

19116/22

1-15124/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 510819

21/11
10-45am
8 - 308 2002

DEED NO: - 1

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

1k-gh.
275 ft.

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

2-1 NOV 2022

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 21st day of November, 2022
(Two Thousand and Twenty Two) A.D.

BETWEEN


SRI. SWAPN PAUL FOR SELF AND *swapn paul*
C.A. OF SMT. DURGA PAUL

MENTAID, (PAN: AAAAM4852B) (Regd No. S/52819) a society registered under the West Bengal Societies Registration Act, 1961, formerly operating from Premises No.17A, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034, and shifted since 03rd December, 2018 to its premises at 56 Arabinda Nagar, Khalpar, Joka, Kolkata-700104, and represented by its Hōny. Chairperson MRS. IONA LOUISE KUNDU (PAN: AHEPK9602M, AADHAAR NO.4266 4616 6273), wife of Mr. Dipak Kumar Kundu, by faith: Christian, by occupation: Service, Nationality-Indian; residing at Flat No.12B, Tower-1, 375 Prince Anwar Shah Road, Police Station: Jadavpur, Kolkata-700068, District-South 24 Parganas; and the Hony. General Secretary SMT. SUSMITARAY ALIAS SUSMITA NAG, (PAN: ADOPR1487R, AADHAAR NO.6888 4735 5514) wife of Late Kusal Nag, by faith: Hindu, by occupation: Retired, Nationality-Indian; residing at 129/53, S.N. Roy Road, Post Office: Sahapur, Police Station: New Alipore, Kolkata-700038; empowered by virtue of the Resolution dated 31.07.2021, hereinafter called and referred to as the OWNER/VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and includes its heirs, successors-in-office and assigns) of the ONE PART.

A N D

SRI SWAPAN PAUL (PAN: AFYPP8192F, AADHAAR NO.2277 1304 7424), son of Late Ram Chandra Paul, by faith: Hindu, by Nationality: Indian, by Occupation: Business; residing at 26, Sahapur Main Road, Post Office-Sahapur, Police Station: Behala, Kolkata-700038, District: South 24-Parganas; hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and includes his respective heirs, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS one Guru Gobinda Mukhopadhyay, was the owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 1 Cottah 9 Chittacks and 27 Square feet, be the same or a little more or less, whereupon structure standing thereon, lying and situated in


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C.S. Dag No. 912 corresponding to R.S. Dag No.3522, under C.S. Khatian No.61 corresponding to R.S. Khatian No.766/1269 of Mouza: Sahapur, J.L. No.8 (now J.L. No.108), Touzi No.93 & 101 at and being Municipal Holding No.67/67, Brojen Mukherjee Road, Police Station: Behala, Calcutta, together with all right of easements, facilities and amenities annexed thereto.

AND WHEREAS by virtue of a registered Deed of Gift dated 28.07.1953, the said Guru Govinda Mukhopadhyay, gifted and assigned **ALL THAT** piece and parcel of land measuring 1 Cottah 9 Chittacks and 27 Square feet, be the same or a little more or less, whereupon structure standing thereon, lying and situated in C.S. Dag No.912 corresponding to R.S. Dag No.3522, under C.S. Khatian No.61 corresponding to R.S. Khatian No.766/1269 of Mouza: Sahapur, J.L. No.8 (now J.L. No.108), Touzi No.93 & 101 at and being Municipal Holding No.67/67, Brojen Mukherjee Road, Police Station: Behala, Calcutta, together with all right of easements, facilities and amenities annexed thereto, unto and in favour of Savitri Devi, wife of Satya Ranjan Mukhopadhyay.

