7600/18

I-6457/18

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

1605-1000 245704/18

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 407427

12.27
25.9.18

AW-23,50,000/-

25 SEP 2018

DEED OF CONVEYANCE

This Deed of conveyance is made on ...18th..... Day of ....Sept..... Two Thousand Eighteen between **SMT SANCHITA CHAUDHURI** daughter of Late Bidyut Chaudhuri Pan No ABWPC7513R, Phone No- 9830015933, by Nationality Indian, by faith Hindu, by occupation Service, Residing at 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, District South 24 Parganas, Kolkata- 700084. Hereinafter called and referred to as **VENDOR** (which term or expression shall unless excluded by or repugnant to the Subject, context meaning thereof be deemed to mean and include his respective heir/heirs, successor/successors, executor/executors administrator/administrators legal representative/representatives and assign/assigns) of the FIRST **PART**.

AND

7846 Date 14/9/18

Sold to S.K. Roy Pal

Rupees 50

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

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Alipore, South 24 Pgs.

Addl. Dist. Sub-Registrar
Alipore
25 SEP 2018
South 24 Parganas
Kolkata- 700027

Identified by
Saman Pandit
S/o Lt H.K Pandit
Alipore Police Court
Kol-27
Law clerk

SRI DIPANKAR GHOSH s/o Amalendu Shekhar Ghosh (Pan No ADGPG8778G) Phone-No 9830028993, by Nationality Indian, by faith Hindu, by occupation Medical Practitioner, resides at 88, Raja S. C. Mallick Road P.S. Jadavpur, Kolkata- 700047 and District South 24 Parganas. Hereinafter called and referred to as **PURCHASER.** (Which term or expression shall unless excluded by or repugnant to the Subject, context meaning thereof be deemed to mean and include their respective heir/heirs, successor/successors, executor/executors administrator/administrators legal representative/representatives and assign/assigns) of the **SECOND PART**.

WHEREAS by a Bengali Kobala (sale Deed) dated 11.05.1964 registered with sub Registrar of Alipore, 24 Parganas and recorded in Book No –I, Volume No- 85, Pages 50 to 56, Being No- 4059 for the year 1964 sri Basanta Kumar Mistri and Tinkari Mistri as Vendor duly sold, transferred and conveyed and Smt. Niyoti Chawdhury as Purchaser purchased ALL THAT piece and parcel of Rayati Mokorari sattwa land total measuring about 3cottahs lying and situate at Mouza Bade-Masur, J.L. No 31, comprised in C.S. Dag No702, R.S. Dag No 663, in C.S. Khatian No 27 R.S. Khatian No 23 and premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Kolkata Municipal Corporation ward No 101, District South 24 Parganas free from all encumbrances and on valuable consideration.

AND WHEREAS after purchasing the above premises the said Smt. Niyoti Chawdhury duly mutated her name and obtained from the Kolkata municipal corporation upon the said land and property at premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Ward No. 101, District South 24 Parganas and using the same at her dwelling purpose.

AND WHEREAS said Niyoti Chawdhury (the mother of the vendor herein) died intestate leaving behind one son and one daughter namely Sanjay Chawdhury and Sanchita Chaudhuri is the absolute Owner of the property at premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Ward No. 101, District South 24 Parganas and occupied the property.

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AND WHEREAS the Sanjay Chaudhury is the vendor of 1.5 cottahs share holder out of 3(three) cottahs. at the premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Ward No. 101, District South 24 Parganas, He decided to gift his sister and duly registered a gift deed at A.D.S.R Ali pore in Book No- 1, Volume No-32 , Pages No-1156 to 1164, Being No- 8884 for the year 2014.

AND WHEREAS the Sanchita Chaudhuri is the absolutely Owner of the said property at measuring about 3 (three) cottahs more or less lying and situate at Mouza Bade-Masur, J.L. No 31, comprised in C.S. Dag No 702, R.S. Dag No 663, C.S Khatian No 27, R.S. Khatian No 23 and the premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Ward No. 101, District South 24 Parganas hereto.

AND WHEREAS with a view to sell the said property the vendor above named entered into an AGREEMENT FOR SALE with **SRI DIPANKAR GHOSH** by which he has agreed to sell the captioned property to them on payment of full consideration money of Rs**20,00,000**/- (Twenty Lakhs) only free from all encumbrances.

