIDYANATH ADHIKARY** (PAN: **AUHPA2892D**), (AADHAAR NO. **7358-9022-4872**), (**MOBILE NO. 9038395232**), son of Late Miru Adhikary, by Nationality : Indian, by Religion : Hindu, by occupation : Business, residing at Premises No. 139, Mahatma Gandhi Road, P.O. Paschim Putiari, P.S. Haridebpur, Kolkata : 700041, District : South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS the Government of the State of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired a vast quantity of land including the land in occupation of the Vendor hereto in R.S. Plot No. 463(P) of Mouza : Surity, J.L. No. 11, Police Station : Behala, District : South 24 Parganas under the provision of L.D.P. Act 1948/L.A. Act I of 1894 including the plot of the Vendor herein;

AND WHEREAS for the above said purpose the then Govt. of West Bengal has been decided to gift several plots of land out of the said acquired plot of land in favour of the refugees from East Pakistan (now Bangladesh) by Indenture (Deed of Gift) to confer absolute right title and interest over the gifted plot of land.

AND WHEREAS one Smt. Radha Bhattacharjee wife of Sri Prafulla Kumar Bhattacharjee since deceased was one of such refugee person who had come to use and occupy a piece of land for homestead purpose by constructing structures on the said land morefully described in the Schedule "A" written hereunder.

AND WHEREAS one Smt. Bharati Nath wife of Sri Sudhir Ranjan Nath was also one of the refugee person who had come to use and occupy a piece of land for homestead purpose by constructing structures on the said land morefully described in the Schedule "B" written hereunder

AND WHEREAS by knowing the said intention of rehabilitation of the refugees of the Bangladesh people by Government of West Bengal both

the said Smt. Radha Bhattacharjee since deceased and said Bharati Nath being refugees approached the Government of West Bengal in respect of their occupied plots of land for their rehabilitation.

AND WHEREAS by an Indenture dated 9th October, 1991 the Governor of the State of West Bengal, referred to therein as the Donor of the One Part gave, granted, transferred, assigned and assured ALL THAT piece or parcel of land measuring 2 Cottahs more or less of homestead land comprised in E/P No. 27, R.S. Plot No. 463(P) of Mouza : Sirity, J.L. No.11, P.S. Behala, District : South 24 Parganas, Sub-Registration Office : Alipore in favour of said Smt. Radha Bhattacharjee wife of Sri Prafulla Kumar Bhattacharjee, since deceased, referred to therein as the Donee of the Other Part and the said Indenture was duly registered in the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No.17, Pages 489 to 492, Being No.2123, for the year 1991, morefully and particularly described in the **Schedule "A"** hereunder written.

AND WHEREAS by virtue of said Indenture (Deed of Gift) said Radha Bhattacharjee being owner of the said Plot E/P No. 27 mutated her name with the Kolkata Municipal Corporation and the said property was numbered as 100, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, morefully and particularly described in the **Schedule "A"** written hereunder.

AND WHEREAS by an Indenture dated 9th October, 1991 the Governor of the State of West Bengal, referred to therein as the Donor of the One Part gave, granted, transferred, assigned and assured ALL THAT piece or parcel of land measuring 2 Cottahs more or less of homestead land comprised in E/P No. 28, R.S. Plot No. 463(P) of Mouza : Surity, J.L. No.11, P.S. Behala, District : South 24 Parganas, Sub-Registration Office : Alipore in favour of said Smt. Bharati Nath wife of Sri Sudhir Ranjan Nath, since deceased, referred to therein as the Donee of the Other Part and the said Indenture was duly registered in the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No.17, Pages 461 to 464, Being No.2116, for the year 1991, morefully and particularly described in the **Schedule "B"** hereunder written ;

AND WHEREAS by virtue of said Indenture (Deed of Gift) said Smt. Bharati Nath being owner of the said Plot E/P No. 28 mutated her name with the Kolkata Municipal Corporation being Assessee No. 411211403292 and the said property was numbered as 99, Raja Ram Mohan Roy Road, Mailing Address P-28, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, morefully and particularly described in the Schedule "B" written hereunder.

