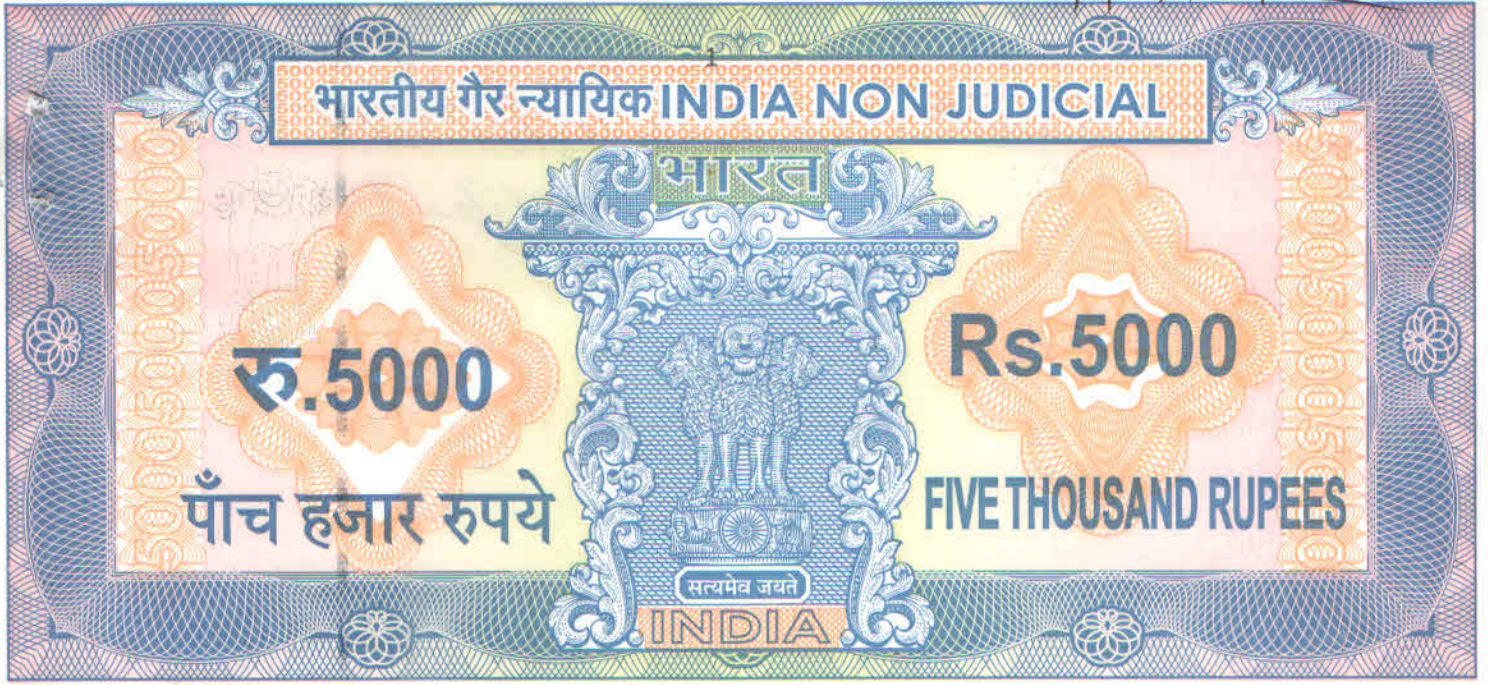


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

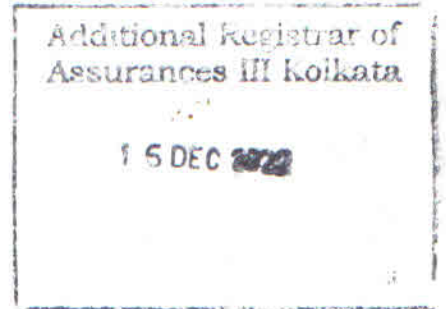
K 280514

14-50 hrs
16/12/22
2/3527679/22

Accepted that the Document is admitted to
be a part of the Signature Sheet and the
document is numbered to this document
in the part of the document



Additional Registrar
of Assurances-III, Kolkata



DEED OF CONVEYANCE

THIS DEED FOR SALE is made on this the 16th day of December 2022 (Two thousand TwentyTwo)