AND WHEREAS after getting the property by virtue of gift the said Savitri Devi was seized and possessed of the same as owner and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS the said Savitri Devi got a plan sanctioned from South Suburban Municipality being Plan No.14551 dated 24.08.1978 for construction of the building and in conformity with the sanctioned plan, the said Savitri Devi, constructed a partly three storied building upon the aforesaid property.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 25.01.1974 the said Savitri Devi, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 Cottah 9 Chittacks and 27 Square feet, be the same or a little more or less, whereupon a partly three storied building standing thereon, lying and situated in C.S. Dag No.912 corresponding to R.S. Dag No.3522, under C.S. Khatian No.61, corresponding to R.S. Khatian No.766/1269 of Mouza: Sahapur, J.L. No.8 (now J.L. No.108), Touzi No.93 & 101 at

and being Municipal Holding No.67/67, Brojen Mukherjee Road, Police Station: Behala, Calcutta, District : 24 Parganas, together with all right of easements, facilities and amenities annexed thereto, unto and in favour of Sova Rani Sen, wife of Sital Das Sen. The said Deed of Conveyance was entered in Book No.I, Volume No.7, Page Nos.257 to 260, Being No.547 for the year 1974.

AND WHEREAS after purchasing the aforesaid house property, Smt. Sova Rani Sen seized and possessed of the same as owner and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 07.03.1979, the said Smt. Sova Rani Sen, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 Cottah 9 Chittacks and 27 Square feet, be the same or a little more or less, whereupon a partly three storied building standing thereon, lying and situated in C.S. Dag No.912, corresponding to R.S. Dag No.3522, under C.S. Khatian No.61, corresponding to R.S. Khatian No.766/1269 of Mouza: Sahapur, at and being Municipal Holding No.67/67, Brojen Mukherjee Road, Police Station: Behala, Calcutta, District : 24 Parganas, together with all right of easements, facilities and amenities annexed thereto, unto and in favour of Smt. Meera Rani Chatterjee. The said Deed of Conveyance was entered in Book No.I, Volume No.21, Page Nos.269 to 273, Being No.967 for the year 1979.

AND WHEREAS after purchasing the aforesaid house property, the said Smt. Meera Rani Chatterjee got her name mutated in the records of the Kolkata Municipal Corporation and house property since been known as KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 17A, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034, under Ward No.119, having Assessee No.41-119-02-0111-2.

AND WHEREAS after purchasing the aforesaid house property, the said Smt. Meera Rani Chatterjee was seized and possessed of the same as owner and by virtue of a registered Deed of Conveyance dated 19.02.1993 the said Smt. Meera Rani Chatterjee sold, transferred and conveyed **ALL THAT** the entire ground floor measuring covered area

of 573 Square feet be the same or a little more or less, and first floor measuring covered area of 573 square feet, be the same or a little more or less, together with undivided and impartible proportionate share of the land including all right of easements, facilities and amenities annexed thereto lying and situated in C.S. Dag No. 912, corresponding to R.S. Dag No.3522, under C.S. Khatian No.61, corresponding to R.S. Khatian No.766/1269 of Mouza: Sahapur, at and being KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 17A, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its Ward No.119, unto and in favour of MENTAID, the present Owner/Vendor herein. The said Deed of Conveyance was registered at the office of District Sub-Registrar at Alipore and entered in Book No.I, Being No.2281 for the year 1993.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 23.02.1993 the said Meera Rani Chatterjee, sold, transferred and conveyed ALL THAT the entire second floor and attached terrace measuring covered area of 336 square feet, be the same or a little more or less, and open terrace having a total area of 237 square feet and the terrace on the third floor measuring 336 square feet, together with undivided and impartible proportionate share of the land including all right of easements, facilities and amenities annexed thereto lying and situated in C.S. Dag No. 912, corresponding to R.S. Dag No.3522, under C.S. Khatian No.61, corresponding to R.S. Khatian No.766/1269 of Mouza: Sahapur, at and being KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 17A, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034,, within the territorial limits of Kolkata Municipal Corporation, in its Ward No.119, unto and in favour of MENTAID, the present Owner/Vendor herein. The said Deed of Conveyance was registered at the office of Additional Registrar of Assurances, Calcutta and entered in Book No.I, Being No.2548 for the year 1993.

AND WHEREAS after purchasing the aforesaid house property, by virtue of two registered Deed of Conveyances the Present


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Owner/Vendor seized and possessed of the same as owner and enjoying the same without interruption from anybody else.

AND WHEREAS MENTAID as owner got its name mutated in the records of Kolkata Municipal Corporation in respect of KMC Premises No.111, Brojen Mukherjee Road, under Assessee No.41-119-02-0111-2 and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS during L.R. settlement the name of Savitri Devi was recorded under L.R. Khatian No. 2735 in respect of land measuring 1(one) Cottah 9(nine) Chittacks and 27 (twenty seven) Square feet, be the same or a little more or less in L.R. Dag No.3522 of Mouza: Sahapur.