AND WHEREAS while thus well seized and possessed the said Schedule "A" property said Radha Bhattacharjee died intestate on 12.03.2008

leaving behind her husband Prafulla Chandra Bhattacharjee and three daughters namely Smt. Shantashree Ray, Smt. Tanushree Bhattacharya and Jayashree Bhattacharya as her legal heirs and representatives and thereafter said Prafulla Chandra Bhattacharjee also died on 02.09.2016 and as such all the said three daughters become the joint owners in equal share by virtue of inheritance and being absolute owners of the said Schedule "A" property situated at 100, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, District : South 24 Parganas, mutated their names in the Kolkata Municipal Corporation being Assessee No. 411211403309 within the KMC Ward No.121.

AND WHEREAS while thus well seized and possessed the said Schedule "A" property said Smt. Shantashree Ray, Smt. Tanushree Bhattacharya and Jayashree Bhattacharya being absolute joint owners have desired to sold out the said property and the Vendor/Owner herein being interested party having inspected the documents of title and other relevant papers of the property and being satisfied purchased **ALL THAT** the said **SCHEDULE "A"** property measuring 2 Cottahs together with one tile shed room measuring 100 sq.ft. alongwith all easement right lying and situated at E/P No. 27, R.S. Plot No. 463(P) of Mouza : Surity, J.L. No. 11, being premises no. 100, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, by virtue of a Deed of Conveyance dated 18.07.2022 duly registered in the office of D.S.R. II, South 24 Parganas

and recorded in Book No.1, Volume No. 1602-2022, Page from 344494 to 344518, Being No. 160209395 for the year 2022 for the consideration mentioned therein.

AND WHEREAS while thus well seized and possessed the said Schedule "B" property said Smt. Bharati Nath being absolute owner has desired to sold out the said Schedule "B" property and the Vendor/Owner herein being interested party having inspected the documents of title and other relevant papers of the property and being satisfied purchased **ALL THAT** the said **SCHEDULE "B"** property measuring 2 Cottahs together with one Asbestos Shed tenanted structure measuring 600 sq.ft. alongwith all easement right lying and situated at E/P No. 28, R.S. Plot No. 463(P) of Mouza : Sirty, J.L. No. 11, being premises no. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, by virtue of a Deed of Conveyance dated 12.08.2022 duly registered in the office of D.S.R. II, South 24 Parganas and recorded in Book No.1, Volume No. 1602-2022, Page from 400534 to 400559, Being No. 160210731 for the year 2022 for the consideration mentioned therein.

AND WHEREAS by virtue of the above said two Deed of conveyances the vendor herein become the absolute owners in respect of the said **Schedule "A" & "B"** properties which are adjacent properties and for which the owner herein amalgamated the said properties and also mutated her name with the Kolkata Municipal Corporation and the said

properties after amalgamation renumbered as 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, being Assessee No. 41-121-14-0329-2 within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, morefully described in the **Schedule "C"** written hereunder.

AND WHEREAS while thus well seized and possessed the said Schedule "C" property the owner/Vendor herein has desired to sold out the same and the purchaser herein being interested party having inspected the documents of title and other relevant papers of the property and being satisfied approach the Vendor herein to purchase the **ALL THAT** land measuring **4 Cottahs** together with Asbestos shed tenanted structure measuring **700 sq.ft.** more or less alongwith all easement right lying and situated at Mouza : Surity being at E/P No. 27 & 28, R.S. Plot No. 463(P), J.L. No. 11, being premises no. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, at a total consideration of **Rs. 55,00,000/- (Rupees fifty five lakh only)** and the Vendors herein accepted the said proposal and accordingly both the Vendor and Purchasers are entered into presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 55,00,000/- (Rupees fifty five lakh only)** paid to the Vendors by the

