

08262/2022

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7-08245/22



73/8
ve. 1443/22

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

H:042616 H 042616

Q. NO. 2001894205/2022

Certified that the document is estimated to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Bisnaya Dum Dum, 24-Pra. (North)

24 JUN 2022

**** DEED OF GIFT ****

THIS DEED OF GIFT made this the ^{23rd}..... day of June, Two Thousand and Twenty Two (2022).

BETWEEN

25149

17 JUN 2022

1008

No. Rs. **5000/-** Date

Name:

Address:

Vendors: *Subhankar Das*
Alipur Collectorate, 24 Egs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kolkata-27

Gijit Kumar Mahanta



Advocate

Alipur Police Court
Kolkata-27

Radip Dey

4778

*06
23/06/22*

Radip Dey

4779

NO

Radip Dey

4780

NO

Radip Dey

4781

NO



Addl. District Sub-Registrar
Cossipore, Dum Dum

23 JUN 2022

Identified by me:

Gijit Kumar Mahanta

Adv.

Alipur Police Court
Kolkata-27

Enrollment No. - F-853/2010

M/S. CHANDA & CO (ENGG) PRIVATE LIMITED (PAN-AABCC0086A), a company incorporated under the companies Act 1956, it registered office at 3/1B, Mahendra Road, P.O. Bhowanipore, P.S Bhowanipore, Kolkata-700 025, Dist-South 24 Parganas, West Bengal, India represented by its director **SRI. PRADIP DEY (PAN-AGOPD1577B), (AADHAAR NO.9894 9267 2675)** son of Sri Nirmal Chandra Dey, by faith Hindu, by Nationality- Indian, by occupation - Business, residing at 36, Middle Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, Dist-South 24 Parganas, West Bengal, India hereinafter called and referred to as the "**DONOR**"(which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, and legal representative administrators and assigns) of the **FIRST PART/ONE PART:**

AND

1)MRS. CHANDANA DEY (PAN-BYJPD7508Q),(AADHAAR NO. 3595-2863-1580) wife of Sri Pradip Dey, by faith Hindu, by nationality Indian, by occupation Business, residing at 36, Middle Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, District South 24 Parganas, West Bengal, India **AND 2) MS. SUJATA ROYCHOUDHURY (PAN-BBZPR1780D) (AADHAAR NO. 3461-0700-3375)**, daughter of Sri Rajat Roychoudhury, by faith Hindu, by nationality Indian, by occupation Business, residing at 3/1B, Mahendra Road, P.O. Bhowanipore, P.S. Bhowanipore, Kolkata-700025, District South 24 Parganas, West Bengal, India hereinafter called and referred to as the "**DONEES**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors legal representatives and assigns) of the **SECOND PART/OTHER PART:**

WHEREAS by a registered Deed of Conveyance one Brojendra Kumar Roychowdhury (since deceased) purchased the plot of land measuring about 7½ (seven and half) Bighas be the same a little more or less situate and lying at Shyamnagar Road, Mouza Satgachi, Sub-Registry

Dum Dum more fully described in the Schedule "A" written hereunder and the said Deed of Conveyance was registered with the office of the Sub-Registrar, Cossipore Dum Dum and entered in Book No.1, volume No. 56, Being No. 3705 for the year 1950.

AND WHEREAS after purchased of the said plot of land the said Brojendra Kumar Roychowdhury became the absolute owner of the said 7½ (seven and half) Bighas of land as mentioned hereinabove and his name was duly mutated with the Municipal authorities.

AND WHEREAS the said Brojendra Kumar Roychowdhury died intestate on 31.12.1977 leaving behind his widow Binapani Roy Chowdhury since deceased and his only son Sri Raghu Nath Roychowdhury, as his heirs and legal representatives.

AND WHEREAS the widow of the said Brojendra Kumar Roychowdhury, Smt. Binapani Roychowdhury died intestate on 20.12.1992 leaving behind her only son Sri Raghunath Roychowdhury, as her only heir as there was no will, and as such there is no claimant of the said property except Vendor herein.

