

02310/24

T-2275/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 415056

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

29/02/2024.
Q-2000519233/2024.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

29 FEB 2024

: DEED OF CONVEYANCE:

THIS DEED OF CONVEYANCE is made this 29th day of FEBRUARY,
TWO THOUSAND TWENTY FOUR, Anno Domini,

29 FEB 2024

20 FEB 2024

d. No. 8598 Name S. CHAKRABORTY (Adv.)
Sold to Alipore Judges Court, Kolkata-27
of
Rupees 5000/-



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

8598 - 5000/- (five thousand only)

K-412058

Office of the Dist. Sub-Registrar IV
Alipore, South 24 Parganas, Kolkata-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
29 FEB 2024

Subha Mondal
5/0 Sanku Mondal
B-95, Seetpanit Park
Kolkata-700070.

: B E T W E E N :

SMT. MIRA MUKHERJEE, Wife of Late Samarendra Mukherjee, Daughter of Late Ashutosh Banerjee, By Faith Hindu, By Occupation-Housewife, PAN-AGZPM8258P, Aadhaar No.675401708528, at present residing at 404G/2A, N.S.C. Bose Road, Post Office-Naktala, Police Station-Netaji Nagar, Kolkata-700047, District-24-Parganas, hereinafter called and referred to as the "VENDOR/OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her respective heir/heirs, successor/ successors, executor/executors, administrator/administrators, legal representative/ representatives, beneficiaries, agent, nominees assigns and person or persons deriving title under each of him} of the FIRST PART.

: A N D :

SRI AJAY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Aadhaar No.240621356861, residing at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, sole proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, 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, context or 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 S E C O N D PART.

W H E R E A S One Bijoy Kumar Mukherjee, was the absolute owner of ALL THAT piece and parcel of land measuring about 4 (Four) Cottahs 1 (one) Chittaks be the same little more or less, together with Structure standing thereon, lying and situate at Mouza- Baishnabghata, J.L. No. 28, Touzi No.151, Khatian No. 173, under Dag No.168/169, now within the limits of Kolkata

Municipal Corporation, being Premises No.4A, Baishnabghata Bye Lane, Ward No.100, Assessee No.21-100-01-0015-1, Police Station-Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, acquired by way of Inheritance.

A N D W H E R E A S subsequently on 13/11/1981, said Bijoy Kumar Mukherjee had executed a Will in favour of Alope Kumar Mukherjee, which was registered at Registrar of Assurance, Kolkata, being No.488, for the year 1981, wherein Smt. Kalpana Banerjee the daughter of Bijoy Kumar Mukherjee was appointed as executor of the said Will.

A N D W H E R E A S after the demise of Bijoy Kumar Mukherjee said Smt. Kalpana Banerjee filed an Probate Case as Executor, being No.146 of 1986 and obtained the same from Kolkata High Court.

A N D W H E R E A S said Alope Kumar Mukherjee, died intestate on 03/06/1989, leaving behind his mother Smt. Latika Mukherjee and the said property devolved on her by way of Inheritance.

A N D W H E R E A S on 10th August, 1990, said Smt. Latika Mukherjee, sold, conveyed and transferred her property of ALL THAT piece and parcel of land measuring about 4 (Four) Cottahs 1 (one) Chittaks be the same little more or less together with Structure standing thereon, lying and situate at Mouza- Baishnabghata, J.L. No. 28, Touzi No.151, Khatian No. 173, under Dag No.168/169, now within the limits of Kolkata Municipal Corporation, being Premises No. 4A, Baishnabghata Bye Lane, Ward No.100, Assessee No.21-100-01-0015-1, Police Station-Jadavpur thereafter Patuli now Netaji Nagar, Kolkata - 700047 to Smt. Mira Mukherjee, the present vendor herein, by way of registered Deed, which was registered at ADSR Alipore, recoded in Book No.I, Volume No.50, pages 139 to 146, being No.2316, for the year 1990.