Purchasers on or before the execution of these presents the receipt whereof the Vendor herein as also by the Memo of Consideration hereunder written admit and acknowledge and the Vendors doth hereby acquit, release and forever discharge **ALL THAT** land measuring **4 Cottahs** together with Asbestos shed tenanted structure measuring more or less 700 sq.ft. alongwith all easement right lying and situated at Mouza : Surity, being E/P Nos. 27 & 28, R.S. Plot No. 463(P), J.L. No. 11, being premises no. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, morefully described in the **Schedule "C"** herein below in favour of the Purchasers and the Vendor doth hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchasers their heirs, executors, administrators, assigns free from all encumbrances **ALL THAT** the said property specifically described in the **SCHEDULE "C"** written hereunder together with all yards, swears, waterways, path, passages, rights, liberties, privileges, easements, appurtenances, whatever to the said premises **AND** all the right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said property unto and to the use of the Purchasers, their heirs, executors, administrators, assigns absolutely and forever together with the title deeds, writings, monuments and other evidences of title **AND** the Vendors doth hereby covenant with the Purchasers, their heirs, executors, administrators, representatives and assigns that

notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in the manner aforesaid **AND THE PURCHASERS** shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from Vendors or any person claiming through or under them. **AND FURTHER THAT** the Vendors, their heirs, executors, administrators or assigns, covenant with the Purchasers, their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchasers, their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **AND THE VENDORS**, their heirs, executors, administrators or assigns **FURTHER COVENANT** that they shall at the request and cost of the Purchasers, their heirs, executors, administrators or assigns do execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate or inheritance in free simple in possession without any manner or condition use, trust or other thing whatsoever to alter

defect, encumber or make void the same and the Vendors doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter, assurances or things whatsoever by the Vendors made done, executed, occasioned or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said land measuring **4 Cottahs** together with Asbestos shed tenanted structure measuring **700 sq.ft.** more or less alongwith all easement right lying and situated at Mouza : Sirity being E/P Nos. 27 & 28, R.S. Plot No. 463(P), J.L. No. 11, being premises no. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, hereby granted, sold, transferred, conveyed, assigned and assured or expressed on intended so to be unto and to the use of the Purchasers for a perfect and indefeasible estate or inheritance in free simple in possession without any manner of hindrance lawful, eviction, interruption, claim or demand whatsoever from or by the Vendors or any person lawfully or equitably claiming or to claim from under or in trust for the Vendors **AND** the Purchasers peacefully occupy and enjoy the demised property and enjoy the same without any reservation restriction whatsoever. But with the right to sell, mortgage, assign and/or transfer.

: THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO :

ALL THAT land measuring 2 Cottahs more or less together with Asbestos shed cemented flooring one room measuring 100 sq. ft. along with all easement right lying and situated at Mouza : Sritity, being E/P. No. 27, R.S. Plot No. 463(P), J.L. No. 11, now known as Premises No. 100, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, within District Sub-Registry Office Alipore, Additional District Sub-Registry Office Behala, and the property is butted and bounded by :

ON THE NORTH : By 14 feet wide K.M.C. Road ;

ON THE SOUTH : By Dag No. 456 ;

ON THE EAST : By E/P Plot No. 26 ;

ON THE WEST : By E/P Plot No. 28 ;

: THE SCHEDULE "B" PROPERTY ABOVE REFERRED TO :

ALL THAT homestead land measuring 2 Cottahs more or less together with Asbestos shed cemented flooring tenanted structure measuring 600 sq.ft. more or less along with all easement right lying and situated at Mouza : Sritity, being E/P. No. 28, R.S. plot No. 463(P), J.L. No. 11, now known as Premises No. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, within District Sub-Registry Office

Alipore, Additional District Sub-Registry Office Behala, and the property is butted and bounded by :

ON THE NORTH : By 14 feet wide K.M.C. Road ;

ON THE SOUTH : By Dag No. 459 ;

ON THE EAST : By E/P No. 27 ;

ON THE WEST : By Plot No. 37 ;

: THE SCHEDULE "C" PROPERTY ABOVE REFERRED TO :
(THE PROPERTY HEREBY SOLD)

ALL THAT land measuring 4 Cottahs more or less together with Asbestos shed cemented flooring tenanted structure measuring 700 sq. ft. more or less along with all easement right lying and situated at Mouza : Sritity, being E/P. No. 27 & 28, R.S. Plot No. 463(P), J.L. No. 11, now known as Premises No. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, within District Sub-Registry Office Alipore, Additional District Sub-Registry Office Behala, and the property is butted and bounded by :

ON THE NORTH : By 14 feet wide K.M.C. Road ;

ON THE SOUTH : By Dag No. 459 ;

ON THE EAST : By E/P No. 26 ;

ON THE WEST : By Plot No. 37 ;

IN WITNESS WHEREOF both the **VENDOR** and **PURCHASER** hereunto set their hands and seals on the day month and year first above written.