AND WHEREAS being fully satisfied the **SRI DIPANKAR GHOSH** (the purchaser) being intended to purchase a Property in land measuring about area of land **1.5** Cottahs together with **100** sq.ft. R.T. shad structure more or less lying and situate at Mouza Bade Masur, J.L. No 31,Dag No 702, R.S. Dag No 663, Khatian No27, R.S. Khatian No 23, premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Ward No. 101, District South 24 Parganas, property and approached the said owner and offered to purchasers and every part thereof and rights and Properties appurtenant thereto which is morefully and particularly described in the SECOND SCHEDULE hereunder written at and for a total price or consideration money of Rs**20,000,00**/- (Rs Twenty Lakhs) only and the VENDOR accepted the said offer and agreed to sell the said land with structure and every part thereof and right & properties appurtenant thereto hereinafter referred to as the said land with structure unto and in favour of purchaser and for the said price or consideration of Rs20,000,00/- (Rs Twenty Lakhs) only free from all encumbrances.

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NOW THESE INDENTURE WITNESSETH

That the purchaser herein consideration of the said sum of Rs **20,000,00/-** (Rs Twenty Lakhs) only truly paid by the purchaser to the vendor on or before the execution of these presents (the receipt whereof the vendor doth hereby as also by the receipt/memo of consideration hereunder written admit and acknowledge the same and every part thereof forever acquit, discharge and release the purchaser as well as the said property, as morefully and particularly mentioned and described in the SCOND SCHEDULE hereunder written, hereby sole, conveyed and transferred by the owner/vendor and vendor doth hereby by these presents indefeasibly grant, sale, convey and transfer unto and in favour of the purchaser forever and for good ALL THAT piece and parcel of self-contained finished residential in land measuring about **1.5** Cottahs and together with**100** sq.ft R.T. shed structure more or less which is morefully mentioned in the SECOND SCHEDULE hereunder written, situate and lying at Mouza Bade Masur, J.L. No 31,Dag No 702, R.S. Dag No 663, Khatian No27, R.S. Khatian No 23, premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. District South 24 Parganas, Kolkata Municipal Corporation ward No 101, as more particularly described in the FIRST SCHEDULE hereunder written together with all user and easement rights on paths and passages including all other common rights, facilities, amenities, benefits, drainages and sewerage lines and connections etc. attached therein hereunder written OR HOWSOEVER OTHERWISE they said finished residential land with structure and area of the land **1.5** Cottahs together with **100** sq.ft. R.T. shad at the said premises as morefully and particularly described in the SECOND SCHEDULE herein below now is or at any time heretofore was situated, butted, bounded, called known, numbered, described and/or distinguished TOGETHER FUTHER with a proportionate right and/or in all the passage, sewers, drains, pipes, benefits, permissions, entitlements, advantages all manner of former or other rights, liberties, easements, privileges, appendages, benefits and advantages, whatsoever, belonging to the land or in anywise appertaining thereto or any part thereof, usually, held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or number thereof or appurtenant thereto and the reversion or reversions and all rents, issues and profits thereof and all that the

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estate right, title and interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the vendor into upon or in respect of the land and every part thereof except the right of demolition or committing any waste to either the land and/or premises Together with all Deeds, pattas, muniments, writings and evidences of title relating to the said land or any part thereof which now are or were or hereafter shall or may be in the custody power or possession of the vendor or any person or persons from whom they or either of them can or may procure the same without any action or suit at law or in equity AND ALSO the easements and/or quasi- easements and other stipulations and/or provisions in connection with the beneficial use and enjoyment of the property as morefully described in the hereunder written SECOND SCHEDULE subject to similar rights, liberties, easements, benefits and advantages of the owner of the properties in the premises (hereinafter collectively called the property) TO HAVE AND TO HOLD the said property and each and every part thereof unto and to the use of the purchaser absolutely and forever and to enjoy the said property and every part thereof and rights and properties appertaining thereto as morefully and particularly mentioned in the SECOND SCHEDULE hereunder written, free and clear, freely and clearly, peaceably and uninterruptedly without any eviction, suit or claim by the vendor or any other person or persons related to his or in trust for his hereby sold, conveyed, transferred forever and for good for absolute use, occupation and enjoyment of the purchaser and their heirs, executors, administrators, legal representatives , whatsoever for ever and for good as reasonably required.

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land thereunto belong whereon or on part whereof the same is containing admeasuring 03 cottahs more or less lying and situate at Mouza Bade-Masur, J.L. No 31, comprised in C.S. Dag No 702, R.S. Dag No 663, C.S Khatian No 27, R.S. Khatian No 23 and premises No premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. District South 24 Parganas, Kolkata Municipal Corporation ward No 101, within limits of the Kolkata Municipal Corporation sub-Registry Office at Sealdah, District South 24 Parganas and the same is butted and bounded by :-

ON THE NORTH: BY Land of Asish Dhar.
ON THE EAST : By Land of parimal Chanda.
ON THE WEST: By 4MTR. wide Road.
ON THE SOUTH: By Land of Labayna Dutta.