A N D W H E R E A S subsequently said Smt. Mira Mukherjee, mutated her name in the record of the Kolkata Municipal Corporation, being Premises No.4A, Baishnabghata Bye Lane, Ward No.100, Assessee No.21-100-01-0015-1, Police Station-Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, District South 24-Parganas and has been paying the tax to KMC Authority in her name and subsequently she executed and registered a Development with the Second Party/Purchaser for development of the schedule below property, when on the date of registration the second party has paid Rs.33,00,000=00 (Rupees Thirty Three Lakh) only by way of 3nos of A/c. Payee Cheques, which was registered at DSR-IV, Alipore, recorded in Book No.I, Volume No.1604-2023, pages 84602 to 84643, being No.160403087, for the year 2023 and also registered a Development Power of Attorney, which was registered at DSR-IV, Alipore, recorded in Book No.I, Volume No.1604-2023, pages 84644 to 84662, being No.160403099, for the year 2023 by paying the requisite Stamp Duty and on the strength of Power of Attorney the second party herein has obtained the Sanction plan from KMC Authority for construction of the proposed G+III storied building, Vide No.2023100207, dated 11/01/2024 on behalf of the First Party and today on the date of registration the purchaser has paid the remaining amount of Rs.62,00,000=00 (Rupees Sixty Two Lakh) and till date construction work has not yet started.

A N D W H E R E A S the vendor herein is the lawful owner in respect of the Schedule property below.

A N D W H E R E A S the Vendor is now seized and possessed of his Property and well and sufficiently entitled the Schedule below ALL THAT piece and parcel of land measuring about 4 (Four) Cottahs 1 (one) Chittaks be the same little more or less, together with Structure standing thereon, lying and situate at Mouza- Baishnabghata, J.L. No.28, Touzi No.151, Khatian No. 173, under Dag No.168/169, now within the limits of Kolkata Municipal Corporation,

being Premises No.4A, Baishnabghata Bye Lane, Ward No.100, Assessee No.21-100-01-0015-1, Police Station-Jadavpur thereafter Patuli now Netaji Nagar, Kolkata - 700047 and/or in part or portion thereof more fully described in the Schedule below and she declared to sell the total property along with new sanction plan as mentioned above Vide No.2023100207, dated 11/01/2024 (which includes both first party and second party allocation) and the PURCHASER offered to purchase the said Property at or for the price of Rs.95,00,000=00 (Rupees Ninety Five Lakh) only which the Vendor accepted as highest Market Value.

A N D W H E R E A S the Vendor declared to sell and the PURCHASER being satisfied to investigate all relevant documents in respect of the schedule below property and after being satisfied agreed to purchase the said property containing an area of 4 (Four) Cottahs 1 (one) Chittaks more or less together structures thereon or in a part or portion thereof and particularly mentioned and described in the SCHEDULE hereunder written absolutely free from all encumbrances, whatsoever charges, attachments, liens, lispences, whatsoever easement right of Common Passage lying or situate adjacent to the said Property at or for the price of Rs.95,00,000=00 (Rupees Ninety Five Lakh) only which the Vendor herein accepted being the highest Market Value.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement and in confirmation of the said offer and acceptance by and between the Parties and in consideration of the said sum of Rs.95,00,000=00 (Rupees Ninety Five Lakh) only paid by the PURCHASER herein in favour of the Vendor herein as per Memo below {the receipt whereof the Vendor do hereby grant and acknowledge} the Vendor do hereby sell, transfer and convey, absolutely unto the PURCHASER ALL THAT piece or parcel of Land measuring or containing by 4 (Four) Cottahs 1 (one) Chittaks more or less together with structures thereon particularly mentioned and described in the Schedule hereunder written

{hereinbefore and hereinafter referred to as "THE SAID PROPERTY"} or HOWSOEVER OTHERWISE the said Property or any part thereof now is or at any time heretofore was situated, butted and bounded, called, known, described, distinguished or reputed so to be AND ALSO TOGETHER WITH all the ways, paths, passages, all drainage facilities, Roads, advantages or ancient, lights, liberties, rights, easements, appendages and appurtenances whatsoever the said Property belonging or in any way appurtenant thereto or known as part or parcel or member thereof all the estate, right, title, interest, claim or demand whatsoever of the Vendor into upon and out of the said Property and every part thereof TOGETHER WITH original deeds, documents and muniments-of-title in any way exclusively relating to the said Property or any part thereof, which are now handed over to the PURCHASER TO HAVE AND TO HOLD the said Property more fully described in the Schedule below with all rights, members and appurtenances to the PURCHASER absolutely free from all encumbrances, charges, liens, attachments and lispendences whatsoever absolutely and forever and the Vendor do hereby covenant with the PURCHASER that the absolute interest which the Vendor professes and do hereby transfer subsists AND THAT notwithstanding any act, deed, matter or thing by the Vendor or his predecessors-in-title made done executed or suffered to the contrary the Vendor has now good, right full power and absolute authority to sell, transfer, convey the said Property more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid A N D that the Vendor have not done any act or thing whereby the said property hereby sold, conveyed and transferred or expressed or intended so to be have been encumbered or whereby the Vendor is hindered from selling, transferring and conveying the same unto the PURCHASER in the manner aforesaid and that the PURCHASER shall or may at all times hereafter peaceably and quietly enter into and upon and hold possess and enjoy the said Property described in the Schedule below without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or