Continued.....Page

SL. NO. 32378 DATE.....
NAME.....
ADD.....
AMT. 5000 = five thousand

15 DEC 2022

15 DEC 2022

Asis Mukherjee
Lake Garden Residences
Lichchitla Chandan Nagar,
Hoghty 712136

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Additional Registrar of
Assurances III Kolkata
15 DEC 2022

BETWEEN

SRI. INDERJEET SINGH, PAN- AZMPS3511M, AADHAAR No. 767954357411, son of Jatan Pal Singh, by faith:- Hindu, by occupation - Business, Citizen of India, residing at House No. 48, Berili Khurad, P.O. Musepur, P.S. Jatusana, District- Rewari, Haryana, Pin- 123401, hereinafter referred to as "**OWNER/ VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context by or repugnant to the context be deemed to mean & include his heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

A N D

- 1) SRI ASIS MUKHERJEE, (PAN No. - AJJPM3637K, AADHAAR No. - 360417460136), son of Sri Shyama Prasad Mukherjee, by occupation - Business,
- 2) SMT. PAROMA MUKHERJEE, (PAN No. - APFPM5199A, AADHAAR No. - 734323273226), wife of Sri Asis Mukherjee, by occupation - Housewife, both by faith - Hindu, by Nationality - Indian, residing at Lake Garden Residency, Lichutala, Chandannagar, Hooghly, Mondal Bagan, Pin- 712136, West Bengal, hereinafter jointly called and referred to as the "**PURCHASERS/ VENDEES**" (which term or expression will unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the "**SECOND PART.**"

WHEREAS

- A. That one Sri. Gopal Chandra Mondal sold out the land measuring about 05 Katha, 02 Chittacks, 39 Sq. Ft. within the Mouza Chaandernagore, J.L. No. 1, Sheet No. 23, corresponding R.S. Dag No. 213 and L.R. Dag No. 984, appertaining to R.S. Khatian No. 107 and L.R. Khatian No. 2217, within the

Continued.....Page



Additional Registrar of
Assurances in Kolkata

16 DEC 2022

ambit of Chandernagore Municipal Corporation Ward No. 18, Holding No. 1195 (New), Mondal Bagan Road, in favour of Sri Aswini Kumar Dutta, by virtue of Sale Deed, registered at S.R.O. Serampore and recorded in Book No. I, Volume No. 25, Pages from 196 to 201, Being No. 1634 for the year 1965.

- B. That the said Sri Aswini Kumar Dutta constructed one residential structure upon the said land measuring about 05 Katha, 02 Chittacks, 39 Sq. Ft. more or less.
- C. That the said Sri Aswini Kumar Dutta died intestate on 23/07/1974, leaving behind his wife namely Smt. Kamala Dutta and only daughter namely Smt. Sarashi Karmakar, as his legal heirs and successors who inherited $\frac{1}{2}$ share each as per the provisions of the Hindu Succession Act, 1956.
- D. That the said Smt. Kamala Dutta died intestate on 30/08/1983, leaving behind her only daughter namely Smt. Sarashi Karmakar, as her legal heirs and successors who inherited the total land measuring about 05 Katha, 02 Chittacks, 39 Sq. Ft. along with structure as per the provisions of the Hindu Succession Act, 1956.
- E. That the said Smt. Sarashi Karmakar while enjoying the entire aforesaid land gifted a demarcated portion of the aforesaid land measuring 2 cottah 3 chittak 7 sq. ft. in favour of her grandson Agniva Ghosh through gift Deed being no. 1036 for the year 1998 registered before the A.D.S.R. Chandernagore, Hooghly.

