

280/17

1-00245/2017



Am  
20/1/17

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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1604  
433979/16

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document

*[Signature]*  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas  
20 JAN 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 20<sup>th</sup> day of January Two Thousand Seventeen

Sl. No. 1363 Date 24/10/16  
Value Rs. 100/- P.  
Name Monika Gupta  
Address 10/2A, Alpore Park Place, Kcl 27

Bina Gupta  
Stamp Vender  
Ali Pore Police Court



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

20 JAN 2017

Identified by me,  
Sourmitra Ray,  
S/o Late Biswamath Ray,  
reside at Budge Budge Seminary  
Post-Uttarrai Pura, P.S. Budge Budge,  
Dist - (S) 24 Parganas, Kcl-70137.  
Occupation - Advocate,

**BETWEEN**

**SRI SANJAY KUMAR DAS** alias **SANJAY DAS** s/o – Late Sri Narayan Chandra Das by faith Hindu, by occupation Business, by nationality Indian, residing at 28/A Govt. Qtrs Upen Banerjee Road, Parnasree Pally, Circus Avenue P.S. & P.O – Parnasree, Dist.- (s) 24 Parganas, Kolkata- 700060 having Income Tax Permanent Account No. AXLPD0984E, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the FIRST PART.

**A N D**

**SMT MONIKA GUPTA**, wife of Sri Keshav Kumar Gupta, by faith Hindu, by occupation Business, by Nationality Indian residing at 10/2A, Alipore Park Place, P.S. & P.O- Alipore, Kolkata- 700027, having Income Tax Permanent Account No. ADTPG6039K, hereinafter referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the SECOND PART.

**AND WHEREAS** the vendor is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the land lying in Mouza- Ukhila Paik Para, P.S. Sonarpur, J. L. No. 56, District South 24- Parganas under R. S. Dag No. 2300, corresponding to L. R. Dag No. – 2293, containing an area of 03 Decimal be the same a little more or less more particularly described in the schedule hereunder written free from all encumbrances and intended to be hereby sold, granted and transferred.



*[Handwritten signature]*

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**AND WHEREAS** The land measuring 13 Decimal under R. S. Dag No. 2300, corresponding to L. R. Dag No. - 2293, situated and lying at Mouza Ukhila Paik Para, P.S. Sonarpur, J. L. No. 56, within the local limits of Rajpur Sonarpur Municipality under Ward No.26, District South 24-Parganas in all originally belonged to B. D. Bansal s/o Late Shyam Sunder Bansal of 81, Moor Avenue, P.S.- Regent park, Calcutta- 700040,

**AND WHEREAS** The B. D. Bansal s/o Late Shyam Sunder Bansal Sold the land measuring 3 decimal out of the said 13 deimal in the R.S. Dag No. 2300, R.S. Khatian No. 254, Mouza Ukhila Paik Para, P.S. Sonarpur, J. L. No. 56, District South 24-Parganas to Sri. Sanjay Kumar Das, i.e. the present Vendor on 4/5/1988 vide sale Deed No. 2775, Book No.1, Volume 36, pages- 85 to 91 which registered at A.D.S. R. Sonarpur office .

**AND WHEREAS** The said Sri Sanjay Kumar Das s/o - Late Sri Narayan Chandra Das after purchasing the aforesaid property became the absolute owner of the land measuring 3 Decimal in the R.S. Dag No. 2300, along with all sorts of easement rights thereto which is more fully and particularly described in the Schedule hereunder written.

