

15878/22

I-15911/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 477666

6/12  
10-30am  
8-3435769

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

DEED (2)

2K-00 am

District Sub-Register-II  
Alipore, South 24-Parganas

06 DEC 2022

**DEED OF CONVEYANCE**

THIS INDENTURE is made on this the 6<sup>th</sup> day of December, Two Thousand Twenty Two (2022) A.D.

BETWEEN

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

*Swapn Paul*



(1) **SMT. JYOTSNA DAS**, (PAN: CMHPD7489K, AADHAAR NO.8164 0202 8700), wife of Late Jiban Kumar Das, by faith - Hindu, by Occupation-Housewife, Nationality: Indian; (2) **SRI SUBIKASH DAS**, (PAN: BHWPD5425N, AADHAAR NO. 8453 8346 7097), son of Late Jiban Kumar Das, by faith-Hindu, by Occupation- Service, both residing at 22/1, Brojen Mukherjee Road, Post Office: Behala, Police Station: Behala, Kolkata-700034; and (3) **SMT. SHARMISTHA ROY**, (PAN: ASFPD4588D, AADHAAR NO. 6601 1153 6966) wife of Sri Arijit Roy and daughter of Late Jiban Kumar Das, by faith-Hindu, by Occupation-Housewife, Nationality: Indian, residing at Flat No. 101 "Sweet Home", 879, Madurdaha Hussainpur, Post Office: EKTP, Police Station: Circus Avenue, Kolkata-700107; hereinafter jointly called and referred to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives 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 include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Monoranjan Das 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 8 Cottahs 3 Chittacks 22.5 Square feet, be the same or a little more or less, lying and situated in C.S. Dag No.912, under C.S. Khatian No.61 Ka & Uma of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, Police Station: Behala, within the then South Suburban Municipality now within the territorial limits of Kolkata

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

*Swapan Paul*



Municipal Corporation, District: 24 Parganas now South 24 Parganas and other properties.

**AND WHEREAS** by virtue of a Deed of Gift dated 03.07.1932, the said Monoranjan Das gifted and assigned **ALL THAT** piece and parcel of land measuring 8 Cottahs 3 Chittacks 22.5 Square feet, be the same or a little more or less, lying and situated in C.S. Dag No.912, under C.S. Khatian No.61 Ka & Uma of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, Police Station: Behala, unto and in favour of Sri Bijay Kumar Chattopadhyay.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 25.02.1938, the said Bijay Kumar Chattopadhyay sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 3 Cottahs 6 Chittacks, be the same or a little more or less, out of land measuring 8 Cottahs 3 Chittacks 22.5 Square feet, lying and situated in C.S. Dag No.912 under C.S. Khatian No.61 Ka & Uma of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, Police Station: Behala, unto and in favour of Laxman Chandra Bandyopadhyay. The said Deed of Conveyance was registered at the office of Sub-Registrar Behala and entered in Book No.1, Volume No.7, Page Nos.140 to 143, Being No.352 for the year 1938.

**AND WHEREAS** by virtue of another registered Deed of Conveyance dated 14.12.1956 the said Bijay Kumar Chattopadhyay sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 2 Cottahs, be the same or a little more or less, out of remaining land measuring 8 Cottahs 3 Chittacks 22.5 Square feet, lying and situated in C.S. Dag No.912, under C.S. Khatian No.61 Ka & Uma of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, Police Station: Behala, unto and in favour of Sri Dulal Chandra Paul, Sri Krishna Gobinda Pal and Sri Basudeb Pal. The said Deed of Conveyance was registered at the office of Sub-Registrar Behala and entered in Book No.1, Volume No.58, Page Nos.183 to 186, Being No.4055 for the year 1956.

**AND WHEREAS** the said Sri Dulal Chandra Paul, Sri Krishna Gobinda Pal and Sri Basudeb Pal as owners got their names mutated in the records of the then South Suburban Municipality and the



property has since been known as Municipal Holding No.56/47, Brojendra Mukherjee Road, Police Station: Behala, District: 24 Parganas.