Continued.....Page

- F. That the said Smt. Sarashi Karmakar became the owner of demarcated rest portion of the aforesaid land measuring 2 Cottah 15 Chittak 32 Sq. ft. and enjoyed the same.
- G. That the said Smt. Sarashi Karmakar died intestate on 03/07/2009, leaving behind her one son namely Sri Abhijit Karmakar and one daughter namely Smt. Anita Ghosh, as her legal heirs and successors who inherited $\frac{1}{2}$ share each as per the provisions of the Hindu Succession Act, 1956.
- H. That the said Sri Abhijit Karmakar and Smt. Anita Ghosh sold out of the demarcated land measuring about 02 Cottahs 15 Chittacks 32 Sq. Ft. in favour of one Smt. Mira Chowdhury, by virtue of Deed of Sale, duly registered in the office of the A.D.S.R. Chandannagar West Bengal, recorded in Book No. I, CD Volume No. 06, Pages From. 2874-2887 as Being No. 01788 dated 11.06.2012.
- I. That the said Agniva Ghosh sold out of the land measuring about 02 Cottahs, 3 Chittacks, 7 Sq. Ft. in favour of Smt. Mira Chowdhury, by virtue of Deed of Sale, duly registered in the office of the A.D.S.R. Chandannagar West Bengal, recorded in Book No. I, CD Volume No. 06, Pages From. 2888-2899 as Being No. 01789 dated 11.06.2012.
- J. That the said Smt. Mira Chowdhury amalgamated both the aforesaid land into a single land total measuring 05 Cottahs, 02 Chittacks 39 Sq. Ft. and enjoyed the same without any disturbance form any corner.
- K. That the said Smt. Mira Chowdhury sold out of the land measuring about 05 Cottahs, 02 Chittacks 39 Sq. Ft. in favour of Shri Devender Singh Guliya

Continued.....Page

alias Shri Debendra, by virtue of Deed of Sale, duly registered in the office of the A.D.S.R. Chandannagar West Bengal, recorded in Book No. I, CD Volume No. 10, Pages From. 3278-3288 as Being No. 02967 dated 22.10.2013.

- L. That the said Shri Devender Singh Guliya alias Shri Debendra sold out of the land measuring about 05 Cotthas, 02 Chittacks, 39 Sq. Ft., in favour of Shri Inderjeet Singh, by virtue of Deed of Sale, duly registered in the office of the A.D.S.R. Chandannagar West Bengal, recorded in Book No. I, CD Volume No. 0604-2019, Pages From. 35748-35769 as Being No. 060401432 dated 24.04.2019.
- M. That the aforesaid land was never acquired by the authority and not attached with the proceeding before the Debt Recovery Tribunal, National Company Tribunal, under Income Tax Act and the aforesaid property is free from all encumbrances and attachments.
- N. That by the reason of the aforesaid and in accordance with the Record of Rights finally published by the concerned Revenue Officer under sub-section (2) of section 51A, of the West Bengal Land Reforms Act, 1955, the VENDOR herein had obtained final record of rights in respect of the said property and the VENDOR have paid all statutory rates and taxes including the land revenue in respect of the said property.
- O. That the VENDOR has declared and represented to the PURCHASERS that the VENDOR is the OWNER of the property of the said Land as mentioned in the SCHEDULE hereunder written.

Continued.....Page

- P. That the VENDOR has declared and represented to the PURCHASERS that the VENDOR have not agreed to sell and transfer the entirety of the said LAND or any portion thereof to anyone except the PURCHASERS as stated herein.
- Q. That the VENDOR has declared and represented that save the aforesaid the VENDOR have not granted any power of attorney to anyone to transfer the entirety of the said LAND or any portion thereof and the entirety of the said LAND and every portion of it is free from all encumbrances of any and every nature whatsoever and not limited to any mortgage, charges, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgement, title defect (including retention of title claim), conflicting claim of OWNERHIP or any other third party right or encumbrances of any nature whatsoever (whether or not perfected).
- R. That the VENDOR has declared and represented to the PURCHASERS that no part of the aforesaid entirety of the said LAND is acquired and/or vested with the Government of West Bengal or Semi Government Authority and the VENDOR have not received any notice of such acquisition.
- S. That the VENDOR has declared and represented to the PURCHASERS that no part of the aforesaid entirety of the said LAND is mortgaged with any Bank and/or any Financial Institutions nor attached with any Bank. Government or Semi Government Authority, any Financial Institutions

Continued.....Page

and/or any private concern and the VENDOR has not received any notice of such mortgage and/or attachment, etc.