WITNESSES :-

1. Sanjib Kr Chakraborty
Adv
42B, Raja Santosh Road
Kolkata - 700027

Chandana Adhikary

VENDOR

2. Soumitra Das.
10 NO Budhan Beriya
Nebutale, Kakdwip
South 24 Parganas
743374

Shree Nil Madhav Construction Pvt. Ltd.

Baidya with Adhikary
Director

PURCHASER

Drafted by :

Sanjib Kr Chakraborty

Advocate.

Alipore Judges Court,
Kolkata- 700027.

WB-31/2001.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs. 55,00,000/- (Rupees fifty five lakh only)** being full consideration amount in the manner stated herein .

By Cheque No. 000012 dt. 13.12.2022	Rs. 10,00,000/-
By Cheque No. 000013 dt. 22.12.2022	Rs. 20,00,000/-
By Cheque No. 000014 dt. 27.12.2022	Rs. 20,00,000/-
By Cheque No. 000016 dt. 02.01.2023	Rs. 5,00,000/-

All Cheques are drawn on HDFC Bank,
Mahatma Gandhi Road Branch.

Total - Rs. 55,00,000/-

(Rupees fifty five lakh only)

WITNESSES:

1. *Sanjib Kr Chakraborty*

2. *Soumitra Das*

Chandana Adhikary

VENDOR

		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 CHANDANA ADHIKARY

Signature Chandana Adhikary



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name BALPYA NATH ADHIKARY

Signature Shree Nil Madhav Construction Pvt. Ltd.
Balpya Nath Adhikary

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



100220232029033487

GRIPS Payment Detail

GRIPS Payment ID:	100220232029033487	Payment Init. Date:	10/02/2023 12:28:30
Total Amount:	332984	No of GRN:	1
Bank Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	2043199745	BRN Date:	10/02/2023 12:29:08
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

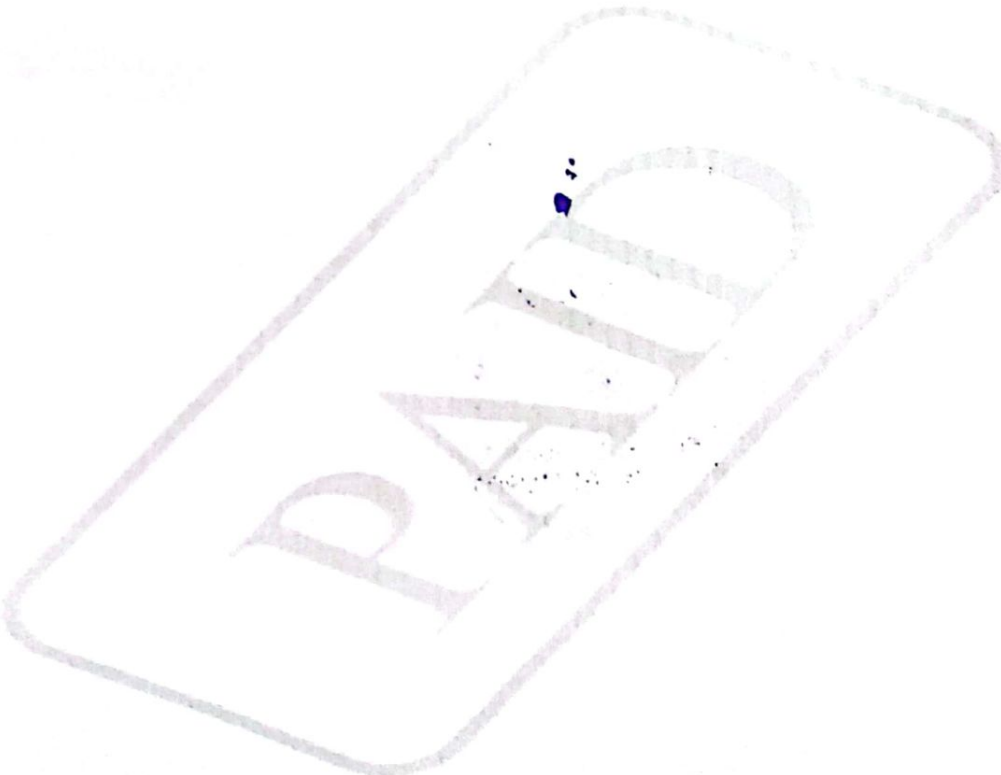
Depositor's Name: Baidya nath adhikary
Mobile: 9038025257