Sanchita Chakraborty

THE SCOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring about **1.5** cottahs and **100** sq.ft. R.T. shed structure lying and situate at Mouza Bade-Masur, J.L. No 31, comprised in C.S. Dag No 702, R.S. Dag No 663, C.S Khatian No 27, R.S. Khatian No 23 and premises No 252, Ashoke Road (previously Known as 50/2) P.S. Jadavpur now Patuli, Kolkata- 700084. Within limits of the Kolkata Municipal Corporation ward No 101, District South 24 Parganas. The said land is delineated with **RED** border in the plan annexed herewith.

INWITNESS WHEREOF vendor and purchaser hereunto set and subscribed their respective hands and seals in execution hereof on the day of the month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of

WITNESSES

1. Saman Pandit
Alipore Police court
Kol- 700027

Sanchita Chaudhuri
VENDOR

2. Tapan Sarder
Garia
Kol 84

PURCHASER

MEMO OF CONSIDERATION

(MEMO)

Received of and from the within named purchaser the sum **of 20, 00,000/-** (twenty lakhs) only towards full consideration money in the following manner.

By A/C payee Cheques No042405 dated
Drawn on Axis Bank, Garia Branch at Kolkata. Rs. **20,00,000/-**

Total **20, 00,000/-**
(Twenty Lakhs)