T. That Relying upon the aforesaid representations and believing the same to be true and correct, the VENDOR has agreed to sell and transfer the entirety of the said LAND in favour of the PURCHASERS herein comprising of ALL THOSE several pieces and parcels of land admeasuring more or less 05 Katha, 02 Chittacks, 39 Sq. Ft. within the Mouza Chaandernagore, J.L. No. 1, Sheet No. 23, corresponding R.S. Dag No. 213 and L.R. Dag No. 984, appertaining to R.S. Khatian No. 107 and L.R. Khatian No. 2217, within the ambit of Chandernagore Municipal Corporation Ward No. 18, Holding No. 1195 (New), Mondal Bagan, P.O. & P.S. - Chandernagore, District - Hooghly, West Bengal hereinafter referred to as the entirety of the said LAND more specifically described under the SCHEDULE hereunder written is free from all encumbrances of any and every nature whatsoever, and not limited to any mortgage, charge, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgement, title defect (including retention of title claim), conflicting claim of OWNERHIP or any other third party right or encumbrances of any nature whatsoever at and for a total consideration of Rs.65,00,000/- (**Rupees Sixty Five lakhs**) only.

U. That By the reason of the aforesaid the PURCHASERS has requested the VENDOR to complete the conveyance of the said LAND by execution of the Deed of Conveyance and the VENDOR have agreed to complete the same as stated hereunder.

Continued.....Page

AND WHEREAS the **VENDOR / OWNER** has contracted with the **PURCHASERS/VENDEES** for absolute sale to hersaid property hereinafter more particularly mentioned and described in **Schedule** free from encumbrances at highest market rate or for the Price of Rs. 65,00,000/- (**Rupees Sixty Five Lakhs**) only which is already paid to the **VENDOR** by the **PURCHASERS** by part payments mentioned in the Memo of Consideration hereinafter described on the terms and condition as follows.

A. NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

That in pursuance of the said agreement in consideration of the sum of Rs. 65,00,000/- (**Rupees Sixty Five lakhs**) only paid by the **PURCHASERS** to the **VENDOR** on or before the execution of these presents (the receipt whereof the **VENDOR** do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the **PURCHASERS** and the said **LAND**) the **VENDOR** doth hereby grant transfer unto the **PURCHASERS** ALL THOSE several pieces and parcels of agricultural land admeasuring more or less 05 Katha, 02 Chittacks, 39 Sq. Ft. within the Mouza Chandernagore, J.L. No. 1, Sheet No. 23, corresponding R.S. Dag No. 213 and L.R. Dag No. 984, appertaining to R.S. Khatian No. 107 and L.R. Khatian No. 2217, within the ambit of Chandernagore Municipal Corporation Ward No. 18, Holding No. 1195 (New), Street- Mondal Bagan, P.O. & P.S. - Chandernagore, District - Hooghly, West Bengal, Pin Code 712 136, delineated in map or plan hereto annexed and bordered in RED thereon and more fully and particularly described in the **SCHEDULE** hereunder written **HOWSOEVER** otherwise the said Land now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the said Land or ground

Continued.....Page

whereupon or on part whereof the same is erected and built together further with all and singular the structures, outhouses, yards, courts, areas, gardens, trees, ditches, ways, sewers, drains, water, watercourses fixtures, liberties, privileges, advantages, of ancient and other lights, utilities, and appurtenances whatsoever to the said land or any part thereof belonging or in any way appurtenant to or with the same or any part thereof and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate , right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the VENDOR in, to, upon or in respect of the said LAND and every part thereof AND all deeds, pottahs, writings, muniments and evidences of title relating thereto or any part thereof relate to the said LAND or any part or parcel thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action at law or in equity TO HAVE AND TO HOLD the said LAND and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances and the inheritance thereof in fee simple unto and to the use of the PURCHASERS absolutely and forever, free from all encumbrances of any and every nature whatsoever, and not limited to any mortgage, charge, security, interest, hen, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of OWNERSHIP or any other third party right or encumbrance of any nature whatsoever.

II. The VENDOR hereby covenant with the PURCHASERS-

Continued.....Page

- a. That notwithstanding any act, deed or thing by the VENDOR or any of his predecessors in title the VENDOR has in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said LAND hereby conveyed and transferred and assured or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.
- b. That it shall be lawful for the PURCHASERS from time to time and at all times hereafter to peaceably and quietly hold, enter upon, occupy, possess and enjoy the said LAND hereby granted with the appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its/their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDOR or by any person or persons, lawfully and equitably claiming from under or in trust for the VENDOR or any of their predecessors in title.
- c. And that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently save indemnified or from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid.
- d. The VENDOR shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such further and other

Continued.....Page

lawful and reasonable acts, deeds, things, matters, assignments and assurances in the law including executing and signing all such letters, forms, applications, deeds, documents, writings and papers, if any, whatever for more perfectly and absolutely transferring conveying and assuring of the said LAND and every part thereof sold, conveyed, transferred, and assured unto the PURCHASERS in the manner aforesaid.

