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

District Sub-Registrar-V  
Alipore, South 24 Parganas

10 FEB 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 8<sup>th</sup> day of February, in the year Two Thousand Twenty One (2021)

BETWEEN

**SUBIR SARKAR**, (PAN - AJMPS9503R) (Aadhaar - 2567 2612 9690), son of Late Usha Ranjan Sarkar, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, presently residing at 55/3C, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, hereinafter referred to as "**SELLER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) as on the **ONE PART**.

19515

27 JAN 2021



No. .... Rs. **5000/-** Date. ....  
Name: Avijit Sarkar

Address: 55/3c, Ballygunge circular road

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

P.O. & P.S. - Ballygunge

**SUBHANKAR DAS**

Vol-19.

**STAMP VENDOR**

Alipur Police Court, Kol-27

19515 = 5000/-

Avijit Sarkar



V.C.T.I

358

Avijit Sarkar



V.C.T.I

361



Subir Sarkar

31

Bal. Dhor  
70, Lake R. Dhor  
14/4 Wajar  
Tel - 75

**DISTRICT SUB REGISTRAR-V**  
**SOUTH 24 PGS., ALIPORE**  
9 FEB 2021



**AVIJIT SARKAR**, (PAN – BFRPS3215N) (Aadhaar – 9898 2766 6234), son of Late Ajoy Sarkar, by faith – Hindu, by occupation – Business, by Nationality – Indian, presently residing at 55/3C, Ballygunge Circular Road, Post Office – Ballygunge, Police Station – Ballygunge, Kolkata – 700019, hereinafter referred to as **"PURCHASER"** (which expression shall unless excluded by a repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) as on the **OTHER PART**.

#### **AGAINST**

A Consideration value of **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh)** only paid by to **"SELLER"** by **"PURCHASER"**.

**WHEREAS** by and/or under an Indenture dated 21<sup>st</sup> day of October, 1974 and registered with the Sub-Registrar, Sealdah in Book No. 1, Volume No. 47, Pages 170 to 199, Being No. 1847, for the year 1974 one Birendra Kumar Roy Chowdhury as vendor sold, transferred and alienated at a valuable consideration to Smt. Sabita Gambhir all that a piece and parcel of land measuring 6 Cottah 8 Chittack 25 sq.ft. be the same a little more or less and comprised in Municipal Premises No. 55/3C, Ballygunge Circular Road, Calutta.

**AND WHEREAS** by and/or under another registered Indenture dated 9<sup>th</sup> day of December, 1974 executed by the said Birendra Kumar Roy Chowdhury as vendor in favour of the said Sabita Gambhir as



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PCS., ALIPORE  
\* 3 FEB 2021

purchaser the said Birendra Kumar Roy Chowdhury at a valuable consideration sold, transferred and conveyed all that the piece and parcel of land measuring 1 Cottah 2 Chittack and 12 sq.ft. comprised within the Municipal Premises No. 55/3C, Ballygunge Circular Road, in the city of Calcutta, as more fully and particularly mentioned and described in the said Deed of Conveyance.

**AND WHEREAS** upon acquiring the ownership over the said two plots of land, the said Sabita Gambhir duly amalgamated the said two plots of land in the records of the Kolkata Municipal Corporation, whereupon the Kolkata Municipal Corporation re-numbered the said amalgamated plot of land as Municipal Premises No. 55/3C, Ballygunge Circular Road, Calutta.

**AND WHEREAS** upon such amalgamation the said Sabita Gambhir duly constructed a three brick built residential house thereon as owner thereof.

**AND WHEREAS** by and/or under any Agreement for Sale dated 29<sup>th</sup> day of June, 1977 entered into by and between Sabita Gambhir as vendor on the one part and Smt. Bina Sarkar as purchaser on the other part the said Sabita Gambhir agreed to sell, transfer and alienate the property, comprised within the Municipal Premises No. 55/3C, Ballygunge Circular Road, Calutta to Smt. Bina Sarkar at a total consideration of Rs.6,25,000/-.



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**AND WHEREAS** pursuant to and in terms of the said Agreement for Sale dated 21<sup>st</sup> day of June, 1977 the said Smt. Bina Sarkar went on making payment of the said consideration sum to the said Sabita Gambhir and prior to the execution and registration of the said Deed of Conveyance the entire agreed consideration was paid under the said Agreement for Sale.