AND WHEREAS the Present Vendor is the owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 1(one) Cottah 9(nine) Chittacks and 27 (twenty seven) Square feet, be the same or a little more or less, whereupon a partly three storied building standing thereon, lying and situated in C.S. Dag No. 912, corresponding to R.S. & L.R. Dag No.3522, under C.S. Khatian No.61, R.S. Khatian No.766/1269, corresponding to L.R. Khatian No. 2735 of Mouza: Sahapur, J.L. No.8 (now J.L. No. 108), Touzi No.93 & 101, at and being KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 17A, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034,, within the territorial limits of Kolkata Municipal Corporation, in its Ward No.119, together with all right of easement, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**Said Property**".

AND WHEREAS MENTAID is a society registered under the Societies Registration Act, and is an association for development of mentally handicapped children. The Owner/Vendor, due to constraints of adequate Operational Space, had as on 3rd day of December, 2018, shifted its Office as well as all its Services and Operations to their own New Premises located at 56 Arabinda Nagar, Khalpar, Joka, Kolkata-700104, and close to the Saroj Gupta Cancer Centre and Research

Institute, M.G. Road, formerly referred to as the "Thakurpukur Cancer Hospital" and as a result thereof, the Executive Committee of the Owner/Vendor at its meeting held on 31.07.2021 took and passed a resolution and decided to sell the said property.

AND WHEREAS the present Owner/Vendor declared to sell the said property, to the intending buyer/buyers "as is where is and whatever there is basis".

AND WHEREAS being aware of such intention of the Owner/Vendor, the Purchaser contacted the Owner/Vendor for purchasing the said property. The Purchaser after being preliminary satisfied with the title of the said property and on perusal of other relevant papers and documents, agreed to purchase the said property from the Owner/Vendor.


AND WHEREAS the present Owner/Vendor for diverse pecuniary reasons declared to sell the said property, to the intending buyer/buyers.

AND WHEREAS being aware of such intention-of the Owner/Vendor, the Purchaser contacted the Owner/Vendor for purchasing the said property. The Purchaser after being satisfied with the title of the said property and on perusal of other relevant papers and documents, agreed to purchase the said property from the Owner/Vendor.

AND WHEREAS after settlement of all the terms, the Owner/Vendor agreed to sell the said property to the Purchaser and the price for the said property has been settled at a total sum of Rs.49,50,000/- (Rupees Forty Nine Lac Fifty Thousand) only.

AND WHEREAS at the time of negotiation, the Owner/Vendor does hereby assured, represented and covenant with the Purchaser as follows:

- a. The Vendor as Owner hereto absolutely seized and possessed of and/or well and sufficiently entitled to the said property mentioned in the **SCHEDULE** hereunder.


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- b. Save and except the Owner/Vendor, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said property.
 - c. The Owner/Vendor has mutated its name in the records of the Kolkata Municipal Corporation.
 - d. The Owner/Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
 - e. The Owner/Vendor has not entered into any Agreement for Sale and/or Development or any other agreement or executed Power of Attorney whatsoever or howsoever in respect of the said property.
 - f. The Owner/Vendor has good, clear and marketable title in respect of the said property.
 - g. The said property is free from all encumbrances, lien, lispendens etc.
 - h. The Owner/Vendor has not sold, transferred and assigned the said property or made any agreement in favour of third party.
 - i. There is no legal bar or impediments restraining the Owner/Vendor from selling, transferring and/or dealing with disposing off the said property.
 - j. There is no case or suit pending before any competent court of law in respect of the said property or part of it.
 - k. The said property is not subject to any notice or acquisition or requisition.
1. **NOW THIS INDENTURE WITNESSETH:-** In pursuance of the Agreement for Sale dated 22.04.2022 and in consideration of the said sum of Rs.49,50,000/- (Rupees Forty Nine Lac Fifty Thousand) only paid by the Purchaser to the Owner/Vendor on or before the execution of this Deed, (the receipt whereof is being acknowledged by the Owner/Vendor as per memorandum of Consideration appended hereunder, the Owner/Vendor doth hereby grant, sale, convey, transfer, assign and assure the said property unto the Purchaser) the said property morefully and particularly described in **SCHEDULE** hereunder written **TOGETHER WITH** all homestead, trees, water-