- e. That the VENDOR shall and will at all times hereafter at the request and cost of the PURCHASERS produce to it or as it shall direct all the hereinbefore recited deeds documents and writings for evidencing the title to the said LAND and also furnish to the PURCHASERS copies of or extracts from the said deeds and writings and shall and will in the meanwhile keep the same safe, damage by fire or other accident excepted.
- f. The VENDOR shall at all times hereafter indemnify and keep indemnified the PURCHASERS against loss, damages, costs, charges and expenses, if any suffered by reason of any defect in the title of the VENDOR or any breach of the covenants herein contained.

III. The VENDOR further represent and warrant as under: -

- (a) That all charges towards rates, cesses, taxes, outgoings including Municipal taxes, local taxes, water taxes and charges and such other taxes and levies by the concerned local authorities and/or government till date to be paid by the VENDOR, and no arrears thereof payable by the PURCHASERS in respect thereof and observed and performed all the

Continued.....Page

terms, conditions and covenants stipulated in title documents in respect of the said LAND and that the VENDOR has not received at any time any notice for acquisition or requisition by any authority or any written notice of a claim from any third party affecting the ownership or possession of the said LAND or any part thereof. The VENDOR shall always be liable to pay all outstanding and taxes which are imposed on and in relation to the said LAND for the period prior to the execution of these presents.

- (b) The VENDOR has not received any notice of attachment, acquisition or requisition relating to the said LAND or any portion thereof.
- (c) Immediately prior to the execution of this Deed, save the VENDOR, no other person(s) or entity is in actually or conditionally entitled to possess, occupy, use or control of the said LAND or any part thereof.
- (d) The VENDOR has a legal right, title and interest and have good and marketable title to the said LAND and the said LAND is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, charge, security, interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, license, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of OWNERHIP or any other third party right or encumbrance of any nature whatsoever.

Continued.....Page

- (e) That save and except with the PURCHASERS, the VENDOR has not prior to this Deed entered into any subsisting agreements, arrangements oral or written with regard to the sale of the said LAND or any part thereof.
 - (f) There are no charges, mortgages or other encumbrances existing in or over the said LAND or any part thereof.
 - (g) No litigation is pending or to the knowledge of the VENDOR threatened in respect of the said LAND, nor have the VENDOR received any written notice or process of any court or other governmental authority restraining the VENDOR from selling transferring or otherwise disposing off the said LAND or for attachment of the said LAND.
 - (h) That there is no written notice of any subsisting default or breach on the part of the VENDOR of any provisions of law in respect of the said LAND or any part thereof.
 - (i) The approach road to the said property is a public road and that the VENDOR has free access to the said property without any payments to any third party.
 - (j) There are no proceedings instituted by or against the VENDOR and pending in any Court or before any authority in relation to the said LAND and the said LAND is not under any lis-pendences.
- IV. The VENDOR has on the execution of this Deed delivered all the relevant title documents as recited in this indenture with respect to the said LAND

Continued.....Page

to the PURCHASERS including all other related revenue records and documents and extracts thereof. The VENDOR affirms that the VENDOR has no other documents. The VENDOR further covenant that if he come to possess any like documents in relation to the said LAND, the same will be handed over to the PURCHASERS, without any delay and without any additional consideration payable.

V. The VENDOR is aware that the PURCHASERS have entered into this Deed based on the representations; declarations and covenants herein and the VENDOR hereby indemnifies and agrees to keep indemnified and hold harmless the PURCHASERS from and against all actual losses and expenses suffered by the PURCHASERS in respect of the said LAND as a direct result of the representations/ declarations/ covenants made in this Deed being false or incorrect. The VENDOR on the request of the PURCHASERS have to execute the proper instrument, if necessary, in future for the proper enjoyment of the schedule property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of ^{Vacant Batta} land admeasuring more or less 05 Katha, 02 Chittacks, 39 Sq. Ft. within the Mouza Chandernagore, J.L. No. 1, Sheet No. 23, corresponding R.S. Dag No. 213 and L.R. Dag No. 984, appertaining to R.S. Khatian No. 107 and L.R. Khatian No. 2217, within the ambit of Chandernagore Municipal Corporation Ward No. 18, Holding No. 1195 (New), 1009 (Old), Street - Mondal Bagan, P.O. & P.S. - Chandernagore, District - Hooghly, West Bengal, Pin Code 712 136, along with water, drainage, electricity, common passage etc. with all easement right thereto attached with the said land, demarcated with the red

Inventory

border in the site plan annexed herewith which is treated to be a part and parcel of this deed.