**AND WHEREAS** the said Sri Dulal Chandra Paul, Sri Krishna Gobinda Pal and Sri Basudeb Pal as owners, got a plan sanctioned in their names from the then South Suburban Municipality being B.P. No. 16565 dated 29.06.1962 (hereinafter called the "Sanctioned Plan") for construction of a two storied building, upon the aforesaid property.

**AND WHEREAS** in conformity with the said sanctioned plan, the said Sri Dulal Chandra Paul, Sri Krishna Gobinda Pal and Sri Basudeb Pal constructed building upon ALL THAT piece and parcel of land measuring 2 Cottahs, be the same or a little more or less, lying and situated in C.S. Dag No.912 under C.S. Khatian No.61 Ka & Uma of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, Police Station: Behala, at and being Municipal Holding No.56/47, Brojendra Mukherjee Road, District: 24 Parganas, and enjoying the same by paying taxes and outgoings to the appropriate authority and residing there with the members of their family.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 28.07.1971, the said Sri Dulal Chandra Paul, Sri Krishna Gobinda Pal and Sri Basudeb Pal jointly sold, transferred and conveyed ALL THAT piece and parcel of land measuring 2 Cottahs, be the same or a little more or less, whereupon a two storied building standing thereon, lying and situated in C.S. Dag No.912 under C.S. Khatian No.61 Ka & Uma of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, Police Station: Behala, at and being Municipal Holding No.56/47, Brojendra Mukherjee Road, Police Station: Behala, District: 24 Parganas, unto and in favour of Sri Jiban Kumar Das. The said Deed of Conveyance was registered at the office of Sub-Registrar Behala and entered in Book No. I, Being No.2510 for the year 1971.

**AND WHEREAS** after purchasing the aforesaid house property, the said Jiban Kumar Das was seized and possessed of the same as Owner and enjoying it without interruption from anybody else.

SRI. SWAPN PAUL FOR SELF AND <sup>Swapn Paul</sup>  
C.A. OF SMT. DURGA PAUL



**AND WHEREAS** subsequently the aforesaid house property has been included within the territorial limits of the Kolkata Municipal Corporation and the said Jiban Kumar Das got his name mutated in the records of the Kolkata Municipal Corporation and the house property has since been known as KMC Premises No.110, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034 under Assessee No.41-119-02-0110-0.

**AND WHEREAS** during Revisional Settlement, C.S. Dag No. 912 has also been changed and transformed into R.S. Dag No. 3521/3983 and C.S. Khatian No. 61 Ka & Uma has been changed and transformed into R.S. Khatian No. 1859.

**AND WHEREAS** while thus seized and possessed of the same the said Jiban Kumar Das died intestate on 17.02.2018 leaving behind his wife Smt. Jyotsna Das, one son Sri Subikash Das and married daughter Smt. Sharmistha Roy as his heirs and after the demise of Jiban Kumar Das his wife, son and married daughter jointly inherited the aforesaid house property according to law, each having undivided 1/3<sup>rd</sup> share in it.

**AND WHEREAS** after getting the aforesaid property by virtue of inheritance Smt. Jyotsna Das, Sri Subikash Das and Smt. Sharmistha Roy got their names mutated in the records of the Kolkata Municipal in respect of the aforesaid house property being KMC Premises No. 110, Brojen Mukherjee Road, under Assessee No. 41-119-02-0110-0 and enjoying the same without interruption from anybody else.

**AND WHEREAS** during L.R. settlement the names of Smt. Jyotsna Das, Sri Subikash Das and Smt. Sharmistha Roy have recorded their names under L. R. Khatian Nos. 3083, 3084 & 3065 respectively in respect of land measuring 2(two) Cottahs, be the same or a little more or less in L.R. Dag No.3521/3983 of Mouza: Sahapur.