AND WHEREAS on the death of the said Brojendra Kumar Roychowdhury and the said Binapani Roychowdhury as aforesaid the said Raghunath Roychowdhury then became the absolute owner of the property left by his parents.

AND WHEREAS the said plot of land during the various municipal process divided into several Municipal holding Nos. 137, 138, 139, 140, 141, 142, 143, 144, 147, 148 and 149, Shyamnagar Road, Mouza Satgachi under Dum Dum Municipality and the said plot of land commonly known as South Dum Dum Industrial Centre hereinafter called the said property.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road, containing an area of 2 (two) Bighas of land area or a little more or less situated at Shyamnagar Road presently known as Gouri Nath Sastri Sarani, Municipal Ward No. 27, Mouza Stagachi, within the

local limits of South Dum Dum Municipality under Dum Dum Police Station.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road Kolkata 700055 was given under lease in the name of M/S, Chanda & Co. (Engg) Private Limited by a registered Deed of Lease executed by and between the earlier owner Brojendra Kumar Roychowdhury, since deceased for a period of 20 years and thereafter occupancy was under the term of Tenancy Agreement with the vendor and his mother since deceased;

AND WHEREAS said **Sri Raghu Nath Roy chowdhury** as lawful owner, sold, transferred and/or conveyed **ALL THAT** piece & parcel of land measuring **2(Two) Bighas** lying and situated at Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233, corresponding L.R. Dag No-7451, 7454, 7455, 7456, Within The Ambit of **South Dumdum Municipality**, under **Ward No.27 Being Municipal Holding No.149 Shyamnagar Road, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in favour of one **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** by virtue of Registered Deed of Conveyance and the same was duly registered on dated **18th day of June 2010** and registered at the Office of A.D.S.R. Cossipore Dum Dum and the same was recorded in **Book. I, CD Vol No.16, Pages from 3337-3358 Being No.04362 for the Year 2011.**

AND WHEREAS after purchase by the strength of aforesaid deed, said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED**, became the absolute owner of the property more fully mentioned in the First Schedule and mutated the said property at the office of **South Dum Dum Municipality** under Two Holdings Numbers being **295 & 295/A, Gouri Nath Sastri Sarani.**

AND WHEREAS the **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** had got **Municipal Holding No.295, Gouri Nath Shastri Sarani (Old Holding No.149)** under **Ward No.27**, being assessment no-**1202901513753, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in respect of **ALL THAT** piece & parcel of land

measuring 20 Cottahs together with buildings/ structures standing thereon lying and situated at Mouza-Satgachi , J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. (Presently L.R. Khatian No.7138 under L.R. Dag No.7451, 7454, 7455 & 7456).

AND WHEREAS the **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** had got another **Municipal Holding No.295/A, Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27**, being assessment no- 1202902967570, **P.S. Dum Dum, Kolkata-700055, District-North 24 Parganas** in respect of **ALL THAT** piece & parcel of land measuring 20 Cottahs lying and situated at Mouza-Satgachi , J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. (Presently L.R. Khatian No.7138 under L.R. Dag No.7455).

AND WHEREAS after mutated the said property by the said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** started enjoying the same without any kinds of hindrances and/or disturbances from any corner in any manner what so ever and paying taxes regularly as yet.

AND WHEREAS said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** have not set up any kind of structure on the land situated at **Holding No.295/A, Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27**, being assessment no- 1202902967570, **P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** till date, it is lying unutilized and not converted & developed the land.

AND WHEREAS said **M/S. CHANDA & CO (ENGG) PRIVATE LIMITED** declared the boundary of the said property to avoid future complication and the same was registered in the office of **A.R.A.-IV, Kolkata**, and recorded under Book No-I, volume no-1904-2022, pages from 590362 to 590380, being Deed no- **190408547** for the year **2022**.