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230290334881	Directorate of Registration & Stamp Revenue	332984
Total			332984

IN WORDS: THREE LAKH THIRTY TWO THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



13-02-2023

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 Indian Stamp Act 1899.

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

Presented for registration at 11:33 hrs on 13-02-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Baidya Nath Adhikary .

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 66,68,999/-

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

Execution is admitted on 13/02/2023 by Mrs Chandana Adhikari, Wife of Mr Baidyanath Adhikary, 139, Road: Mahatma Gandhi Rd, , P.O: Paschim Putiari, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife

Identified by Mr Soumitra Das, , Son of Mr Mrityunjay Das, P.O: Nebutala, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 743374, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-02-2023 by Mr Baidya Nath Adhikary, director, SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 54A, Raja Ram Mohan Roy Road, City:- , P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Identified by Mr Soumitra Das, , Son of Mr Mrityunjay Das, P.O: Nebutala, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 743374, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 66,736.00/- (A(1) = Rs 66,690.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 66,704/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 12:29PM with Govt. Ref. No: 192022230290334881 on 10-02-2023, Amount Rs: 66,704/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2043199745 on 10-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,66,780/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 2,66,280/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 254667, Amount: Rs.500.00/-, Date of Purchase: 09/02/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 12:29PM with Govt. Ref. No: 192022230290334881 on 10-02-2023, Amount Rs: 2,66,280/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2043199745 on 10-02-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed

	I-1602-01772/2023	Date of Registration	13/02/2023
No / Year	1602-2000226656/2023	Office where deed is registered	
Date	29/01/2023 9:27:03 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjib Kumar Chakraborty Thana : Chetla, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830076375, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 55,00,000/-		Rs. 66,68,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,66,780/- (Article:23)		Rs. 66,736/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (Netaji Sarak Crossing -- B.L.Saha Road Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Mouza: Siriti, Premises No: 99 , Ward No: 121 JI No: 111, Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-463 (RS :-)		Bastu	4 Katha	53,50,000/-	64,79,999/-	Width of Approach Road: 14 Ft.,
Grand Total :				6.6Dec	53,50,000 /-	64,79,999 /-	

Structure Details :



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1,50,000/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	1,50,000 /-	1,89,000 /-	

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mrs Chandana Adhikari Wife of Mr Baidyanath Adhikary Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office			Chandana Adhikari 13/02/2023
139, Mahatma Gandhi Rd, City:- , P.O:- Paschim Putiari, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx4A, Aadhaar No: 88xxxxxxxx9845, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office			


Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED 54A, Raja Ram Mohan Roy Road, City:- , P.O:- Paschim Putiari, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr Baidya Nath Adhikary (Presentant) Son of Late Miru Adhikary Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office		
	139, Mahatma Gandhi Rd, City:- , P.O:- Paschim Putiari, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx2d, Aadhaar No: 73xxxxxxxx4872 Status : Representative, Representative of : SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (as director)	Feb 13 2023 11:51AM LTI 13/02/2023	13/02/2023

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumitra Das Son of Mr Mityunjay Das Village:- Budhar Benya, P.O:- Nebutala, P.S.-Kakdwip, District:-South 24- Parganas, West Bengal, India, PIN:- 743374			
	13/02/2023	13/02/2023	13/02/2023

Identifier Of Mrs Chandana Adhikari, Mr Baidya Nath Adhikary

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Adhikari	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Adhikari	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED-700.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160201772 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.02.17 17:49:48 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2023/02/17 05:49:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)