**AND WHEREAS** the said Sabita Gambhir died intestate leaving behind her husband Vijay Pal Gambhir, one son Sanjay Gambhir and one daughter Smt. Salini Gambhir as her Class I heirs and legal representatives who have inherited the estate left by the said Sabita Gambhir in their equal 1/3<sup>rd</sup> share.

**AND WHEREAS** upon the death of the said Sabita Gambhir the aforesaid heirs and legal representatives duly acquired the ownership over, the said property comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, Calutta and at the request of the said Smt. Bina Sarkar, the said Vijay Pal Gambhir, Sanjay Gambhir and Salini Gambhir, by and/or under an Indenture dated 20<sup>th</sup> day of October, 2001 and registered before the Additional Registrar of Assurances, Calcutta, in Book No. I, Volume No. 1, Pages 1 to 26, being No. 04996 for the year 2003 sold, transferred and conveyed the said entire three storied building together with 7 Cottah 10 Chittack 37 Sq. ft. of land and comprised within Municipal Premises No.



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 8 FEB 2021



55/3C, Ballygunge Circular Road, P.S. Ballygunge, P.O. Ballygunge, Calcutta - 700019, unto and in favour of the said Smt. Bina Sarkar, her grandson-Avijit Sarkar and her son Subir Sarkar at a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.

**AND WHEREAS** in terms of the provisions as contained in the said Deed of Conveyance the said Bina Sarkar, Avijit Sarkar and Subir Sarkar were jointly holding and possessing the said immovable property in their equal 1/3<sup>rd</sup> undivided share therein.

**AND WHEREAS** upon the death of the said Bina Sarkar on 22<sup>nd</sup> September, 2008 her husband Usha Ranjan Sarkar acquired the said 1/3<sup>rd</sup> undivided share of ownership of the said deceased in the said property by virtue of the provisions as contained in the Probated Will of the said deceased and such ownership was perfected by execution and registration.

**AND WHEREAS** by and/or under a Deed of Gift dated 2<sup>nd</sup> August, 2016 and registered before the District Sub-Registrar-III, Alipore in Book No. 1, Volume No. 1603-2016, Pages 110612 to 110629, Being No. 160303608, for the year 2016 the said Usha Ranjan Sarkar in consideration of the love and affection transferred and alienated his 1/3<sup>rd</sup> undivided share of ownership in the said Premises No.55/3C Ballygunge Circular Road, Calcutta to his daughter-in-law Smt. Indira



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., HOWRAH  
- 3 FEB 2021

Sarkar and the said Indira Sarkar is at present holding, possessing and enjoying her said  $1/3^{\text{rd}}$  undivided share of ownership in the said property free from all encumbrances.

**AND WHEREAS** in view of the aforesaid, the Vendor is now holding, possessing and enjoying his  $1/3^{\text{rd}}$  share of ownership in a Three Storied Brick Built Residential House, having 733.33 Sq. ft. of covered area with cemented floor on ground floor, first and second floor, together with  $1/3^{\text{rd}}$  undivided share of ownership in the said plot of land measuring more or less 7 Cottah 10 Chittacks 37 Sq. ft. and comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, Police Station - Ballygunge, Calcutta - 700019, as more fully and particularly mentioned and described in the schedule hereunder written and hereinafter referred to as the said property.

**AND WHEREAS** the Vendor doth hereby declare that the said  $1/3^{\text{rd}}$  undivided share on ownership in the said property is free from all encumbrances, lien, lispendence and the Vendor is having a good marketable title to sell and transfer the same at a valuable consideration.

**NOW THIS INDENTURE WITNESSES** that Subir Sarkar, hereinafter referred to as "**SELLER**" willfully transferring his ownership of entire  $1/3^{\text{rd}}$  share on land and as well as building in Premises No. 55/3C, Ballygunge Circular Road, P.S. - Ballygunge, P.O. - Ballygunge,





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**DISTRICT SUB REGISTRAR-V**  
**SOUTH 24 PGS., ALIPORE**  
- 3 FEB 2021

Kolkata - 700019, to the "**PURCHASER**" namely Avijit Sarkar against a consideration amount of **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs)** only thus nullifying his all sorts of claims, demands and wrights on the said premises forever.