**AND WHEREAS** by virtue of inheritance Smt. Jyotsna Das, Sri Subikash Das and Smt. Sharmistha Roy became the sole and absolute owners in respect of **ALL THAT** piece and parcel of land measuring 2(two) Cottahs, be the same or a little more or less,

whereupon a two storied building standing thereon, lying and situated in C.S. Dag No.912, corresponding to R.S. & L.R. Dag No. 3521/3983 under C.S. Khatian No.61 Ka & Uma, R.S. Khatian No. 1859 corresponding to L.R. Khatian No. 3083, 3084 & 3065 of Mouza-Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, at and being KMC Premises No. 110, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.119, under Assessee No.41-119-02-0110-0, including all right of easements, facilities and amenities annexed thereto, which has been specifically described in the SCHEDULE hereunder and hereinafter referred to as the "Said Property".

**AND WHEREAS** the present Owners/Vendors 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 Owners/Vendors, the Purchaser contacted the Owners/Vendors 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 Owners/Vendors.

**AND WHEREAS** the present Owners/Vendors for diverse pecuniary reasons declared to sell the said property, to the intending buyer/buyers.

**AND WHEREAS** being aware of such intention of the Owners/Vendors the Purchaser contacted the Owners/Vendors 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 Owners/Vendors.

**AND WHEREAS** after settlement of all the terms, the Owners/Vendors 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.49,00,000/- (Rupees Forty Nine Lac) only.



AND WHEREAS at the time of negotiation, the Vendor do hereby assured, represented and covenant with the Purchaser as follows:-

- a. The Vendors as Owners hereto absolutely seized and possessed of and/or well and sufficiently entitled to the said property mentioned in the SCHEDULE hereunder.
  - b. Save and except the Owners/Vendors, nobody else have any right, title, interest, claim and demand whatsoever or howsoever in respect of the said property.
  - c. The Owners/Vendors have mutated their names in the records of the Kolkata Municipal Corporation.
  - d. The Owners/Vendors does not hold any excess vacant land within the meaning or the Urban Land (Ceiling and Regulation) Act, 1976.
  - e. The Owners/Vendors have 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 Owners/Vendors have good, clear and marketable title in respect of the said property.
  - g. The said property is free from all encumbrances, lien, lispensens etc.
  - h. The Owners/Vendors have 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 Owners/Vendors 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 negotiation and in consideration of the said sum of Rs.49,00,000/- (Rupees Forty Nine Lac) only paid by the Purchaser to the Owners/Vendors on or before the execution of this Deed, (the receipt

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



whereof is being acknowledged by the Owners/Vendors as per memorandum of Consideration appended hereunder, the Owners/Vendors 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 Owners/Vendors or of any person or persons from whom the Owners/Vendors 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

SRI. SWAPN PAUL FOR SELF AND  
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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.

2. **THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:-

- i. By virtue of inheritance, the Owners/Vendors become the absolute owners of the said property and the Owners/Vendors have 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 Owners/Vendors made done executed occasioned or suffered to the contrary, the Owners/Vendors are 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 Owners/Vendors or any person or persons lawfully or equitable claiming or to claim from through under or in trust for the Owners/Vendors.
- 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 Owners/Vendors or their Predecessor-in-title or any person or persons claiming through under or in trust for the Owners/Vendors or any of their predecessor-in-title.

— Swapn Paul —

SRI. SWAPN PAUL FOR SELF AND  
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- v. The Owners/Vendors 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, 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 Owners/Vendors have 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 Owners/Vendors 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 the 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 2(two) Cottahs, be the same or a little more or less, whereupon building standing thereon, (having 55 years old cemented floor) measuring covered area 1500 square feet, (on the ground floor 750 Square feet and on the first floor 750 square feet), lying and situate in C.S. Dag No.912, corresponding



to R.S. & L.R. Dag No. 3521/3983 under C.S. Khatian No.61 Ka & Uma, R.S. Khatian No. 1859 corresponding to L.R. Khatian No. 3083, 3084 & 3065 of Mouza- Sahapur, J.L. No.8 (now J.L. No. 108), R.S. No.179, Touzi Nos.93 & 101, at and being KMC Premises No. 110, Brojen Mukherjee Road, Police Station: Behala, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.119, under Assessee No.41-119-02-0110-0, District Sub-Registration office at Alipore and Additional District Sub-Registration office at Behala, District: South 24 Parganas, including all right of easements, facilities and amenities annexed thereto, which is butted and bounded as follows :-

**ON THE NORTH** :- By two Storied Building;

**ON THE SOUTH** :- By Roy Bahadur Road;

**ON THE EAST** :- By Premises No.83A, Roy Bahadur Road;

**ON THE WEST** :- By Premises No.56/47, Brojendra Nath Mukherjee Road;

**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. ARJIT ROY  
Flat-10L, Sweet Home  
Madhuraha, Kolkata-700107

2. Gautam Jana  
Alipore Judges court  
KOL-700027

Jyotika Das

Subikash Das  
Sharmishta Roy.