course, lights, liberties, privileges and easements whatsoever to the said property hereditaments or anywise apartment or normally held or enjoyed there with or reported to belong or to be apportionment thereto OR HOWSOEVER OTHERWISE the said land hereditaments and property now are or is at any time herein before were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH ALL AND SINGULAR all erections walls structures fixtures courtyards areas compounds and ground and soil thereof sewers drains ways paths passages water, water courses lights benefits or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with their and every of their appurtenances AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS of and from the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or intended so to be AND ALSO to the production of ANY OTHERS ORIGINAL DEEDS PATTAHS MUNIMENTS WRITINGS AND EVIDENCES OF TITLE whatsoever relating to or concerning the same or any part thereof; save and except already handed over to the purchaser under a separate receipt, which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody or possession or power of the Owner/Vendor or of any person or persons from whom the Owner/Vendor can or procure the same without any action or suit at law and in equity to the Purchaser TO HAVE AND TO HOLD the said land hereditaments and property hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other impediments whatsoever to alter defeat encumber or make void the same.


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2. **THE OWNER/VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:-

- i. By virtue of purchase, the Owner/Vendor become the absolute owner of the said property and the Owner/Vendor has the sole right, full power and absolute authority to grant, sell, convey, transfer, and assure the said property unto the Purchaser.
- ii. Notwithstanding any acts deeds matters assurance or thing whatsoever by the Owner/Vendor made done executed occasioned or suffered to the contrary, the Owner/Vendor is now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.
- iii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitable claiming or to claim from through under or in trust for the Owner/Vendor.
- iv. The said property hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estates rights, title, leases, mortgages, charges, trusts, wakfs, debutters, attachments, lispensens, claims and demands whatsoever created or made by the Owner/Vendor or its Predecessor-in-title or any person or persons claiming through under or in trust for the Owner/Vendor or any of its predecessor-in-title.
- v. The Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said land hereditaments and property hereby granted sold, transferred,


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conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- vi. Simultaneously on the execution of this Deed, the Owner/Vendor has handed over possession of the part of the said property in favour of the Purchaser and the Purchaser shall acknowledge the receipt of the same.
- vii. The Owner/Vendor shall help and assist in mutating the name of the Purchaser in records of the Kolkata Municipal Corporation and other authorities.

3. **THE PURCHASER DO HEREBY COVENANT WITH THE OWNER/VENDOR** as follows:-

- i) The Purchaser has inspected the said property and has conducted due diligence and only after being fully satisfied about the title, measurements and all features and without reserving any claim in this regard in future, the Purchaser is completing the purchase hereunder.
- ii) The Purchaser shall regularly pay and discharge, all taxes, impositions and all other outgoings in connection with the said property, from the date of execution of this Deed.
- iii) The Purchaser has received vacant possession of the said property.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said property hereby sold)

ALL THAT piece and parcel of land measuring 1(one) Cottah 9(nine) Chittacks and 27 (twenty seven) Square feet, be the same or a little more or less, whereupon a partly three storied building standing thereon, (having cemented floor 40 years old) measuring covered area of 1482 square feet (on the Ground Floor 573 square feet, on the First Floor 573 square feet and on the Second Floor 336 square feet) lying and situated in C.S. Dag No. 912, corresponding to R.S. & L.R. Dag No.3522, under C.S. Khatian No.61, R.S. Khatian No.766/1269, corresponding to L.R. Khatian No. 2735 of Mouza: Sahapur, J.L. No.8 (now J.L. No. 108), Touzi No.93 & 101, at and being KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 17A, Brojen Mukherjee Road, Police

Station: Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its Ward No.119, under Assessee No.41-119-02-0111-2, together with all right of easement, facilities and amenities annexed thereto, District: 24-Parganas (South), which is butted and bounded:-

ON THE NORTH BY : Municipality Drain and Brojen Mukherjee Road;
ON THE SOUTH BY : House of Samar Mondal & Others;
ON THE EAST BY : House of Jiban Das;
ON THE WEST BY : House of Lakshman Banerjee;