The "**SELLER**" hereby, freely and voluntarily all that 1/3<sup>rd</sup> undivided share of ownership in the immovable property being a three storied brick built residential house comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, P.S. - Ballygunge, P.O. - Ballygunge, Kolkata - 700019 as more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property" and delivered possession of the same unto and in the use in favour of the "**PURCHASER**" **TO HAVE AND TO HOLD** the same for his sole use and benefit absolutely and unconditionally forever **TOGETHER WITH** title, deeds, writings, muniments, and other evidences of title and the "**SELLER**" do hereby covenant with the "**PURCHASER**" that notwithstanding any acts, deeds, matters or things hereto before done, executed or knowingly suffered to the contrary the "**SELLER**" is now lawfully ceased and possessed of 1/3<sup>rd</sup> undivided share of ownership in the said immovable property as described in the Schedule hereunder written free from all encumbrances, attachment or defect in title whatsoever.



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**DISTRICT SUB REGISTRAR-V**  
**SOUTH 24 PGS., ALIPORE**

3 FEB 2021



**AND FURTHER** that the "**SELLER**" covenant with the "**PURCHASER**" to save harmless indemnify and keep indemnified the "**PURCHASER**" from or against all encumbrances, charges, equities whatsoever and the "**SELLER**" further covenant that he shall at the request and cost of the "**PURCHASER**" do or execute or cause to be done or executed all such lawful acts, deeds, matters and things whatsoever for further and more perfectly transferring and assuring the said immovable property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** 1/3<sup>rd</sup> undivided share of ownership in a three storied brick built residential house having **733.33 sq. ft. covered area** on the Ground, First & Second Floor (Top), together with 1/3<sup>rd</sup> share of land measuring 7 Cottah 19 Chittack 37 sq. ft. comprised within municipal Premises No. 55/3C, Ballygunge Circular Road, P.S. - Ballygunge, P.O. - Ballygunge, Kolkata - 700019 and butted and bounded by:-

**ON THE NORTH** : Premises No. 3/B & 3E, Ballygunge Circular Road;

**ON THE SOUTH** : Premises No. 55/5, Ballygunge Circular Road;

**ON THE EAST** : 30' Feet Wide K.M.C. Road;

**ON THE WEST** : Private Road.



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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., KOLIKATA  
- 3 FEB 2021

**IN WITNESS WHEREOF** the above named parties have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED:**

by **SUBIR SARKAR** the **SELLER**,  
herein at Kolkata in the Presence of:-

**WITNESSE:**

1. *Rahul Dhor*  
*Ajay Nagor*  
*Kol-75*

2. *[Signature]*  
*Subir Sarkar*  
*36/1, Acharya Jagadish Chandra Bose Rd.*  
*Kol-31.*

*Subir Sarkar*

**SIGNATURE OF THE SELLER**

**SIGNED, SEALED AND DELIVERED:**

by **AVIJIT SARKAR** the **PURCHASER**,  
herein at Kolkata in the Presence of:-

**WITNESSE:**

1. *Rahul Dhor*

2. *[Signature]*

*Avijit Sarkar*

**SIGNATURE OF THE PURCHASER**

Drafted by me:

*Amitabha Ray*  
Advocate

*Alipore Police Ct.*  
*Kol-27*  
*WB/236/1984.*





3/

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE

- 3 FEB 2021

MEMO OF CONSIDERATION

Please acknowledge the receipt of draft dated 27.01.2021, in favour of  
**SUBIR SARKAR** (Seller) from **AVIJIT SARKAR** (Purchaser) for  
**Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs)** only vide Draft  
No. 128903390 on IOB Bank Kalighat Branch \_\_\_\_\_.

Subir Sarkar

SELLER

Avijit Sarkar











PURCHASER

17 Rabi Dhar















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DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 8 FEB 2021

|            | Thumb   | 1st finger  | middle finger   | ring finger   | small finger  |
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| right hand |  |  |  |  |  |

Name \_\_\_\_\_  
 Signature *Amir Sohni*

|            | Thumb   | 1st finger  | middle finger   | ring finger   | small finger  |
|------------|---|---|---|---|---|
| left hand  |   |   |    |   |   |
| right hand |  |  |  |  |  |

Name \_\_\_\_\_  
 Signature *Zubir Khan*

|            | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
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| right hand |       |            |               |             |              |