The aforesaid "shali" land measuring 3 Decimal of property is more fully and particularly described in the schedule below at the foot of these presents which is under sale and/ or the subject matter of sale on execution of these presents. The Owner/ Vendor have agreed to irrevocably cause sale of the said land to the purchaser herein, free from all encumbrances and charges. The purchaser has agreed to purchase and acquire the said land as mentioned in the Schedule hereunder written, free from all encumbrances, charges, liens, lispens, acquisitions, attachments, requisitions, barga right, mortgages, vesting liabilities etc at and for the total consideration amounting to **Rs. 9, 00,000/- (Nine Lac Only)** which shall be



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Paid by the purchaser to the owner/ vendor for sale and transfer of the said land as mentioned in the Schedule hereunder written. At or before execution of this indenture the Owner/ Vendor has given the following assurance, warranties, indemnifications and representations to the purchaser:

- I. THAT the Owner/ Vendor alone are the sole, exclusive and absolute owner of the said land (Description of which are given in the schedule below) to the exclusion of all others.
- II. THAT the said lands are absolutely free from all encumbrances, charges, liens, lispendens, acquisitions, attachments, requisitions, barga right, mortgages, vesting liabilities etc whatsoever or howsoever.
- III. THAT the Owner/ Vendor have authentic and marketable title in respect of the said lands.
- IV. THAT the entire land measuring 3 Decimal of land has been lawfully owner of the said present Owner/ Vendor through by his aforesaid sale deed.
- V. THAT the said land is not being cultivated and/or the Owner/ Vendor have not been cultivating the said lands. The said land is barren and are not being cultivated by the Owner/ Vendor and/ or by any other person or persons as authorized by the Owner/ Vendor.
- VI. THAT there is no bargadar or bhag - chassi or any illegal occupant into or upon the said land.
- VII. THAT there is no legal bar or impediment on the part of the Owner/ Vendor in selling and/ or transferring the said land.
- VIII. THAT the said land are not subject to any notice and/ or proceedings of vesting, acquisition and/ or requisition under any whatsoever law.



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- IX. THAT the Owner/ Vendor have not entered into any Agreement for Sale, transfer and /or lease, nor has created any interest of any third party into or upon the said land or any part or portion thereof.
- X. THAT the Owner/ Vendor is in actual physical khas possession of the entirety of the said lands and till date continues to remain in possession of the said land without any opposition, claim and obstruction from any other person.
- XI. THAT no person excepting the Owner/ Vendor have any right of easement or any other right of way/ ingress/ egress of whatsoever or howsoever nature and character over, on and in respect of the said lands.
- XII. THAT there is no pending litigation and/ or proceedings active or inactive in any court and/ or judicial forum, and/ or statutory body in respect of the said land and/ or any part or portion thereof.
- XIII. THAT the Vendor is not entitled to nominate any other person and/ or persons in their place and stead, and hence have nominated the purchaser herein for acquiring the said land.
- XIV. THAT the Owner/ Vendor have duly approved this Deed of conveyance and sale of the said land to the purchaser above named and also the financial transaction as laid down in these presents.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the purchaser has agreed to purchase the said land.

**NOW THIS INDENTURE OF CONVEYANCE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:**

- I. THAT in Consideration of a sum of Rs. 9,00,000/- (Nine Lac Only) to the Vendor



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paid by the Purchaser (the receipt where of the vendor do and each of them doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the Vendor do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser his 100% share in ALL THAT piece and parcel of an area of 03 decimal situate lying at Mouza Ukhila Paik Para, P.S. Sonarpur, J. L. No. 56, under R.S. Dag No. 2300 and more fully described in the Schedule mentioned hereunder and free from all encumbrances, charges, liens of whatsoever

**II. THE OWNER/VENDOR DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

- a) That the Owner/ Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said land and every part thereof free from all encumbrances, charges and liabilities of whatsoever nature.
- b) AND That the Owner/ Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said land hereby granted, sold, conveyed, transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Owner/ Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said land or any part thereof in the manner as aforesaid.
- c) AND THAT NOTWITHSTANDING any act deed or thing by the Owner/ Vendor done executed or knowingly suffered to the contrary the Owner/ Vendor at the time of execution of these presents is the absolute and lawful owner of and/ or otherwise well and sufficiently seized and possessed of and entitle to the said land hereby



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granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