persons lawfully or equitably claiming from under or in trust for his predecessors-in-title AND that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and sufficiently saved, defended and kept in harmless and indemnified of from and against all and all manner of former and other estate, right, title, interest, claims, charges, liens, lispendences or encumbrances, whatsoever or suffered by the Vendor or any person lawfully or rightfully claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Property and more fully described in the Schedule below or any part thereof from time to time and at all times hereinafter at the request and cost of the PURCHASER or any person or persons claiming from under or in trust for the PURCHASER made do acknowledge execute and perfect and all proper despatch and cause to be made done acknowledge, executed and perfected with all proper despatch all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said Property and more fully described in the Schedule below and every part thereof unto and to the PURCHASER in the manner aforesaid as shall or may be reasonably required. AND the PURCHASER will have free and unfettered right in common with other persons having the like rights to pass and re-pass the Common Passage meets to the said Property for going and coming with Conveyances and to lay at his own costs, drains, filtered, water, pipes, electric, gas and telephone cables and lines under the passages. The PURCHASER henceforth will have every right to use and transfer and/or assign, construct any multi storied building as per Sanctioned Plan duly sanctioned by the KMC authority and dispose of flats or in any manner, whole or part of the Property more fully described in the Schedule below in whatsoever manner.

That the Property is not a Benami Property or any way encumbered or charge or mortgage and the Vendor has not made any Agreement Registered or Unregistered with anybody executed any Will in favour of anybody in respect of

the Schedule Property and if it is done so the vendor herein had cancelled the said documents before this registration and the Vendor has good and marketable title over the said Property and the said Property is free from all encumbrances and henceforth the PURCHASER and his heirs and assigns shall have every right to enjoy the Schedule below Property absolutely by using the same in whatsoever manner or by constructing, houses, buildings, multistoried Building, renovating, and with the full right to transfer in whatsoever manner i.e. sale, gift, lease and/or mortgage and/or otherwise and if any discrepancies arise then in that case the vendor will be liable and responsible to pay the same.

AND THIS DEED FURTHER WITNESSETH that in consideration of the PURCHASER having purchase the Property on the assurance and guarantee of the Vendor as to protection and indemnified against any possible claim by any person or persons or any authority the Vendor do hereby and hereunder agrees to indemnify and at all times keep indemnified the PURCHASER against all such possible claims or demands in respect of the Schedule below Property.

Be it further noted that the purchaser shall any manner hold the vendor liable for any claim made by the any parties claiming through the occupants and shall kept the vendor indemnified from all liabilities in connection therewith save only those created under the written consent of the vendor or his predecessors-in-title. Be it also noted that the Vendor has handed over the original Title Deed and other relevant document and physically possession in connection with the property to the purchaser herein along with the key on the Date of execution of this Deed of Conveyance.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece and parcel of Bastu land measuring about 4 (Four) Cottahs 1 (one) Chittaks be the same little more or less as per Deed but as per physical measurement 3 (Three) Cotthas 13 (Thirteen) Chittaks 26 (Twenty Six) Square Feet more or less, together with 2100 Square Feet Tin Shed Residential Structure standing thereon, lying and situate at Mouza-Baishnabghata, J.L. No. 28, Touzi No.151, Khatian No.173, under Dag No.168/169, now within the limits of Kolkata Municipal Corporation, being Premises No.4A, Baishnabghata Bye Lane, Ward No.100, Assessee No.21-100-01-0015-1, Police Station-Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047, District South 24-Parganas together with sanction plan as mentioned above, and butted and bounded by :-

ON THE NORTH : By 15' feet & 12' feet wide common passage.
ON THE SOUTH : 12'ft wide Kolkata Municipal Road.
ON THE EAST : By Premises No. 4, Baishnabghata Bye Lane.
ON THE WEST : Engineer's Colony.