AND WHEREAS due to Respect and Honour the donor herein decided to gift of **ALL THAT** piece & parcel of land measuring 20 (Twenty)

Cottahs be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station-Dum Dum, Kolkata-700055, District of 24 Parganas (North)** together with right title interest easement appendages appurtenances advantages passages common passages liberties privileges tenements hereditaments premises as shown and marked with '**RED**' Colour in the **Map/Plan** annexed herewith is the part or parcel of this Deed Gift in favour of the Donees herein.

NOW THIS INDENTURE WITNESSETH in consideration of natural Respect and Honours of the said Donees which the said Donors has for the said Donees, the said Donors out of their own free Will and in full possession of these presence do hereby give, grant, convey, transfer, and confirm unto the said Donees hereby admit the same **ALL THAT** piece & parcel of land measuring **20 (Twenty)** Cottahs be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station-Dum Dum, Kolkata-700055, District of 24 Parganas (North)** together with right title interest easement appendages appurtenances advantages passages common passages liberties privileges tenements hereditaments premises as shown and marked with '**RED**' Colour in the **Map/Plan** annexed herewith is the part or parcel of this Deed Gift. Together with easements and quasi-easement rights, use, reservoir, sewer, electricity of the said landed property more particularly mentioned and described in the schedule hereunder written the said property hereby gifted, granted, conveyed and transferred unto and in favour of the Donees absolutely unconditionally and forever and the said Donors doth hereby covenant with the said Donees that **NOTWITHSTANDING** Any act, deed,

matter or thing hereto before done, executed or knowingly committed or suffered to the contrary, He the said Donees now hath in himself good right, full power and absolute authority forever to sell, gift, transfer, grant and dispose of the said property as aforesaid and that the said Donees shall may from time to time and at all times hereafter peaceably and quietly enter into upon hold convey, possess, having absolute right to sell, gift, mortgaged, leased, transfer, whatsoever as being its absolute owner and possess without any lawful eviction, claim, demand, interruption, whatsoever form the said Donors or by any person or persons claiming through or under them.

AND WHEREAS the Donor declares and confirm as follows :-

1. That they are the lawful owner and has seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances.
2. That the present Donor herein undertakes to pay all rats taxes and all other impositions and/or outgoings payable inspect of the SAID PROPERTY up to the date.
3. That no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act. 1961.
4. That no notice has been served on the vendor for the acquisition of the Said Property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Donors has no knowledge of issuance of any such notice or notices under any of the above Acts. And/or Rules for the time being in force affecting the SAID PROPERTY or any part thereof.
5. That no suit and/or proceeding is pending in any Court of law affecting the SAID PROPERTY or any part thereof has been lying attached under any writ of attachment of any court.

6. That no part of the SAID PROPERTY is failing under any Development scheme.
7. That the Donor has not created any encumbrances in respect of the SAID PROPERTY.
8. That the Donors has not entered into any sale Agreement in respect of the SAID PROPERTY.
9. That the Donor further covenant with the Donees to save harmless, indemnify and keep indemnified the Donees from or against all encumbrances charges and equities whatsoever.

That the value of the Property hereby intended to be gifted is Rs. 2,40,50,000/- (Rupees Two Crore Fifty Thousand only) only.

:- THE FIRST SCHEDULE ABOVE REFERRED TO :-
(Description of Entire Land)

ALL THAT the piece and parcel of land containing an area of 2(two) **Bighas** equivalent to 40(Forty) **Cottahs** be the same, a little more or less situate and lying within the limits of South Dum Dum Municipality, being **Holding Nos. 295 & 295/A**, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road) in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, C.S. Dag Nos. 2861, 2862, 2863, 2864, 2865, 2866 and 2867, under C.S. Khatian No-233, comprised in L.R. Dag Nos.7451, 7454, 7455, 7456, under L.R. Khatian No-7138, under ward No-27, being assessment nos- **1202901513753 & 1202902967570**, Police Station Dum Dum Kolkata-700055, District of 24 Parganas (North). butted and bounded in the manner following that is to say:

ON THE NORTH: By Gouri Nath Sastri Sarani (Shyamnagar Road):

ON THE SOUTH: By Shyamnagar Road Now Known as Gouri Nath Sastri Sarani:

ON THE EAST: By Canal:

ON THE WEST: By 16 feet wide common passage:

∴ THE SECOND SCHEDULE ABOVE REFERRED TO :-
(Description of Land hereby Gifted)

ALL THAT piece & parcel of land measuring **20 (Twenty) Cottahs** be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being **Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road)** in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No-7138, under ward No-27, being assessment no. **1202902967570, Police Station Dum Dum Kolkata-700055, District of 24 Parganas (North)** together with right title interest easement appendages appurtenances advantages passages common passages liberties privileges tenements hereditaments premises as shown and marked with '**RED**' Colour in the **Map/Plan** annexed herewith is the part or parcel of this Deed Gift.

ON THE NORTH : By Gouri Nath Sastri Sarani (Shyamnagar Road);

ON THE SOUTH : By Municipal Holding No.295, Gouri Nath Sastri Sarani;

ON THE EAST : By Canal;

ON THE WEST : By 16 Wide Private Common Passage;

IN WITNESS WHEREOF the Donor and Donees unto above set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

By the Donor at Kolkata

In the presence of :

1. *Rajat Roychoudhury,*
3/1 B, Mahendraboard,
Kolkata - 700025.

2. *Sukanya Roy Choudhury*
8/1B Mahendra Rd
Kol - 25

Drafted by me:- *Ajit Kumar Mohanty*
Advocate

Enrolment No. F-853/2010.
Alipore police court
Kolkata-700027

For CHANDA & CO. (ENGG.) PVT. LTD.

Radip Deo

Director

SIGNATURE OF THE DONOR:

chandana dey

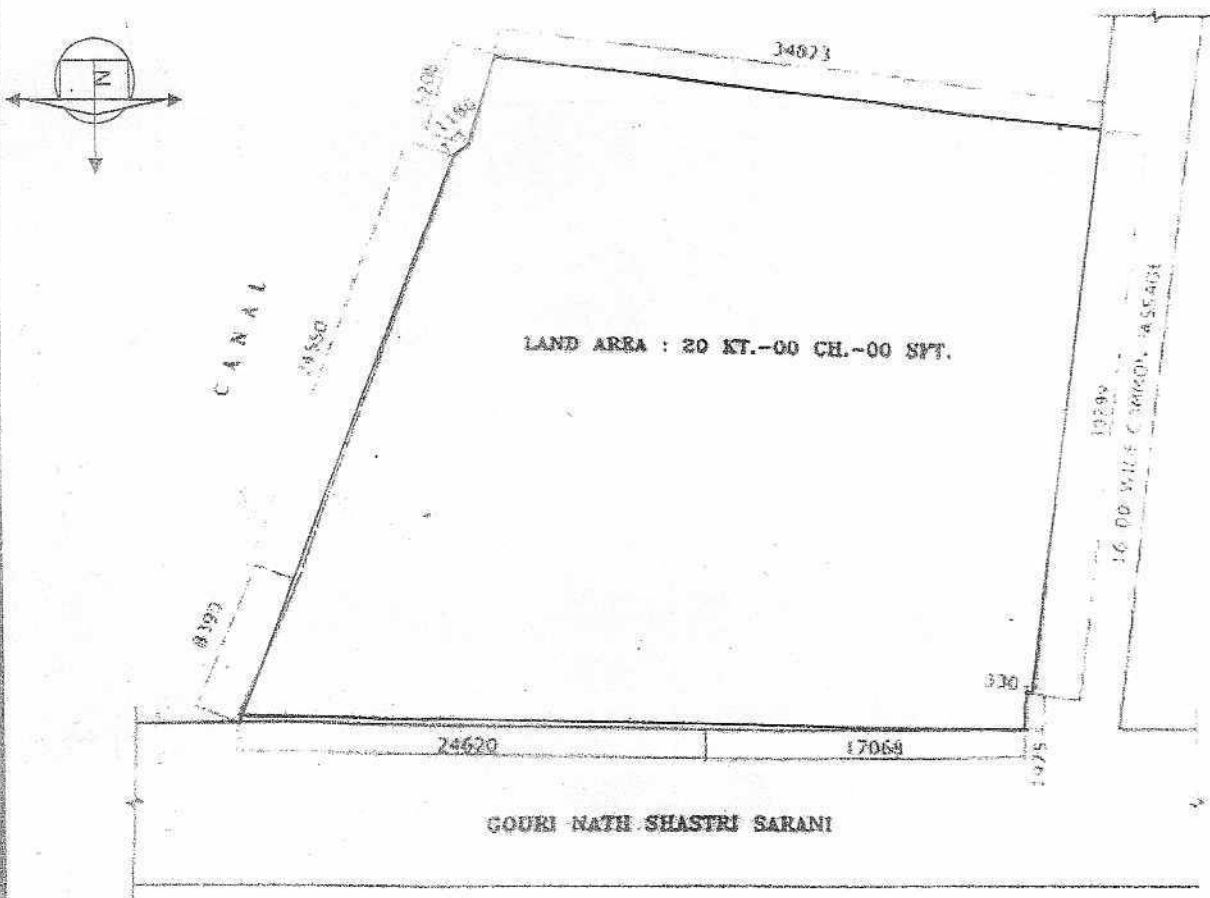
Sujata Roy Choudhury

SIGNATURE OF THE DONEES:

PLAN OF LAND MEASURING 20 COTTAH LYING AND SITUATED AT MOUZA-SATGACHI, J.E.
TOUZI NO-169, R.S. NO-154, COMPRISED IN L.R. DAG NOS-7455, UNDER L.R. KHATIAN
138, WITHIN THE LIMITS OF THE SOUTH DUM DUM MUNICIPALITY, BEING MUNICIPAL
HOLDING NO.295/A GOURI NATH SHASTRI SARANI (OLD HOLDING NO.149) UNDER WARD NO.27,
BEING ASSESSMENT NO-1202902967570, P.S. DUM DUM, KOLKATA-700055, DISTRICT- NORTH 24
PARGANAS.

LAND AREA-20 COTTAH MORE OR LESS (SHOWN IN RED BORDER)

HOLDING NO-295, GOURI NATH SASTRI SARANI



For CHANDA & CO. (ENGG.) PVT. LTD.

Roadip Deo Director

SIGNATURE OF DONOR

chandana dey

Sujata Roy Choudhury

SIGNATURE OF DONEES

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand
right hand

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand
right hand

Name PRADIP DEY
Signature Pradip Dey

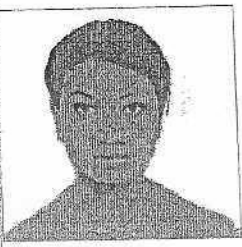
Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand
right hand

Name CHANDANA DEY
Signature chandana dey

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand
right hand

Name SUJATA ROYCHOWDHURY
Signature Sujata Roychowdhury



Khatian & Plot Information

Mouza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:*

[15] UTTAR 24 PARGANA

Block:*

[09] BARRACKPUR-2

Mouza:*

[220] SATGACHI

Option:

LIVE

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Plot No. :* 7455 /

Enter Captcha*

A Q N U 7 H cap

VIEW

(Live Data As On 03/05/2022,12:26:30)

জে.এল.নং (J.L.No.): 20 থানা (P.S.): দয়দয়

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
7455	বাস্ত	37.0	

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ একর	Remarks মন্তব্য
7138	মেসার্স চন্দ্র এন্ড কোং বিজি প্রাঃ লিঃ	পক্ষে নিহার কাউন্সিল রায় চৌধুরী	1.00	0.3700	Nil

Content of this page is near exact replication of land record database collocated at the central server and in case of any factual error(s) in the content, viewer(s) is/are advised to contact the concerned BL&LRO office for authentication.