IN WITNESS WHEREOF the **PARTIES** have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of :-

WITNESSES :-

1. Ziman ditro
123B, R. B. Road
KOL-34

For MENTAID
Susmita Nag
Gen. Secretary

2. Goutam Jana
Alipore Judges Court
Kolkata 700027

For MENTAID
Kundu
Chairperson
Signature of the **OWNER/VENDOR**

Signature of the **PURCHASER**

Signature
SHI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs.49,50,000/- (Rupees Forty Nine Lac Fifty Thousand) only as full and final consideration from the above named Purchaser in respect of said property mentioned in **SCHEDULE** hereinabove as per memo below:-

Particulars of the Consideration	Amount (Rs.)
By Cheque No. 000199 dated 18.04.2022 drawn on HDFC Bank, New Alipore Branch	5,00,000/-
By Cheque No.059754 dated 16.11.2022 drawn on HDFC Bank, New Alipore Branch	44,50,000/-
TOTAL AMOUNT	Rs.49,50,000/-

(Rupees Forty Nine Lac Fifty Thousand) only

WITNESSES:

1. *Biman Mitra*

For MENTAID
Susmita Nag
Gen. Secretary

For MENTAID

Shri...
Chairperson

Signature of the **OWNER/VENDOR**

2. *Goutam Jana*

Drafted by and Prepared
in the Office of :

Subhankar Sarkar
Subhankar Sarkar

Advocate

Enrolment No. WB/205/1997 of
Bar Council of West Bengal
Alipore Judges' Court, Kolkata : 27.

SRI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

NO.: - 912, CORRESPONDING TO R.S & L.R. DAG NO.: - 3522, UNDER
61, R.S. KHATIAN NO.: - 766/1269, CORRESPONDING TO L.R. KHATIAN NO.: -
A.: - SAHAPUR, J.L. NO.: - 8 (NOW 108), TOUZI NO.: - 93 & 101, AT AND K.M.C.
NO.: - 111, BROJEN MUKHERJEE ROAD, CORRESPONDING TO MAILING ADDRESS
ROJEN MUKHERJEE ROAD, P.S. :- BEHALA, KOLKATA :- 700034. UNDER K.M.C. WARD
:- 119, DIST.: - SOUTH 24 PGS.

AREA OF THE LAND :- 01K.09CH.27SFT.