The entire land is butted and bounded as follows:-

On the North:-House of Anuradha Halder.

On the South:- 20 ft.-0 inch wide Municipal Road.

On the East:- Holding of Bhola Singh,

On the West:- 20 ft.-0 inch wide Municipal Road.

IN WITNESSES WHEREOF THE VENDOR and the PURCHASERS have hereunto set and subscribed their hand and seals with the PURCHASERS the day, month and year first above written.

THE DEED IS EXPLAINED OVER US AND UNDERSTANDING ALL THE MEANING OF THE EXPRESSION USED IN THE SALE DEED AND KNOWING FULLY WELL THE EFFECT OF THE SAME, WITHOUT ANY INSTRUCTION AND FEAR OF ANYONE SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:

1. *Surajit Das*
Majher Bada, Chinsurah
Hooghly. Pin-712105
2. *Vic*

Vinod Kumar s/o Lash Satpal
H.No 340 v.P.O Chakrapur
Gurgaon Haryana

Indrajit Das

SIGNATURE OF THE OF VENDOR

Asis Mukherjee

Pavane Mukherjee

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

Received total 65,00,000/- (Rupees Sixty Five lakhs) only as the full consideration amount for the schedule mentioned land sold hereby as follows:-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank and Branch</u>	<u>Amount (In Rs.)</u>
27/01/2022	004207	ICICI BANK, Chandannagar	2,50,000
27/01/2022	000251	ICICI BANK, Chandannagar	2,50,000
07/12/2022	NEFT	ICICI BANK, Chandannagar	5,00,000
15/12/2022	NEFT	ICICI BANK, Chandannagar	10,00,000
15/12/2022	NEFT	ICICI BANK, Chandannagar	30,00,000
16/12/2022	NEFT	ICICI BANK, Chandannagar	15,00,000
Total			65,00,000/-

In the presence of **WITNESSES:**

1. *Sujeet Das*
Majher Rasta, Chinsurah
Hooghly. Pin- 712105

2. *Vinod Kumar s/o Lt Shisupal*
H.No. 340 V.P.O Chakrapur
Guguan Haripur

Indrajit Das

SIGNATURE OF THE VENDOR

Drafted by me
PRAGNYA CHATTERJEE

Pragnya Chatterjee
Advocate
High Court, Calcutta

PRAGNYA CHATTERJEE

Advocate

High Court Calcutta

Enrolment No. F-1768/1319 of 2021

Typed by me

Rahul Chowdhury, Kolkata

Rahul Chowdhury
Delta house 4th floor, room no. 4d, Kolkata-700001

Continued.....Page

DEED PLAN

SCALE:-1"=16'-0"

R.S. DAG NO:-213, R.S. KHATIAN NO:-107, L.R. DAG NO:- 984, L.R. KHATIAN NO:-2217,
J.L. NO:-1, SHEET NO:-23, MOUZA & P.S.:- CHANDERNAGOER, HOLDING NO:-1195(N),
1009(O), WARD NO:- 18, AT MONDAL BAGAN, UNDER CHANDERNAGORE MUNICIPAL
CORPORATION, DIST.:-HOOGHLY.

LAND AREA:- 5 KA. 2 CH. 39 S.FT. OR 0.085 ACRE.
(SHOWN BY RED MARK)



G.T. ROAD

HOLDING OF
BHOLA NATH SINGH
II

56'-6"

66'-0"

L.R. DAG NO:-984

66'-0"

20'-0" WIDE MUNICIPAL ROAD

56'-6"

20'-0" WIDE MUNICIPAL ROAD

Asis Mukherjee
Panama Mukherjee

SIGNATURE OF THE PURCHASERS

Indrajit Saha

SIGNATURE OF THE OWNER

DRAWN BY:-
(AS DIR.)

Susendu Kumar Chanda

SUSENDU KUMAR CHANDA
Registered L. B. S.-1
Licence No.-13/490 (C.M.C.)