Get Started

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Forum
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Manager
(webinformationManager)

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Linking Policy
Feedback

Contact Address

Director of Land Records and Survey, 55,
Survey Building, Gopal Nagar Road, Kolkata-
700027
☎ 18003456600
✉ dlrbwb@gmail.com



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Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062001894205/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRADIP DEY 36 MIDDLE ROAD, City:- P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Represent ative of Donor [CHANDA AND CO ENGG PRIVATE LIMITED]			<i>Pradip Dey</i> 23/6/22
2	Mrs Chandana Dey 36 MIDDLE ROAD, City:- P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Donee			<i>Chandana dey</i> 23/6/22
3	Ms SUJATA ROYCHOUHURY 3/1B MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Donee			<i>Sujata Roy Choudhury</i> 23/6/2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AJIT KUMAR MOHANTY Son of Mr ASHOK KUMAR MOHANTY ALIPORE POLICE COURT, City:-, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr PRADIP DEY, Mrs Chandana Dey, Ms SUJATA ROYCHOUDHURY			<i>Ajit Kumar Mohanty</i> 23-06-22.

(Kaustava Dey)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 COSSIPORE DUMDUM
 North 24-Parganas, West
 Bengal

addi. District Sub-Registrar
 Cossipore, Dum Dum



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

GRN Details

GRN: 192022230056748061 Payment Mode: Online Payment
GRN Date: 22/06/2022 21:56:19 Bank/Gateway: Indian Overseas Bank
BRN: 202206230874115 BRN Date: 22/06/2022 21:58:10
Payment Status: Successful Payment Ref. No: 2001894205/1/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: PRADIP DEY
Address: 3/1B, MAHENDRA ROAD, KOLKATA PIN-700025
Mobile: 9831113867
EMail: CHANDACO40@GMAIL.COM
Depositor Status: Others
Query No: 2001894205
Applicant's Name: Mr AJIT KUMAR MOHANTY
Identification No: 2001894205/1/2022
Remarks: Gift, Gift in f/o family members and others

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001894205/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	1235020
2	2001894205/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	248014
3	2001894205/1/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	6600
			Total	1489634

IN WORDS: FOURTEEN LAKH EIGHTY NINE THOUSAND SIX HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1506-08245/2022	Date of Registration	24/06/2022
Query No / Year	1506-2001894205/2022	Office where deed is registered	
Query Date	22/06/2022 9:25:23 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	AJIT KUMAR MOHANTY- ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278121010, Status : Advocate		
Transaction	Additional Transaction		
[0207] Gift, Gift in f/o family members and others	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,40,50,000/-	Rs. 2,47,99,990/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 12,40,020/- (Article:33(i), 33())	Rs. 2,48,014/- (Article:A(1), E)		
Remarks	Others Amount Rs 2,47,99,990/- Received Rs. 50/- (FIFTY only) from the applicant issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Satgachi, Premises No: 295/A, , Ward No: 027 JI No: 20, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7455 (RS :-)	LR-7138	BASTU WITH AREA>10 COTTAH	BASTU WITH AREA>10 COTTAH	20 Katha	2,40,00,000/-	2,47,49,990/-	Property is on Road
Grand Total :					33Dec	240,00,000 /-	247,49,990 /-	

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.	50,000/-	50,000/-	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	50,000 /-	50,000 /-	

Donor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	CHANDA AND CO ENGG PRIVATE LIMITED 3/1B MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organis Executed by: Representative, Executed by: Representative

Details :