- d) AND that the Purchaser shall and may at all times hereafter at her own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take the rates issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Owners/ vendor or by any legal heirs of the Owner/ Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Owner/ Vendor.
- e) AND that the owner/ vendor never held and do not hold any excess vacant land within the meaning of the Estate Acquisition Act 1953, The Lands Reforms Act 1955 and the Urban lands( ceiling and Regulation) Act, 1976 and the said land/ property or any part or portion thereof has not and never been affected or vested under the Estate Acquisition Act, 1953, The Lands Reforms Act 1955 and the Urban land( ceiling and Regulation) Act,1976 AND THAT no certificate proceedings and/ or notice of attachment is subsisting under The Income Tax Act, 1961 AND THAT no notice , which is or may be subsisting has been served on the Owner/ Vendor for the acquisition of the said lands or any part thereof under the land Acquisition Act, 1894 or under any other law or acts and/or rules made or framed there under and the Owner/ Vendor have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said lands or any part thereof AND THAT no suit and/or proceeding is pending in any court of law affecting the said property and/or the said land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any court or revenue Authority AND FURTHER THAT the owner/



*[Handwritten signature]*

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vendor owner and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever into or upon or over the said land or any part thereof from through under or in trust for the owner/ vendor shall and will from time to time and at all times, hereafter at the request and costs of the owner/ vendor make, do, acknowledge and execute all such further and lawful acts deeds matters and thing whatsoever for further better and more perfectly and effectually granting and assuring the said lands and every part thereof unto and to the use of the purchaser as shall or may be reasonably required.

- III. **AND THIS DEED FURTHER WITNESSETH** that the Owner/ Vendor have put the purchaser in complete peaceful vacant physical(khas) possession of the said land and that the purchaser shall be entitled to hold possess and enjoy the same as the sale, absolute and exclusive owners thereof absolutely and forever. That the Vendor on this day with the execution of this Deed handover and deliver the peaceful possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also deliver the title Deed in her custody in respect of the said property in favour of the purchaser.
- IV. **AND THIS DEED FURTHER WITNESSETH** and the Owner/ Vendor, do hereby assure and covenant with the purchaser that in the event of there being any defect in title it shall be the obligation of the Owner/ Vendor, to cure such defects entirely at his own cost and the Owner/ Vendor have agreed to indemnify and keep the purchaser and save harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs.
- V. **AND THIS DEED FURTHER WITNESSETH** and the Owner/Vendor and legal heirs of the owner/vendor doth hereby relinquishes, releases, extinguishes and surrenders all his right, title, interest and



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Privileges over, on and in respect of the scheduled property to, for and in favour of the purchaser herein.

- VI. THIS DEED FURTHER WITNESSETH** that under all circumstances the vendor shall pay back the consideration amount in addition to damage along with interest if due to any whatsoever reason any defect in title of the said land are found or any pre-existing acquisition proceedings leading to acquisition of the said land are found after the execution of this presents.
- VII.** That the Vendor do hereby accord his consent to the purchaser for mutation of the said property in the BL&LRO and Municipal books and records and all other Government and/ or Semi Government and/ or other statutory body and/ or authority.
- VIII. THIS DEED FURTHER WITNESSETH** and it is further recorded, confirmed and declared that the purchaser have purchased and acquired the said property absolutely relying on the assurances, warranties and representations as recited all over in these presents especially in clause I to XIV (hereinafter referred to as the Representations) and in the event of any of the said representations and/or any part of it being found to be untrue and/ or incorrect and/ or misleading and consequent to which the purchaser suffer any loss and/ or incurs any liability then and in that event the owner/ vendor each one of their shall be jointly and severally liable and responsible and has unqualifiedly agreed to keep the purchaser saved harmless and fully indemnified from and against all costs, charges, expenses, claims, actions, suits, proceedings and demands, including litigation costs and other expenses.