Signature of the **OWNERS/VENDORS**

Signature of the **PURCHASER**

Signature of the **PURCHASER**  
SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL



**MEMORANDUM OF CONSIDERATION**

**RECEIVED** a sum of Rs.49,00,000/- (Rupees Forty Nine Lac) 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. 031309 dated 22.05.2022 drawn on State Bank of India, New Alipore Branch	10,00,000/-
By Cheque No. 000220 dated 22.09.2022 drawn on HDFC Bank, New Alipore Branch	10,00,000/-
By Cheque No. 000221 dated 22.09.2022 drawn on HDFC Bank, New Alipore Branch	10,00,000/-
By Cheque No. 000229 dated 22.11.2022 drawn on HDFC Bank, New Alipore Branch	3,00,000/-
By Cheque No. 059776 dated 25.11.2022 drawn on HDFC Bank, New Alipore Branch	16,00,000/-
<b>TOTAL AMOUNT</b>	<b>Rs.49,00,000/-</b>

(Rupees Forty Nine Lac) only

**WITNESSES:**

1. Arijet Ray.

Jyotsna Das

Subikash Das  
Sharmistha Ray.

Signature of the **OWNERS/VENDORS**

2. Goutam Jana

Drafted by and Prepared  
in the Office of :

Subhankar Sarkar  
**Subhankar Sarkar**

Advocate

Enrolment No. WB/205/1997  
Alipore Judges' Court, Kolkata : 27.