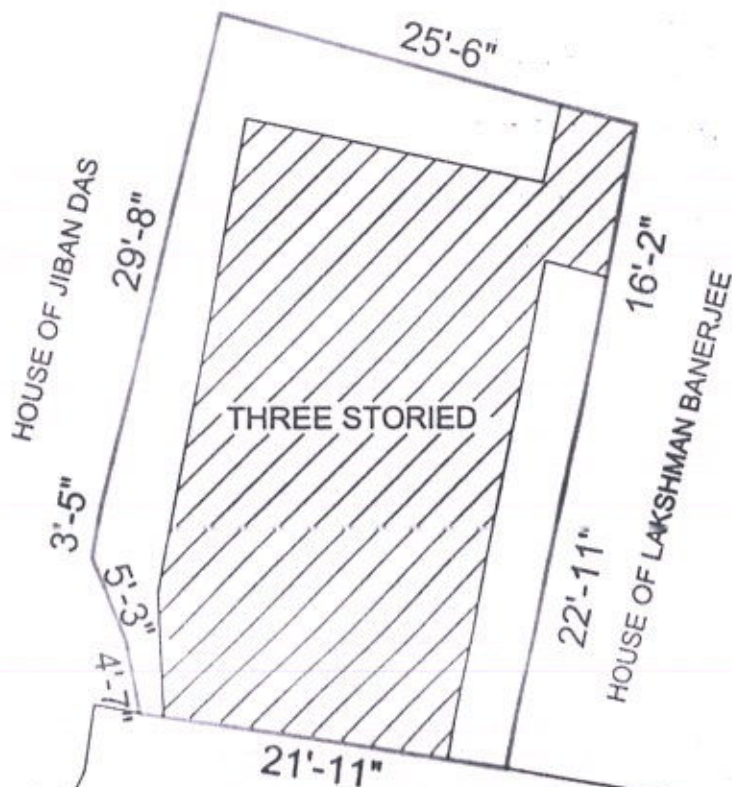
MARKED IN RED COLOUR



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SCALE :- 1:200

HOUSE OF SAMAR MONDAL & OTHERS



Signature

SIG. PURCHASER

For MENTAID
Susmita Nag
Gen. Secretary

For MENTAID
Signature
Chairperson

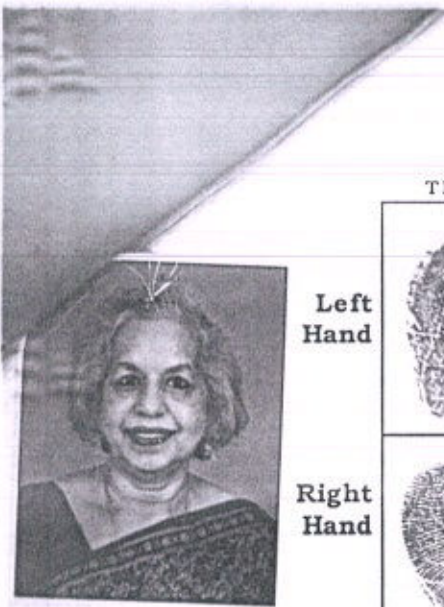
SIG. VENDOR

SRI. SWARN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

Signature

Signature

DRAWN BY



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- MRS. IONA LOUISE KUNDU

Signature : *I Kundu*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. SUSMITARAY ALIAS SUSMITA NAG

Signature : *Susmita Nag*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI SWAPAN PAUL

Signature : *Swapan Paul*

SRI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL, *Swapn Paul*

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



201120222018222584

GRIPS Payment Detail

GRIPS Payment ID: 201120222018222584 Payment Init. Date: 20/11/2022 18:10:21
Total Amount: 247484 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 7018803786715 BRN Date: 20/11/2022 18:10:40
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

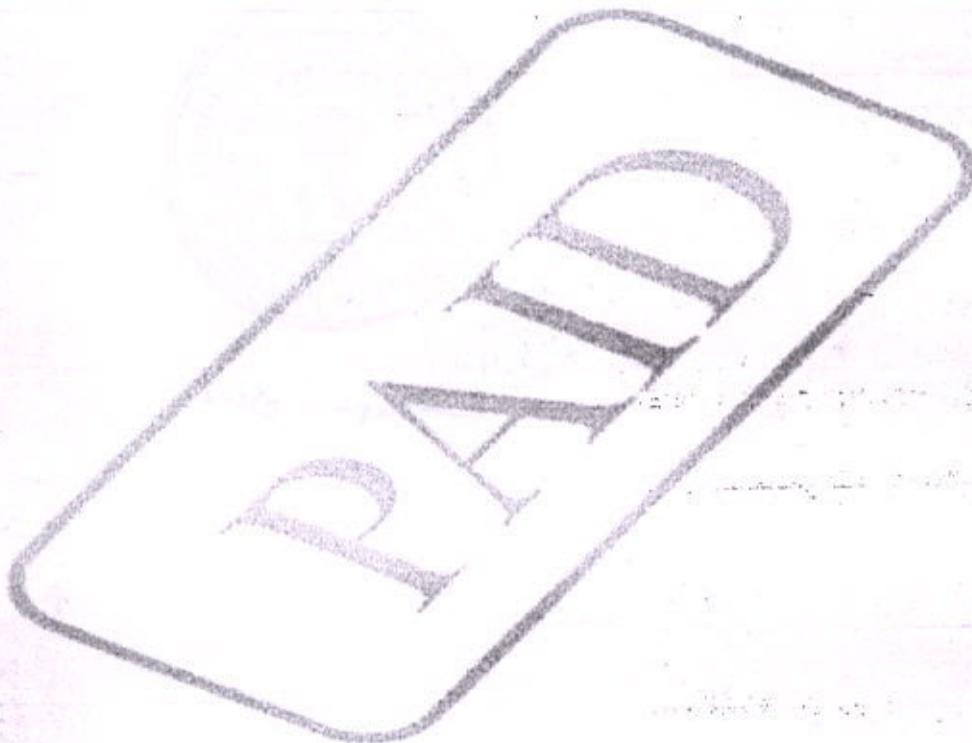
Depositor's Name: Mr SWAPAN PAUL
Mobile: 8240679455

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230182225868	Directorate of Registration & Stamp Revenue	247484
Total			247484

IN WORDS: TWO LAKH FORTY SEVEN THOUSAND FOUR HUNDRED EIGHTY FOUR ONLY.