Name \_\_\_\_\_  
 Signature \_\_\_\_\_





2

DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS., ALIPORE  
- 8 FEB 2021



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

①

GRN Details

GRN: 192020210214535991 Payment Mode: Online Payment  
GRN Date: 27/01/2021 10:56:27 Bank/Gateway: Indian Overseas Bank  
BRN : 202101270643737 BRN Date: 27/01/2021 10:01:08  
Payment Status: Successful Payment ID: 2000159441/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: AVIJIT SARKAR  
Address: 55/3C BALLYGUNGE CIRCULAR ROAD KOLKATA  
Mobile: 8017105820  
Email: avijitsarkar132@gmail.com  
Depositor Status: Buyer/Claimants  
Query No: 2000159441  
On Behalf Of: Mr Rahul Dhar  
Identification No: 2000159441/2/2021  
Remarks: Sale, Sale Document

Payment Details

| SL No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|--------|-------------------|--|--------------------|------------|
| 1      | 2000159441/2/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1553397    |
| 2      | 2000159441/2/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 222639     |
| Total  |                   |  |                    | 1776036    |

IN WORDS: SEVENTEEN LAKH SEVENTY SIX THOUSAND THIRTY SIX ONLY.



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

2

GRN Details

GRN: 192020210217952351 Payment Mode: Online Payment  
GRN Date: 01/02/2021 16:47:58 Bank/Gateway: Indian Overseas Bank  
BRN : 202102010840487 BRN Date: 01/02/2021 16:02:11  
Payment Status: Successful Payment Ref. No: 2000159441/9/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: AVIJIT SARKAR  
Address: 55/3C BALLYGUNGE CIRCULAR ROAD KOLKATA  
Mobile: 8017105820  
Email: avijitsarkar132@gmail.com  
Depositor Status: Buyer/Claimants  
Query No: 2000159441  
On Behalf Of: Mr Rahul Dhar  
Identification No: 2000159441/9/2021  
Remarks: Sale, Sale Document Payment No 9

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2000159441/9/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 515200     |
| 2       | 2000159441/9/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 73600      |
| Total   |                   |  |                    | 588800     |

IN WORDS: FIVE LAKH EIGHTY EIGHT THOUSAND EIGHT HUNDRED ONLY.





भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 0658/48029/31485

## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To  
Subir Sarkar  
55/3C BALLYGUNGE CIRCULAR ROAD  
Ballygunge  
Ballygunge  
Circus Avenue Kolkata  
West Bengal 700019  
9830153674

149226346  
ME492263488FH



आपका आधार क्रमांक / Your Aadhaar No. :

**2567 2612 9690**

मेरा आधार, मेरी पहचान

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Government of India

Subir Sarkar  
DOB : 28/07/1958  
Male



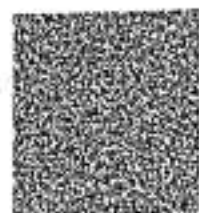
**2567 2612 9690**

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

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



**2567 2612 9690**



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help@uidai.gov.in



www.uidai.gov.in





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भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0639/60585/00143

To  
Avijit Sarker  
19/02  
BALLYGUNGE CIRCULAR ROAD  
BALLYGUNGE SCIENCE COLLEGE  
Ballygunge  
Kolkata West Bengal - 700019  
0311505820

Signature

Signature



आपका आधर क्रमांक / Your Aadhaar No. :

9898 2766 6234

VID : 9134 2547 1646 9330

मेरा आधर, मेरी पहचान



भारत सरकार  
Government of India



Avijit Sarker  
Date of Birth/DOB: 11/10/1997  
Male / MALE

Aadhaar No. 9898 2766 6234

9898 2766 6234

VID : 9134 2547 1646 9330

मेरा आधर, मेरी पहचान



सूचना

- आधर पहचान का प्रमाण है, नागरिकता का नहीं।
- एनई QR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रमाण द्वारा बना हुआ पत्र है।

#### INFORMATION

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- Verify identity using Secure QR Code/ Online XML/ Online Authentication.
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- आधर देश भर में मान्य है।
- आधर कई सरकारी और गैर सरकारी सेवाओं को पाने का प्रमाण प्रदान करता है।
- आधर से मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधर को अपने स्मार्ट फोन पर रखें, mAadhaar App से।
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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