Swarn Paul

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

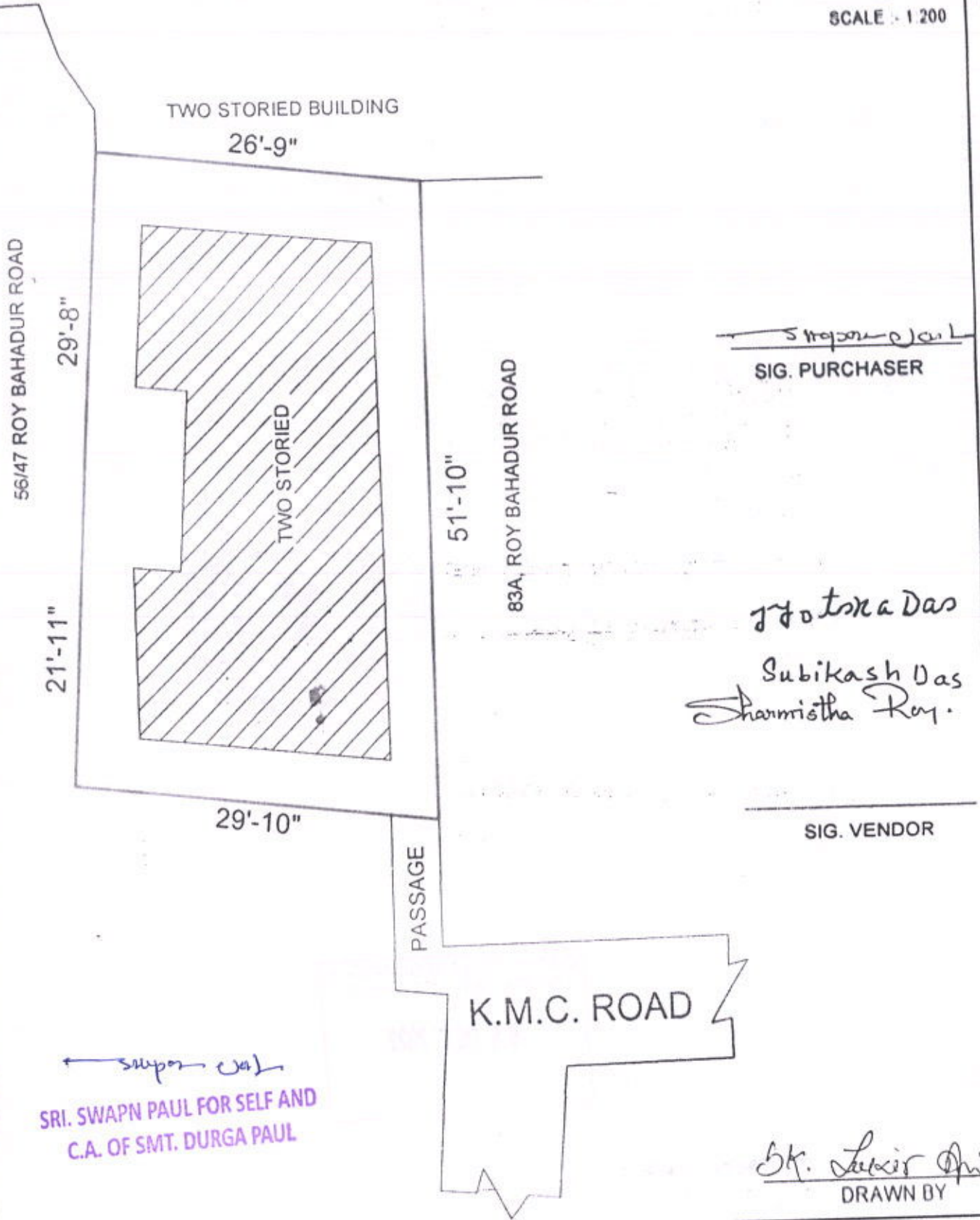


AT C.S. DAG NO.:- 912, CORRESPONDING TO R.S & L.R. DAG NO.:- 3521/3983,  
C.S KHATIAN NO.:- 61, R.S. KHATIAN NO.:- 1859, CORRESPONDING TO L.R. KHATIAN  
083,3084 & 3065, OF MOUZA:- SAHAPUR, J.L. NO.:- 8 (NOW 108), TOUZI NO.:- 93 & 101,  
AND K.M.C. PREMISES NO.:- 110, BROJEN MUKHERJEE ROAD, CORRESPONDING TO  
S.:- BEHALA, KOLKATA :- 700034. UNDER K.M.C. WARD NO.:- 119, DIST.:- SOUTH 24 PGS.

AREA OF THE LAND :- 02K.00CH.00SFT.  
MARKED IN RED COLOUR

N

SCALE : 1 200



Sri Swapn Paul  
SIG. PURCHASER

Subikash Das  
Sharmistha Roy.

SRI. SWAPN PAUL  
SIG. VENDOR

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

Sri. Lakshmi Devi  
DRAWN BY





Left Hand

Right Hand

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

NAME:- SMT. JYOTSNA DAS

Signature : *Jyotsna Das*

Photo



Left Hand

Right Hand

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

NAME:- SRI SUBIKASH DAS

Signature : *Subikash Das*

*Swapn Paul*

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





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

NAME:- SMT. SHARMISTHA ROY

Signature : *Sharmistha Roy*

Photo



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

NAME:- SRI SWAPN PAUL

Signature : *Swapn Paul*

*Swapn Paul*

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





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



051220222020340542

**GRIPS Payment Detail**

GRIPS Payment ID: 051220222020340542      Payment Init. Date: 05/12/2022 23:12:16  
Total Amount: 244984      No of-GRN: 1  
Bank/Gateway: SBI EPay      Payment Mode: SBI Epay  
BRN: 9254952642123      BRN Date: 05/12/2022 23:12:57  
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	192022230203405438	Directorate of Registration & Stamp Revenue	244984
<b>Total</b>			<b>244984</b>