And for more clearness depicted and delineated in the "P L A N" or "M A P" annexed herewith Coloured with "R E D" Border and the said Plan to be treated as part of this DEED.

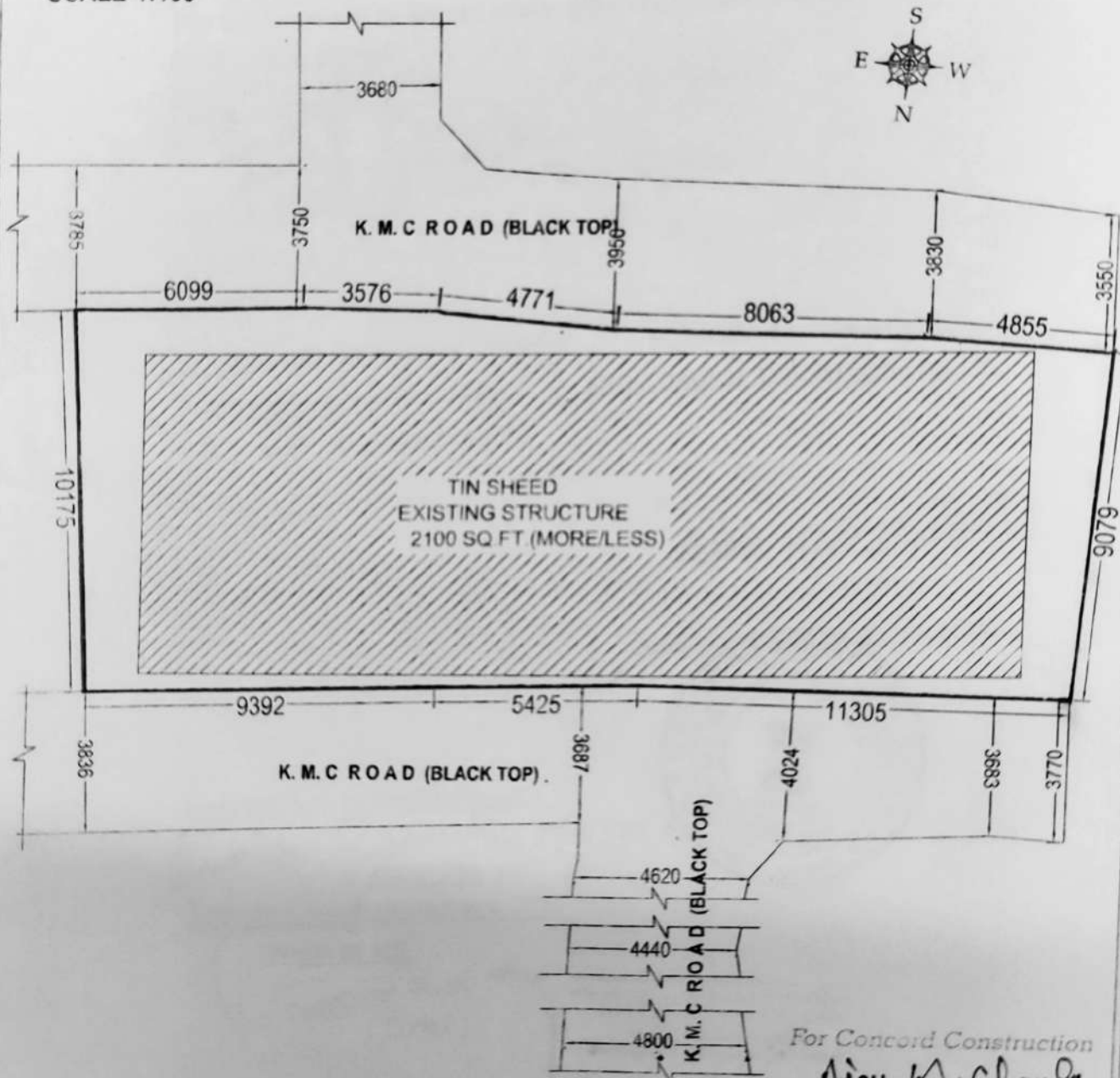
PLAN SHOWING THE BOUNDARY AT PREMISES NO. -4A BAISHNABGHATA
BYE LANE, IN WARD NO. -100, BOROUGH NO. -X. P.S.-NETAJI NAGAR,
KOLKATA-700047

LAND AREA-

(As per deed- 04 K-01 CH- 00 SFT.= 271.739 SQ.M.)