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



SRI. SWAPAN PAUL FOR SELF AND
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Swapan Paul

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



192022230182225868

GRN Details

GRN: 192022230182225868 Payment Mode: SBI Epay
GRN Date: 20/11/2022 18:10:21 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7018803786715 BRN Date: - 20/11/2022 18:10:40
Gateway Ref ID: IGAORMSWJ7 Method: State Bank of India NB
GRIPS Payment ID: 201120222018222584 Payment Init. Date: 20/11/2022 18:10:21
Payment Status: Successful Payment Ref. No: 2003082002/3/2022
[Query No*/Query Year]

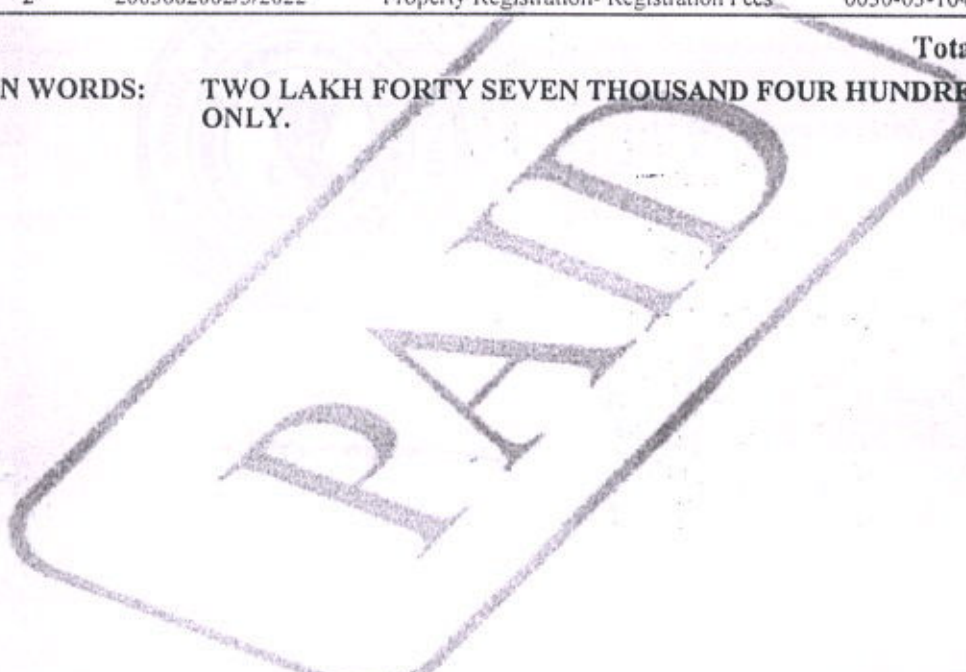
Depositor Details

Depositor's Name: Mr SWAPAN PAUL
Address: 26 SAHAPUR MAIN ROAD KOLKATA 700038
Mobile: 8240679455
Period From (dd/mm/yyyy): 20/11/2022
Period To (dd/mm/yyyy): 20/11/2022
Payment Ref ID: 2003082002/3/2022
Dept Ref ID/DRN: 2003082002/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003082002/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	197970
2	2003082002/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	49514
Total				247484

IN WORDS: TWO LAKH FORTY SEVEN THOUSAND FOUR HUNDRED EIGHTY FOUR ONLY.