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

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

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





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



192022230203405438

**GRN Details**

GRN: 192022230203405438 Payment Mode: SBI Epay  
GRN Date: 05/12/2022 23:12:16 Bank/Gateway: SBIPay Payment Gateway  
BRN : 9254952642123 BRN Date: 05/12/2022 23:12:57  
Gateway Ref ID: IGAOTNDYZ6 Method: State Bank of India NB  
GRIPS Payment ID: 051220222020340542 Payment Init. Date: 05/12/2022 23:12:16  
Payment Status: Successful Payment Ref. No: 2003435169/2/2022  
[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): 05/12/2022  
Period To (dd/mm/yyyy): 05/12/2022  
Payment Ref ID: 2003435169/2/2022  
Dept Ref ID/DRN: 2003435169/2/2022

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003435169/2/2022	Property Registration- Stamp duty-	0030-02-103-003-02	195970
2	2003435169/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	49014
<b>Total</b>				<b>244984</b>

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

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



## Major Information of the Deed

Deed No :	I-1602-15911/2022	Date of Registration	06/12/2022
Query No / Year	1602-2003435169/2022	Office where deed is registered	
Query Date	05/12/2022 6:53:27 PM	D.S.R. - 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. 49,00,000/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,020/- (Article:23)	Rs. 49,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		


### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brojen Mukherjee Road, , Premises No: 110, , 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	2 Katha	36,00,000/-	36,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>3.3Dec</b>	<b>36,00,000 /-</b>	<b>36,00,000 /-</b>	

### Structure Details :



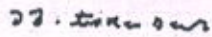
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	13,00,000/-	13,00,000/-	Structure-Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1500 sq ft</b>	<b>13,00,000 /-</b>	<b>13,00,000 /-</b>	

  
 FOR SELF AND  
**C.A. OF SMT. DURGA PAUL**



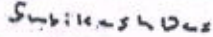


**Details :**



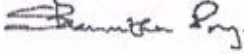
**Name,Address,Photo,Finger print and Signature**

1	Name	Photo	Finger Print	Signature
	<b>Mrs JYOTSNA DAS</b> Wife of Late Jiban Kumar Das Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office			
	06/12/2022	LTI 06/12/2022	06/12/2022	

22/1, Brojen Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMxxxxxx9K, Aadhaar No: 81xxxxxxxx8700, Status :Individual, Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr SUBIKASH DAS</b> Son of Late Jiban Kumar Das Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office			
	06/12/2022	LTI 06/12/2022	06/12/2022	

22/1, Brojen Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx5N, Aadhaar No: 84xxxxxxxx7097, Status :Individual, Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mrs SHARMISTHA ROY</b> Wife of Mr Arijit Roy Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office			
	06/12/2022	LTI 06/12/2022	06/12/2022	

879, Madhurdaha Hussainpur, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx8D, Aadhaar No: 66xxxxxxxx6966, Status :Individual, Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office

*Signature of Jyoti*



06-12-2022

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 10:30 hrs on 06-12-2022, at the Office of the D.S.R. - I | 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 49,00,000/-

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

Execution is admitted on 06/12/2022 by 1. Mrs JYOTSNA DAS, Wife of Late Jiban Kumar Das, 22/1, Brojen Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mr SUBIKASH DAS, Son of Late Jiban Kumar Das, 22/1, Brojen Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. Mrs SHARMISTHA ROY, Wife of Mr Arijit Roy, 879, Madhurdaha Hussainpur, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 4. Mr SWAPAN PAUL, Son of Late Ram Chandra 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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 49,046.00/- ( A(1) = Rs 49,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 49,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2022 11:12PM with Govt. Ref. No: 192022230203405438 on 05-12-2022, Amount Rs: 49,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 9254952642123 on 05-12-2022, Head of Account 0030-03-104-001-16

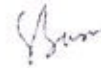
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,95,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 477666, Amount: Rs.50.00/-, Date of Purchase: 05/12/2022, Vendor name: Mamtajuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2022 11:12PM with Govt. Ref. No: 192022230203405438 on 05-12-2022, Amount Rs: 1,95,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 9254952642123 on 05-12-2022, Head of Account 0030-02-103-003-02



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
South 24-Parganas, West Bengal



**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 580782 to 580806

being No 160215911 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.12.08 13:36:48 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2022/12/08 01:36:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.



*swpn paul*

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

(This document is digitally signed.)