(As per Physical Measurement = 03 K-13 CH- 26 SFT.= 257.430 SQ.M.)

SCALE-1:100



Mina Mukherjee

SIGNATURE OF OWNER

For Concord Construction

Ajoy K. Chanda

Proprietor

SIGNATUR OF PURCHASER

IN WITNESSES WHEREOF, the VENDOR have set and subscribed their hands and seal by the day, month and year first above written.

SIGNED SEALED AND
DELIVERED AT KOLKATA
IN THE PRESENCE OF :

1... *Sudhakar Choudhary*
Alipore Judges' Court
Court. 41-27

2... Annab Kumar Chanda
23/M/12 Naktala
Road Kolkata-47

Mira Mukherjee
SIGNATURE OF THE OWNER/VENDOR.

For Concord Construction

Ajoy K. Chanda .

Proprietor

SIGNATURE OF THE PURCHASER.

DRAFTED AND PREPARED BY ME.

Sudhakar Choudhary F/43A/135/99.
{ ADVOCATE }

ALIPORE JUDGES' COURT. KOL - 27.

TYPED BY ME.

Somnath Paul
{ TYPIST }

: MEMO OF CONSIDERATION :

RECEIVED from the within-named PURCHASER the said sum of Rs.95,00,000=00 (Rupees Ninety Five Lakh) only being the full consideration money as per Memorandum below.

: M E M O :

1. By Cheque, Vide No.538409, dated 15/03/2023
State Bank of India, Naktala Branch Rs.15,00,000=00
2. By Cheque, Vide No. 538410, dated 19/04/2023
State Bank of India, Naktala Branch Rs.17,00,000=00
3. By Cheque, Vide No.564333, dated 04/06/2023
State Bank of India, Naktala Branch Rs. 1,00,000=00
4. By Cheque, Vide No.372747, dated 29/03/2023
State Bank of India, Naktala Branch Rs.40,00,000=00
5. By Cheque, Vide No.372748, dated 29/03/2023
State Bank of India, Naktala Branch Rs.21,05,000=00
6. By TDS Rs. 95,000=00

=====
TOTAL : Rs.95,00,000=00
=====





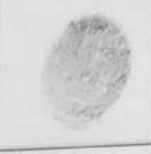






Rupees Ninety Five Lakh only

Mina Mukherjee

SIGNATURE OF THE OWNER/VENDOR.












WITNESSES :

- 1) *Suresh Chandra*
- 2) Annab Kuman Chanda

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name MIRA MUKHERJEE

Signature Mira Mukherjee

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name AJAY KUMAR CHANDA

Signature Ajay K. Chanda

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name

Signature

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



192023240404542291

GRN Details

GRN: 192023240404542291 Payment Mode: Online Payment
GRN Date: 29/02/2024 08:59:29 Bank/Gateway: State Bank of India
BRN : IK0CQUNBS4 BRN Date: 29/02/2024 09:01:21
GRIPS Payment ID: 290220242040454228 Payment Init. Date: 29/02/2024 08:59:29
Payment Status: Successful Payment Ref. No: 2000519233/6/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUDIPTA CHAKRABORTY
Address: Alipore Judges Court Kolkata, West Bengal, 700027
Mobile: 9831036678
EMail: sudiptachakroborty@ymail.com
Depositor Status: Advocate
Query No: 2000519233
Applicant's Name: Mr SUDIPTA CHAKRABORTY
Identification No: 2000519233/6/2024
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 29/02/2024
Period To (dd/mm/yyyy): 29/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000519233/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	375020
2	2000519233/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	95014
			Total	470034

IN WORDS: FOUR LAKH SEVENTY THOUSAND THIRTY FOUR ONLY.