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



151220222021687929

GRIPS Payment Detail

GRIPS Payment ID:	151220222021687929	Payment Init. Date:	15/12/2022 14:23:05
Total Amount:	321744	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8990638507712	BRN Date:	15/12/2022 14:24:01
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ASIS MUKHERJEE
Mobile: 9331669900

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230216879308	Directorate of Registration & Stamp Revenue	321744
Total			321744

IN WORDS: THREE LAKH TWENTY ONE THOUSAND SEVEN HUNDRED FORTY FOUR ONLY.

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





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



192022230216879308

GRN Details

GRN:	192022230216879308	Payment Mode:	SBI Epay
GRN Date:	15/12/2022 14:23:05	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8990638507712	BRN Date:	15/12/2022 14:24:01
Gateway Ref ID:	223496011437	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	151220222021687929	Payment Init. Date:	15/12/2022 14:23:05
Payment Status:	Successful	Payment Ref. No:	2003527679/4/2022

[Query No*/Query Year]

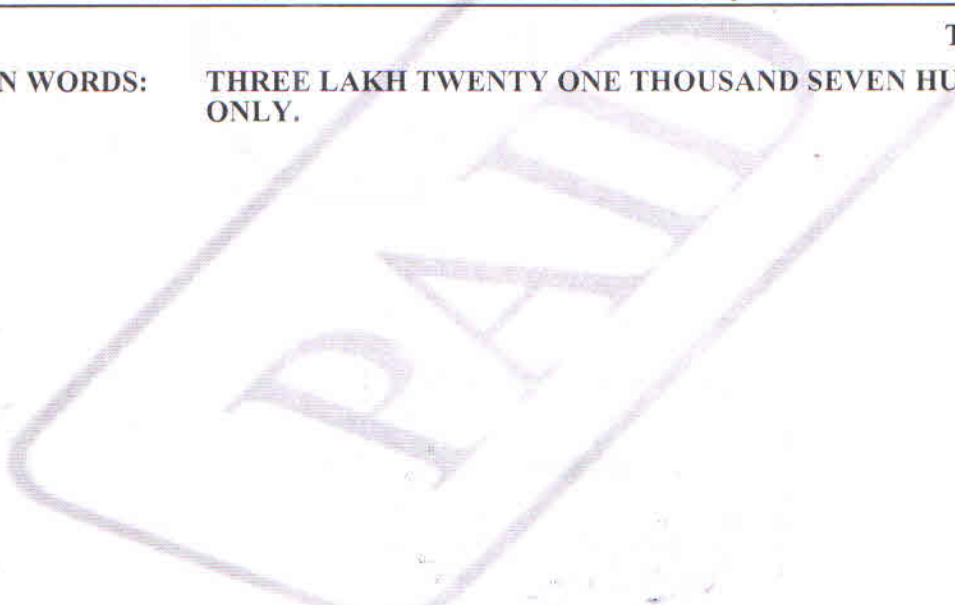
Depositor Details

Depositor's Name:	Mr ASIS MUKHERJEE
Address:	MONDAL BAGAN, LICHUTALA, CHANDANNAGAR, HOOGHLY, 712136
Mobile:	9331669900
Period From (dd/mm/yyyy):	15/12/2022
Period To (dd/mm/yyyy):	15/12/2022
Payment Ref ID:	2003527679/4/2022
Dept Ref ID/DRN:	2003527679/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003527679/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	255020
2	2003527679/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	65014
3	2003527679/4/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1710
			Total	321744

IN WORDS: THREE LAKH TWENTY ONE THOUSAND SEVEN HUNDRED FORTY FOUR ONLY.



Finger Prints Of Both Hands



Indrajit Singh

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

R I N G M I D D L E F O R E T H U M B



Asis Mukherjee

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

R I N G M I D D L E F O R E T H U M B



Paroma Mukherjee

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

R I N G M I D D L E F O R E T H U M B

Form No 5
(Vide Rule 47)

FOR CERTIFIED COPIES ONLY
ASSESSMENT REGISTER OF CHANDERNAGORE MUNICIPAL CORPORATION
2020-2021



WARD NO- 18 STREET- MONDAL BAGAN [ID : 27217]
HOLDING NO SHORT DESCRIPTION OF HOLDING
[OWNER (a) AND OCCUPIER (b)]
(3)

(1) (2)