SRI. SWAPAN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

swapan paul

Major Information of the Deed

Deed No / Year	I-1602-15124/2022	Date of Registration	21/11/2022
Deed No / Year	1602-2003082002/2022	Office where deed is registered	
Query Date	28/10/2022 2:13:38 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 49,50,000/-	Rs. 49,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,98,020/- (Article:23)	Rs. 49,546/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brojen Mukherjee Road, , Premises No: 111, , Ward No: 119 Pin Code : 700034

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	1 Katha 9 Chatak 27 Sq Ft	36,00,000/-	36,00,000/-	Property is on Road
Grand Total :				2.64Dec	36,00,000 /-	36,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1482 Sq Ft.	13,50,000/-	13,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 573 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 573 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 336 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1482 sq ft	13,50,000 /-	13,50,000 /-	



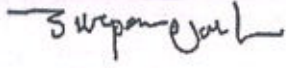

SRI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

Name, Address, Photo, Finger print and Signature



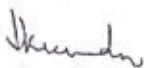
MENTAID


17A, Brojen Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India,
PIN:- 700034 , PAN No.:: AAxxxxxx2B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by:
Representative, Executed by: Representative



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN PAUL (Presentant) Son of Late Ramchandra Paul Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office			
		21/11/2022	LTI 21/11/2022	21/11/2022
Son of Late Ramchandra Paul 26, Sahapur Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx2F, Aadhaar No: 22xxxxxxx7424, Status :Individual, Executed by: Self, Date of Execution: 21/11/2022 , Admitted by: Self, Date of Admission: 21/11/2022 ,Place : Office				



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs IONA LOUISE KUNDU Wife of Mr Dipak Kumar Kundu Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office			
		Nov 21 2022 12:08PM	LTI 21/11/2022	21/11/2022
375, Prince Anwar Shah Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Female, By Caste: Christian, Occupation: Service, Citizen of: India, , PAN No.:: AHxxxxxx2M, Aadhaar No: 42xxxxxxx6273 Status : Representative, Representative of : MENTAID (as Hony. Chairperson)				



SRI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

Name	Photo	Finger Print	Signature
SUSMITA RAY, (Alias Mrs SUSMITA NAG) of Late Kusal Nag Date of Execution - 21/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office			SUSMITA NAG
	Nov 21 2022 12:10PM	LTI 21/11/2022	21/11/2022
129/53, S N Roy Road, City:- , P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADxxxxxx7R, Aadhaar No: 68xxxxxxxx5514 Status : Representative, Representative of : MENTAID (as Hony. Chairperson)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			Goutam Jana
	21/11/2022	21/11/2022	21/11/2022
Identifier Of Mr SWAPAN PAUL, Mrs IONA LOUISE KUNDU, Mrs SUSMITA RAY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	MENTAID	Mr SWAPAN PAUL-2.64 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	MENTAID	Mr SWAPAN PAUL-1482.00000000 Sq Ft


SRI. SWAPN PAUL FOR SELF AND C.A. OF SMT. DURGA PAUL

22
Mode 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 10:45 hrs on 21-11-2022, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr SWAPAN PAUL, Claimant.

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 49,50,000/-

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

Execution is admitted on 21/11/2022 by Mr SWAPAN PAUL, Son of Late Ramchandra Paul, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-11-2022 by Mrs IONA LOUISE KUNDU, Hony. Chairperson, MENTAID (Society), 17A, Brojen Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-11-2022 by Mrs SUSMITA RAY, , Mrs SUSMITA NAG Hony. Chairperson, MENTAID (Society), 17A, Brojen Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,546.00/- (A(1) = Rs 49,500.00/- ,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 49,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/11/2022 6:10PM with Govt. Ref. No: 192022230182225868 on 20-11-2022, Amount Rs: 49,514/-, Bank: SBI EPay (SBlePay), Ref. No. 7018803786715 on 20-11-2022, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,98,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,97,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 510819, Amount: Rs.50.00/-, Date of Purchase: 19/11/2022, Vendor name: S C Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/11/2022 6:10PM with Govt. Ref. No: 192022230182225868 on 20-11-2022, Amount Rs: 1,97,970/-, Bank: SBI EPay (SBlePay), Ref. No. 7018803786715 on 20-11-2022, Head of Account 0030-02-103-003-02




Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal


SRI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 556704 to 556728

being No 160215124 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.11.29 15:53:53 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/11/29 03:53:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

Swapn Paul
SRI. SWAPN PAUL FOR SELF AND
C.A. OF SMT. DURGA PAUL

(This document is digitally signed.)