PAID



सत्यमेव जयते

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

Query No / Year	2000519233/2024	Office where deed will be registered
Query Date	25/02/2024 1:26:15 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 95,00,000/-	Rs. 95,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,80,020/- (Article:23)	Rs. 95,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 4A, , Ward No: 100, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 1 Chatak	85,00,000/-	85,00,000/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.7031Dec	85,00,000 /-	85,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2100 sq ft	10,00,000 /-	10,00,000 /-	



Query No: 2000519233 of 2024, Printed On : Feb 25 2024 1:38PM, Generated from wbregistration.gov.in

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs MIRA MUKHERJEE Wife of Late Samarendra Mukherjee,404G/2A, N S C Bose Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGxxxxxx8P, Aadhaar No.: 25xxxxxxxx6578,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	CONCORD CONSTRUCTION (Sole Proprietoship) .23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. ADxxxxxx1C, ,Aadhaar No Not Provided by UIDAI>Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AJOY KUMAR CHANDA Wife of Late Birendra Lal Chanda23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx5M , Aadhaar No.: 24xxxxxxxx6861	CONCORD CONSTRUCTION (as Proprietor)

Identifier Details :

Name & address
Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr AJOY KUMAR CHANDA, Mrs MIRA MUKHERJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs MIRA MUKHERJEE	CONCORD CONSTRUCTION-6.70313 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs MIRA MUKHERJEE	CONCORD CONSTRUCTION-2100 Sq Ft



Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 211000100151 Premises No. : 4A Ward No. : 100 Street Name : BAISHNABGHATA BYE LANE	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SM MIRA MUKHERJEE Owner Address : 4A BAISHNABGHATA BYE LANE , CALCUTTA-700 047 Pin No. : 700047	Character of Premises: Total Area of Land: 04 Cottah, 01 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-03-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-03-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-02275/2024	Date of Registration	29/02/2024
Query No / Year	1604-2000519233/2024	Office where deed is registered	
Query Date	25/02/2024 1:26:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 95,00,000/-	Rs. 95,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,80,020/- (Article:23)	Rs. 95,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



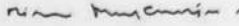
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 4A, , Ward No: 100 Pin Code : 700047

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	4 Katha 1 Chatak	85,00,000/-	85,00,000/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.7031Dec	85,00,000 /-	85,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2100 sq ft	10,00,000 /-	10,00,000 /-	



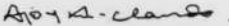
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MIRA MUKHERJEE Wife of Late Samarendra Mukherjee Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office		 Captured	
		29/02/2024	LTI 29/02/2024	29/02/2024
404G/2A, N S C Bose Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx8P, Aadhaar No: 25xxxxxxxx6578, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	CONCORD CONSTRUCTION 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ADxxxxxx1C,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	Finger Print	Signature
	Mr AJOY KUMAR CHANDA (Presentant) Wife of Late Birendra Lal Chanda Date of Execution - 29/02/2024, , Admitted by: Self, Date of Admission: 29/02/2024, Place of Admission of Execution: Office		 Captured	
		Feb 29 2024 12:32PM	LTI 29/02/2024	29/02/2024
23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5M, Aadhaar No: 24xxxxxxxx6861 Status : Representative, Representative of : CONCORD CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHA MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	29/02/2024	29/02/2024	29/02/2024
Identifier Of Mr AJAY KUMAR CHANDA, Mrs MIRA MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA MUKHERJEE	CONCORD CONSTRUCTION-6.70313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA MUKHERJEE	CONCORD CONSTRUCTION-2100.00000000 Sq Ft

Endorsement For Deed Number : I - 160402275 / 2024

On 29-02-2024

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 12:09 hrs on 29-02-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AJJOY KUMAR CHANDA ,.

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 95,00,000/-

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

Execution is admitted on 29/02/2024 by Mrs MIRA MUKHERJEE, Wife of Late Samarendra Mukherjee, 404G/2A, N S C Bose Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-02-2024 by Mr AJJOY KUMAR CHANDA, Proprietor, CONCORD CONSTRUCTION (Sole Proprietorship), 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,046.00/- (A(1) = Rs 95,000.00/- ,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 95,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/02/2024 9:01AM with Govt. Ref. No: 192023240404542291 on 29-02-2024, Amount Rs: 95,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CQUNBS4 on 29-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,80,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,75,020/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 8598, Amount: Rs.5,000.00/-, Date of Purchase: 20/02/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/02/2024 9:01AM with Govt. Ref. No: 192023240404542291 on 29-02-2024, Amount Rs: 3,75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CQUNBS4 on 29-02-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 73717 to 73739

being No 160402275 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.03.04 16:59:36 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 04/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.