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**SCHEDULE OF THE PROPERTY TO BE SOLD ABOVE REFERRED TO**

ALL THAT the piece and parcel of a 'Shali' land measuring an area of 03(Three) Decimal under R.S. Dag No. 2300, corresponding to L.R. Dag No. - 2293, situated and lying at Mouza Ukhila Paik Para, P.S. Sonarpur, J. L. No. 56, within the local limits of Rajpur Sonarpur Municipality under Ward No.26, District South 24-Parganas along with all sorts of easement rights thereto.

The land is delineated in the sketch plan annexed herewith bordered Red.

The above property is butted and bounded in the manner following that is to say:-

On the North by : R.S. Dag No. 2301  
 On the South by : R.S. Dag No. 2299  
 On the East by : R.S. Dag No. 2401  
 On the West by : R.S. Dag No. 2298 & 6 FT. Common Passage.

IN WITNESSETH WHEREOF the Parties herein put each of their signatures, the day, month and the year above written.

SIGNED AND DELIVERED BY THE VENDOR AND THE PURCHASER IN PRESENCE OF:

WITNESSES:

1. *Saunmitra Ray.*  
 So Late Biswanath Ray.  
 Budge Budge Sonarpur,

2. *Atanu Ray*  
 of Alipore Police Comf  
 Alipore, Kolkata - 700027

*Moula Gupta.*

(SIGNATURE OF THE PURCHASER)

*Sanjay Das.*

SANJAY KUMAR DAS  
 (SIGNATURE OF THE VENDOR)

*Sanjay Das.*





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MEMO OF CONSIDERATION

Received of and from the within named purchaser the within mentioned sum of Rs. 9, 00,000/- (Nine Lac Only) only in the following manner:

1. By Draft No. 246572 dated 20-01-2017 Drawn on Bank of India Bank  
in Favour of Sanjoy Das Rs. 9,00,000/-

Total:- 9,00,000/-

WITNESS:-

1. Saumitra Roy.  
So Late Bishwanath Roy.  
reside at Budge Budge  
Bengaluru,
2. Atanu Roy  
of Alipore Palace Court,  
Alipore, Kolkata - 700027

*Sanjay Das,*

SANJAY KUMAR DAS

(SIGNATURE OF THE VENDOR)

Drafted by me,

*Saumitra Roy,*  
Adv.

SAUMITRA ROY  
F/1872/2010  
Advocate, Alipore Court



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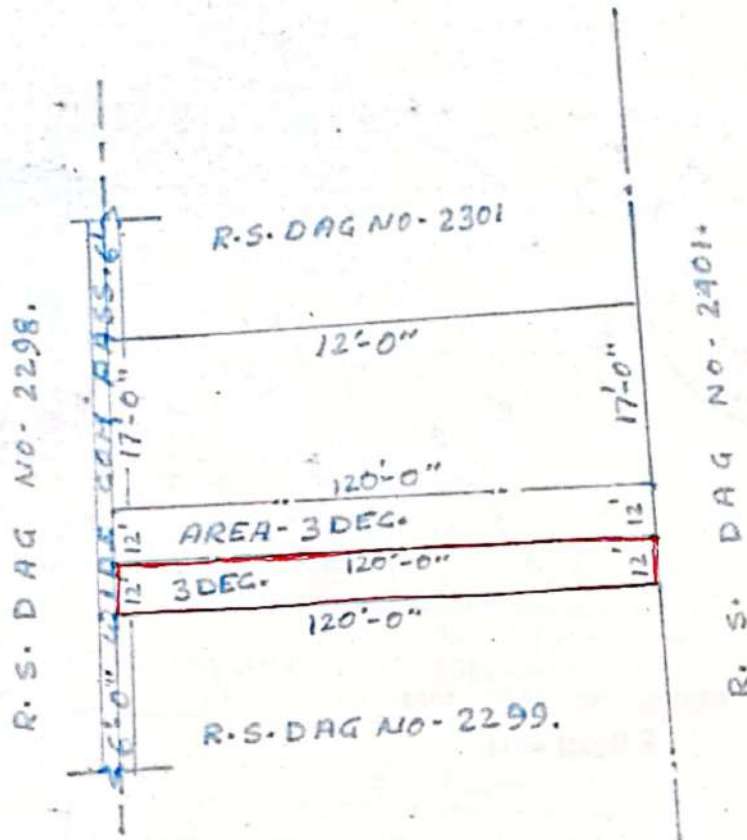
SITE PLAN OF MOUZA- UKHILA PAIK PAKA  
 J.L. NO- 56, R.S. NO-147, R.S. KHATIAN NO-254,  
 R.S. DAG NO- 2300 (PART), L.R. DAG NO- 2293, P.S.-  
 SONARPUR, DIST. 24 PGS (SOUTH), UNDER:- RAJPO  
 -SONARPUR MUNICIPALITY, WARD NO- 26,  
 SOLD AREA SHOWN IN RED BORDER  $\square$ .