Name, Address, Photo, Finger print and Signature

- 1 **Mrs Chandana Dey**
Wife of Mr PRADIP DEY 36 MIDDLE ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: BYxxxxxx8Q, Aadhaar No: 35xxxxxxxx1580, Status :Individual, Executed by: Self, Date of Execution: 23/06/2022
Admitted by: Self, Date of Admission: 23/06/2022 ,Place : Pvt. Residence
- 2 **Ms SUJATA ROYCHOUDHURY**
Daughter of Mr RAJAT Roychoudhury 3/1B MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: BBxxxxxx0D, Aadhaar No: 34xxxxxxxx3375, Status :Individual, Executed by: Self, Date of Execution: 23/06/2022
Admitted by: Self, Date of Admission: 23/06/2022 ,Place : Pvt. Residence

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr PRADIP DEY (Presentant) Son of Mr NIRMAL CHANDRA DEY 36 MIDDLE ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AGxxxxxx7B, Aadhaar No: 98xxxxxxxx2675 Status: Representative, Representative of : CHANDA AND CO ENGG PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJIT KUMAR MOHANTY Son of Mr ASHOK KUMAR MOHANTY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr PRADIP DEY, Mrs Chandana Dey, Ms SUJATA ROYCHOUDHURY

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family?)	Transferred Area	Share in Market Value (In Rs.)
L1	CHANDA AND CO ENGG PRIVATE LIMITED	Mrs Chandana Dey	N	16.5 Dec	1,23,74,995/-
L1	CHANDA AND CO ENGG PRIVATE LIMITED	Ms SUJATA ROYCHOUDHURY	N	16.5 Dec	1,23,74,995/-

Transfer of Structure from Donor To Donee

Sch No	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs)
S1	CHANDA AND CO ENGG PRIVATE LIMITED	Mrs Chandana Dey	N	50 Sq Ft	25,000/-
S1	CHANDA AND CO ENGG PRIVATE LIMITED	Ms SUJATA ROYCHOUDHURY	N	50 Sq Ft	25,000/-

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Satgachi, Premises No: 295/A, Ward No: 027 JI No: 20, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7455, LR Khatian No:- 7138	Owner:মেসার্স চন্দ এন্ড কোঃ (ইন্ডিজ) প্রাইভেট লিমিটেড, Gurdian:পঞ্চক নিহার কাষ্টি রায়চৌধুরী, Address:বিজয়পুর, Classification:বাড়ি, Area:0.37000000 Acre,	CHANDA AND CO ENGG PRIVATE LIMITED

23-06-2022

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

Presented for registration at 12:50 hrs on 23-06-2022, at the Private residence by Mr PRADIP DEY ..

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 2,47,99,990/- . Other amount Rs 2,47,99,990/-

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

Execution is admitted on 23/06/2022 by 1. Mrs Chandana Dey, Wife of Mr PRADIP DEY, 36 MIDDLE ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu by Profession Business, 2. Ms SUJATA ROYCHOUHURY, Daughter of Mr RAJAT Roychoudhury, 3/1B MAHENDRA ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr AJIT KUMAR MOHANTY, , , Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE COURT, P.O ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-06-2022 by Mr PRADIP DEY, DIRECTOR, CHANDA AND CO ENGG PRIVATE LIMITED (Private Limited Company), 3/1B MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, P.N:- 700025

Indetified by Mr AJIT KUMAR MOHANTY, , , Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE COURT, P.O ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,48,014/- (A(1) = Rs 2,48,000/- , E = Rs 14) and Registration Fees paid by by online = Rs 2,48,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2022 9:58PM with Govt. Ref. No: 192022230056748061 on 22-06-2022, Amount Rs: 2,48,014/- Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206230874115 on 22-06-2022, Head of Account 0030-02 104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,40,020/- and Stamp Duty paid by by online 12,35,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2022 9:58PM with Govt. Ref. No: 192022230056748061 on 22-06-2022, Amount Rs: 12,35,020/- Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206230874115 on 22-06-2022, Head of Account 0030-02 103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

6-2022

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 33 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,40,020/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Impressed; Serial no 25149, Amount: Rs.5,000/-, Date of Purchase: 17/06/2022, Vendor name: S. De.

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 327230 to 327252
being No 150608245 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.06.24 15:28:04 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/06/24 03:28:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)