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Address:  
19/02, BALLYGUNGE CIRCULAR ROAD,  
BALLYGUNGE SCIENCE COLLEGE,  
Ballygunge, Kolkata,  
West Bengal - 700019



9898 2766 6234

VID : 9134 2547 1646 9330

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Income Tax PAN Services Unit, UTHITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

एत कार्ड के लोभे/पले धा कृपया सूचित करे/सीटाएं :  
आयकर पैन सेवा यूनिट, UTHITSL  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
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Enrollment No.: 0658/48029/31485



सूचना

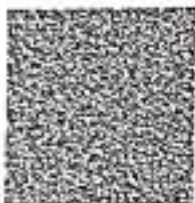
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।



INFORMATION

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- To establish identity, authenticate online.

To  
Subir Sarkar  
55/3C BALLYGUNGE CIRCULAR ROAD  
Ballygunge  
Ballygunge  
Circus Avenue Kolkata  
West Bengal 700019  
9830153674



आपका आधार क्रमांक / Your Aadhaar No. :

**2567 2612 9690**

मेरा आधार, मेरी पहचान

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Government of India



Subir Sarkar  
DOB : 28/07/1958  
Male



**2567 2612 9690**

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

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



**2567 2612 9690**



1947



help@uidai.gov.in



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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**AVIJIT SARKAR**  
**AJOY SARKAR**

**11/10/1987**  
 Permanent Account Number  
**BFRPS3215N**

  
 Signature



If this card is lost / stolen / damaged  
 please inform / return to  
 Income Tax PAN Services Unit,  
 4th Floor, A Wing, Trade World,  
 Kamala Mills Compound,  
 S. B. Marg, Lower Parel, Mumbai - 400 013  
 Tel: 91-22-2499 4650 Fax: 91-22-493 0664  
 e-mail: [uninfo@silken.in](mailto:uninfo@silken.in)







ভারতীয় বিনিমিত্ত পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাঙ্কিত অই ডি / Enrollment No.: 1040/21053/03055

To  
অভিজিৎ সরকার  
Avijit Sarkar  
55/3C BALLYGUNGE CIRCULAR ROAD  
Ballygunge  
Ballygunge  
Circular Road  
West Bengal 700019  
Enrollment No.: 1040/21053/03055

27/10/2013  
1040/21053/03055



আপনার আধার সংখ্যা / Your Aadhaar No. :

9898 2766 6234

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অভিজিৎ সরকার  
Avijit Sarkar  
পিতা : অজয় সরকার  
Father : Ajoy Sarkar  
জন্মতারিখ / DOB : 11/10/1987  
লিঙ্গ / Male



9898 2766 6234

আধার - সাধারণ মানুষের অধিকার

*Avijit Sarkar*



## তথ্য

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

## INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
55/3সি, বাসিগুঞ্জ মারকুলার  
রোড, বাসিগুঞ্জ, কোলকাতা,  
বঙ্গদেশ, পশ্চিম বঙ্গ, 700019

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

9898 2766 6234

















Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16302000159441/2021

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

| Sl No. | Name of the Executant   | Category                    |    | Finger Print   | Signature with date   |
|--------|---|-----------------------------|---|--|---|
| 1      | Subir Sarkar 55/3C, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019             | Seller                      |   |   | <br>8/2/21   |
| Sl No. | Name of the Executant   | Category                    |   | Finger Print   | Signature with date   |
| 2      | Avijit Sarkar 55/3C, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019            | Buyer                       |   |  | <br>8/2/21 |
| Sl No. | Name and Address of Identifier  | Identifier of               | Photo   | Finger Print   | Signature with date   |
| 1      | Rahul Dhar<br>Son of Late Ranajit Dhar<br>Ajoy Nagar, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 | Subir Sarkar, Avijit Sarkar |  |  | <br>8/2/21 |

  
(Rita Lepcha)  
DISTRICT SUB-  
REGISTRAR



OFFICE OF THE D.S.R. -  
V SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal







## Major Information of the Deed

|   |   |   |            |
|---|---|---|------------|
| Deed No :                               | I-1630-00716/2021   | Date of Registration  | 10/02/2021 |
| Query No / Year                         | 1630-2000159441/2021  | Office where deed is registered   |            |
| Query Date                              | 22/01/2021 4:01:49 PM   | 1630-2000159441/2021  |            |
| Applicant Name, Address & Other Details | Rahul Dhar<br>Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Deed Writer |   |            |
| Transaction                             |   | Additional Transaction  |            |
| [0101] Sale, Sale Document              |   | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |            |
| Set Forth value                         |   | Market Value  |            |
| Rs. 1,80,00,000/-                       |   | Rs. 2,85,16,600/-   |            |
| Stampduty Paid(SD)                      |   | Registration Fee Paid   |            |
| Rs. 20,73,597/- (Article:23)            |   | Rs. 2,96,239/- (Article:A(1), E, M)                                       |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |   |            |

### Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd -- Rainy Park Off Road) , Premises No: 55/3C, , Ward No: 069 Pin Code : 700019

| 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                 | 1842.33 Sq Ft | 1,70,00,000/-           | 2,68,67,350/-         | Width of Approach Road: 30 Ft., |
| Grand Total : |             |                |                       | 4.222Dec      | 170,00,000 /-           | 268,67,350 /-         |                                 |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 2200 Sq Ft.       | 10,00,000/-             | 16,49,250/-           | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 733.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 733.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 733.34 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> |                   |                   |                         |                       |                           |
| Total :   |                   | 2200 sq ft        | 10,00,000 /-            | 16,49,250 /-          |                           |



# Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Subir Sarkar</b><br>Son of Late Usha Ranjan Sarkar 55/3C, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AJxxxxxx3R, Aadhaar No: 25xxxxxxxx9690, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021<br>, Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2021<br>, Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence |

# Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Avijit Sarkar (Presentant )</b><br>Son of Late Ajoy Sarkar 55/3C, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BFxxxxxx5N, Aadhaar No: 98xxxxxxxx6234, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021<br>, Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence |

# Identifier Details :

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Rahul Dhar</b><br>Son of Late Ranajit Dhar<br>Ajoy Nagar, P.O:- Santoshpur, P.S:-<br>Purba Jadabpur, District:-South 24-<br>Parganas, West Bengal, India, PIN -<br>700075 |       |              |           |
| Identifier Of Subir Sarkar, Avijit Sarkar  |       |              |           |

# Transfer of property for L1

| Sl.No | From         | To. with area (Name-Area) |
|-------|--------------|---------------------------|
| 1     | Subir Sarkar | Avijit Sarkar-4.22201 Dec |

# Transfer of property for S1

| Sl.No | From         | To. with area (Name-Area)         |
|-------|--------------|-----------------------------------|
| 1     | Subir Sarkar | Avijit Sarkar-2200.00000000 Sq Ft |







On 29-01-2021

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 2,85,16,600/-



Krishnendu Talukdar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 08-02-2021

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

Presented for registration at 17:15 hrs on 08-02-2021, at the Private residence by Avijit Sarkar ,Claimant.

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

Execution is admitted on 08/02/2021 by 1. Subir Sarkar, Son of Late Usha Ranjan Sarkar, 55/3C, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 2. Avijit Sarkar, Son of Late Ajoy Sarkar, 55/3C, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Rahul Dhar, , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others



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

On 10-02-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,85,212/- ( A(1) = Rs 2,85,166/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,96,239/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2021 10:58AM with Govt. Ref. No: 192020210214535991 on 27-01-2021, Amount Rs: 2,22,639/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202101270643737 on 27-01-2021, Head of Account 0030-03-104-001-16

Online on 01/02/2021 4:50PM with Govt. Ref. No: 192020210217952351 on 01-02-2021, Amount Rs: 73,600/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202102010840487 on 01-02-2021, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,96,182/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20,68,597/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 19515, Amount: Rs.5,000/-, Date of Purchase: 27/01/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2021 10:58AM with Govt. Ref. No: 192020210214535991 on 27-01-2021, Amount Rs: 15,53,397/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202101270643737 on 27-01-2021, Head of Account 0030-02-103-003-02

Online on 01/02/2021 4:50PM with Govt. Ref. No: 192020210217952351 on 01-02-2021, Amount Rs: 5,15,200/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202102010840487 on 01-02-2021, Head of Account 0030-02-103-003-02



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







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 30955 to 30982  
being No 163000716 for the year 2021.



Digitally signed by RITA LEPCHA  
Date: 2021.02.24 19:04:13 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/02/24 07:04:13 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)