SCALE:- 1" = 45'-0"

=: REF. OF LAND :=

R.S. DAG NO- 2300, AREA = 3 DEC. (M/L).

PURCHASER NAME:- SMT. MONIKA GUPTA.



Sanjay & Co.  
 Monika Gupta.

TRAGE BY:-  
 Prakash Chatterjee  
 Surveyor.  
 Garia, Sonarpur.  
 Date- 25/09/16.



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**20 JAN 2017**



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - .....

SIGNATURE .....



Sanjay Das

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - Sanjay Das. Alis- Sanjay Kr. Das,

SIGNATURE Sanjay Das.



Monika

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - MONIKA GUPTA

SIGNATURE Monika



*[Handwritten signature]*

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**20 JAN 2017**

प्राप्त निका नंका / PERMANENT ACCOUNT NUMBER  
ADTPG6039K



नाम / NAME  
MONIKA GUPTA

पिता या नात / FATHER'S NAME  
SUBHASCHANDRA KESARWANI

जन्म तारीख / DATE OF BIRTH

23-07-1974

हस्ताक्षर / SIGNATURE  
*Monika*

आयकर अधिकारी / COMMISSIONER OF INCOME TAX, W.B. XI

*Subhas*

*Monika Gupta*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJAY DAS  
NARAYAN DAS  
01/01/1969

Permanent Account Number  
AXLPD0984E

*Sanjay Das*  
Signature



*Sanjay Das*





### Major Information of the Deed




Deed No :	I-1604-00245/2017	Date of Registration	20/01/2017
Query No / Year	1604-1000433779/2016	Office where deed is registered	
Query Date	26/12/2016 2:31:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soumitra Roy Senpukur P. O. Uttar Raipur, Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700137, Mobile No. : 7278413989, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,73,635/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 58,528/- (Article:23)	Rs. 10,742/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 0/- ( only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Ukila Paikpara, Ward No: 26

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2293	LR-254	Bastu	Shali	3 Dec	9,00,000/-	9,73,635/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>					<b>3Dec</b>	<b>9,00,000 /-</b>	<b>9,73,635 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Sanjoy Kr Das, (Alias: Mr Sanjay Das)</b> Son of Late Narayan Ch Das Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place : Office			
	20/01/2017	20/01/2017	LTI 20/01/2017	20/01/2017
28/ A Govt. Qtrs. Upen Banerjee Rd. Parnasree Pall, P.O:- Circus Avenue, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXLPD0984E, Status :Individual				





On 20-01-2017

**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 13:14 hrs on 20-01-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs Monika Gupta ,Claimant.