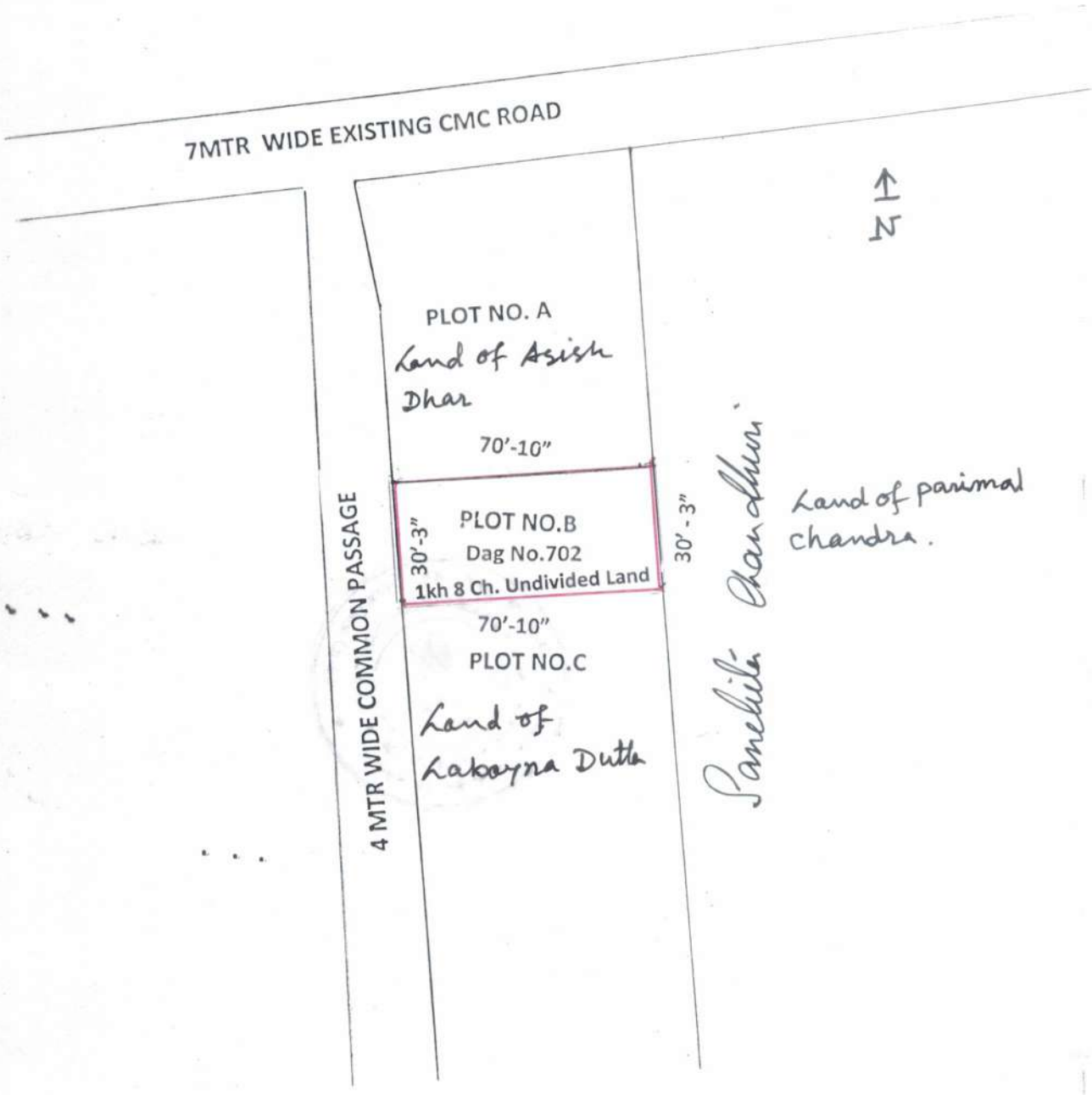
1. Saman Pandit

2. Tapan Sarder

Sanchita Chaudhuri
VENDOR

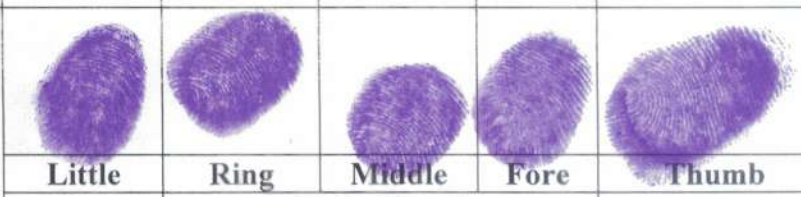
Drafted by
Samir Kr Ray Advocate
High court Calcata-700001
WB 437/1989

SITE PLAN OF MOUZA BADE MASUR, J.L. NO.34, DAG NO.702, HOLDING NO.252,ASHOKE ROAD, WARD NO.101, P.S.PATULI, K.M.C, LAND AREA 1 KH 8 Ch. OUT OF 3 KH. UNDIVIDED LAND.



SPECIMEN FORM FOR TEN FINGER PRINTS

Dipankar Ghosh



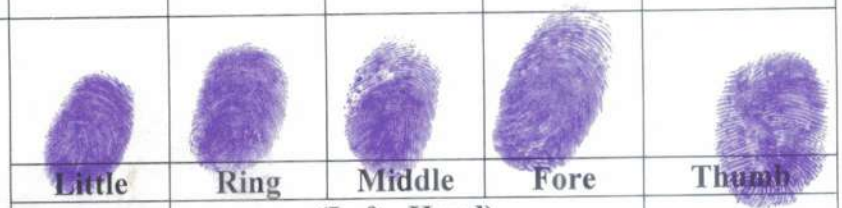
Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name DIPANKAR GHOSH

Signature Dipankar Ghosh

Sanchita Chaudhuri



Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name SANCHITA CHAUDHURI

Signature Sanchita Chaudhuri

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name.....

Signature.....

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028723991-2 | Payment Mode: Counter Payment

GRN Date: 14/09/2018 13:37:34 | Bank : State Bank of India

BRN : 90007474 | BRN Date: 15/09/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16051000245704/6/2018
[Query No./Query Year]

Name : SAMAR KUMAR PANDIT

Contact No. : | Mobile No. : +91 9339726607

E-mail :

Address : ALIPORE POLICE COURT KOLKATA 700027

Applicant Name : Mr SAMAR PANDIT

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000245704/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	141020
2	16051000245704/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	23514
		Total		164534

In Words : Rupees One Lakh Sixty Four Thousand Five Hundred Thirty Four only

Major Information of the Deed

Deed No :	**I-1605-06457/2018**	**Date of Registration**	**25/09/2018**
Query No / Year	**1605-1000245704/2018**	**Office where deed is registered**	
Query Date	**04/09/2018 4:21:27 PM**	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMAR PANDIT ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339756607, Status :Others		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 20,00,000/-		Rs. 23,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,41,070/- (Article:23)		Rs. 23,514/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No. 252, Ward No: 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1.5 Katha	19,00,000/-	22,50,000/-	Property is on Road
	Grand Total :				**2.475Dec**	**19,00,000 /-**	**22,50,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**100 sq ft**	**1,00,000 /-**	**1,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mrs SANCHITA CHAUDHURI (Presentant) Daugther of Late BIDYUT CHAUDHURY Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Office	 25/09/2018	 LTI 25/09/2018	Sanchita Chaudhuri 25/09/2018
	, 252 ASHOKE ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABWPC7513R, Status :Individual, Executed by: Self, Date of Execution: 25/09/2018 , Admitted by: Self, Date of Admission: 25/09/2018 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr DIPANKAR GHOSH** Son of Mr AMALENDU SHEKHAR GHOSH , 88 RAJA S C MALLICK ROAD, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADGPG8778G, Status :Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr SAMAR PANDIT Son of Late H K PANDIT NISCHINTAPUR, P.O:- BUDGE BUDGE, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700138, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mrs SANCHITA CHAUDHURI	
Samar Pandit	25/09/2018

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs SANCHITA CHAUDHURI	Mr DIPANKAR GHOSH-2.475 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs SANCHITA CHAUDHURI	Mr DIPANKAR GHOSH-100.00000000 Sq Ft

Major Information of the Deed :- I-1605-06457/2018-25/09/2018

Endorsement For Deed Number : I - 160506457 / 2018

On 06-09-2018

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 23,50,000/-

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 24-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,514/- (A(1) = Rs 23,500/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 23,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2018 12:00AM with Govt. Ref. No: 192018190287239912 on 14-09-2018, Amount Rs: 23,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90007474 on 15-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,020/- and Stamp Duty paid by by online = Rs 1,41,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2018 12:00AM with Govt. Ref. No: 192018190287239912 on 14-09-2018, Amount Rs: 1,41,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90007474 on 15-09-2018, Head of Account 0030-02-103-003-02

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 25-09-2018

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.

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

Presented for registration at 12:27 hrs on 25-09-2018, at the Office of the A.D.S.R. ALIPORE by Mrs SANCHITA CHAUDHURI ,Executant.

Major Information of the Deed :- I-1605-06457/2018-25/09/2018

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

Execution is admitted on 25/09/2018 by Mrs SANCHITA CHAUDHURI, Daughter of Late BIDYUT CHAUDHURY, , 252 ASHOKE ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr SAMAR PANDIT, , , Son of Late H K PANDIT, NISCHINTAPUR, P.O: BUDGE BUDGE, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700138, by caste Hindu, by profession Law Clerk

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,020/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 7846, Amount: Rs.50/-, Date of Purchase: 14/09/2018, Vendor name: S Das

Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-06457/2018-25/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 207677 to 207694

being No 160506457 for the year 2018.

Seal of the Additional District Sub-Registrar, Alipore, South 24 Parganas

Digitally signed by MD SHADMAN
Date: 2018.10.01 17:31:27 +05:30
Reason: Digital Signing of Deed.

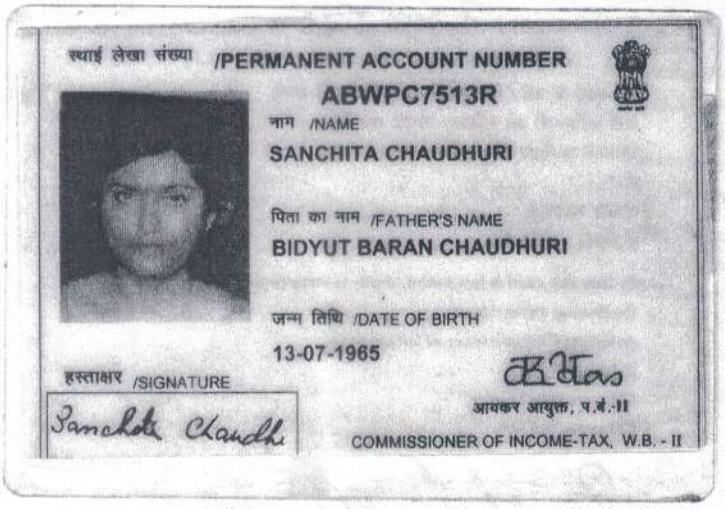
(Md Shadman) 01/10/2018 17:31:23

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABWPC7513R

नाम /NAME

SANCHITA CHAUDHURI

पिता का नाम /FATHER'S NAME

BIDYUT BARAN CHAUDHURI

जन्म तिथि /DATE OF BIRTH

13-07-1965

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Sanchita Chaudhuri

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPG8778G

नाम /NAME

DIPANKAR GHOSH

पिता का नाम /FATHER'S NAME

AMALENDU SEKHAR GHOSH

जन्म तिथि /DATE OF BIRTH

27-05-1962

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II