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

Execution is admitted on 20/01/2017 by 1. Mr Sanjoy Kr Das, Alias Mr Sanjay Das, Son of Late Narayan Ch Das, 28/ A Govt. Qtrs. Upen Banerjee Rd. Parnasree Pall, P.O: Circus Avenue, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 2. Mrs Monika Gupta, Wife of Mr Keshav Kr Gupta, 10/2 A Alipore Park Place, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Indetified by Mr Saumitra Roy, , Son of Late Biswanath Roy, Senpukur, P.O: Uttar Raipur, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,742/- ( A(1) = Rs 10,703/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,742/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/01/2017 12:00AM with Govt. Ref. No: 192016170039694881 on 12-01-2017, Amount Rs: 10,742/-,  
Bank: BANK Of INDIA ( BKID0004000), Ref. No. 400013012017500049 on 16-01-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 58,428/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 58,428/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1363, Amount: Rs.100/-, Date of Purchase: 24/10/2016, Vendor name: B Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/01/2017 12:00AM with Govt. Ref. No: 192016170039694881 on 12-01-2017, Amount Rs: 58,428/-,  
Bank: BANK Of INDIA ( BKID0004000), Ref. No. 400013012017500049 on 16-01-2017, Head of Account 0030-02-103-003-02



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







Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000433779/2016	Office where deed will be registered
Query Date	26/12/2016 2:31:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Soumitra Roy Senpukur P. O. Uttar Raipur, Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700137, Mobile No. : 7278413989, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value	Market Value	
Rs. 9,00,000/-	Rs. 9,73,635/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 58,428/- (Article:23)	Rs. 10,742/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Ukila Paikpara, Ward No: 26

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2293	LR-254 Rs.	Bastu	Shali	3 Dec	9,00,000/-	9,73,635/-	Width of Approach Road: 6 Ft.,
Grand Total :					3Dec	9,00,000 /-	9,73,635 /-	

Seller Details :



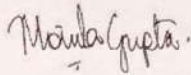
SI No	Name & address	Status	Execution Admission Details :
1	Mr Sanjay Kr Das @ Sanjay Das Son of Late Narayan Ch Das 28/ A Govt. Qtrs. Upen Banerjee Rd. Parnasree Pall, P.O:- Circus Avenue, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXLPD0984E, Status : Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



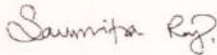


and page 2

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Monika Gupta</b> Wife of Mr Keshav Kr Gupta Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place : Office			
		20/01/2017	LTI 20/01/2017	20/01/2017
Wife of Mr Keshav Kr Gupta Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPG6039K, Status :Individual				

**Identifier Details :**

Name & address	
Mr Saumitra Roy Son of Late Biswanath Roy Senpukur, P.O:- Uttar Raipur, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Sanjoy Kr Das, Mrs Monika Gupta	
	20/01/2017

**Endorsement For Deed Number : I - 160400245 / 2017**

**On 26-12-2016**

**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 9,73,635/-



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



**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Monika Gupta Wife of Mr Keshav Kr Gupta 10/2 A Alipore Park Place, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPG6039K, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
Mr Saumitra Roy Son of Late Biswanath Roy Senpukur, P.O:- Uttar Raipur, P.S:- Budge Budge, Budge-budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Sanjay Kr Das
N

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 08/02/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





GRN: 19-201617-003969488-1  
GRN Date: 12/01/2017 16:04:30  
BRN : 400013012017500049

Payment Mode : Online Payment

Bank : BANK OF INDIA  
BRN Date: 12/01/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16041000433779/2/2016  
[Query No./Query Year]

Name : MONIKA GUPTA  
Contact No. : Mobile No. : +91 9830041132  
E-mail :  
Address : 10/2A ALIPORE PARK PLACE, KOLKATA - 700027  
Applicant Name : Mr Soumitra Roy  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16041000433779/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	10742
2	16041000433779/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	58428
<b>Total</b>				<b>69170</b>

In Words : Rupees Sixty Nine Thousand One Hundred Seventy only



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 6765 to 6787

being No 160400245 for the year 2017.



Digitally signed by TRIDIP MISRA  
Date: 2017.01.20 15:07:40 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 20/01/2017 15:07:39  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)