1195 KHATIAN-NO:RS-107, LR-2217
OLD #/NO 1009 DAG-NO:RS-213-P, LR-984 SHEET-23
MOUZA-CHANDERNAGAR
VACANT LAND, LA- 5 KTS ,2 CHS 39 SFT, -
INDERJEET SINGH S/O JATANPAL SINGH

AS PER FIRST DEMAND QTR	DATE OF REVISED ORDER	SUBSEQUENT REVISION QTR	REFERENCE TO ENTRY IN THE MUTATION REGISTER AND DATE OF CORRECTION	QUARTER FROM WHICH REVISED VALUATION OR ALTERATION TAKES EFFECT	INITIALS OF THE MAYOR / DEPUTY MAYOR / COMMISSIONER	REMARKS			
ANNUAL PROPERTY SURCHARGE TAX (4.1)	(4.2)	(4.3)	ANNUAL PROPERTY SURCHARGE TAX VALUE (6.1)	(6.2)	(6.3)	(7)	(8)	(9)	(10)

2310 127.00 0.00 25/11/2020 2310 127.00 0.00 20-21/00403, INT. ASSMNT Qtr-3, 2020-2021
Priv. Valuation-> 2310

COMPARED BY - *Sanjay Clerk*
Assessment / Tax Deptt.
Chandernagore Municipal Corporation

NOTE: AS/MISC/2020-21/368 DATE - 25/11/2020
ASSESSMENT CODES-
BD-BED ROOM, BT-BATH, BL-BALCONY, BLD-BUILDING, CW-COW SHED, DNG-DINNING, DWG-DRAWING, DRS-DRESSING, DR/CHM-DOCTORS CHAMBER, DG-DAG, GF-GROUND FLOOR,
GAR-GARAGE, HLR-HALL ROOM, KT-KITCHEN, KH-KHATIAN, LTR-LATRINE, L/P-PASSAGE, LA-LAND AREA, LIB-LIBRARY, LAB-LABORATORY, MOS-MOSAIC, MAR-MARBEL, MR-METER ROOM,
MF-MAZANINE, MZ-MOUZA, OTH-OTHERS, PH-PUJA ROOM, RM-ROOM, RD-READING ROOM, ST-STAIR CASE, STR-STORE, SLB-SANITARY LATRINE & BATH, SHP-SHOP, SH-SHEET,
STD-STORIED, TL-TILES, TF-THIRD FLOOR, TCA-TOTAL COVERED AREA, VR-VERANDA

CERTIFIED TO BE TRUE COPY
22.01.2021
Assistant Engineer
Chandernagore Municipal Corporation

Major Information of the Deed



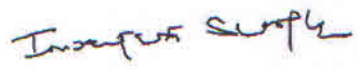
Deed No :	I-1903-11717/2022	Date of Registration	16/12/2022
Query No / Year	1903-2003527679/2022	Office where deed is registered	
Query Date	14/12/2022 12:16:19 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Priyanka Mukherjee 4 Gov Place Road, Delta House 3rd Floor Room No. 3B, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003434632, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 65,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,60,020/- (Article:23)	Rs. 65,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



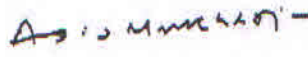



District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mondal Bagan Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-23, , Holding No:1195 JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-984 (RS :-)	LR-2217	Bastu	Bastu	5 Katha 2 Chatak 39 Sq Ft	65,00,000/-	65,00,000/-	Property is on Road ,Last Reference Deed No :0604-I -01432-2019
Grand Total :					8.5456Dec	65,00,000 /-	65,00,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Inderjeet Singh Son of Jatan Pal Singh Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office	 16/12/2022	 LTI 16/12/2022	 16/12/2022
House No. 48, Berili Khurad, City:- , P.O:- Musepur, P.S:-JATUSANA, District:-Rewari, Haryana, India, PIN:- 123401 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx1M, Aadhaar No: 76xxxxxxx7411, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Asis Mukherjee (Presentant) Wife of Shri Shyama Prasad Mukherjee Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office	 16/12/2022	 LTI 16/12/2022	 16/12/2022
Wife of Shri Shyama Prasad Mukherjee Lake Garden Residency, Lichutala, Chandannagar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx7K, Aadhaar No: 36xxxxxxx0136, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Paroma Mukherjee Wife of Shri Asis Mukherjee Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office	 16/12/2022	 LTI 16/12/2022	 16/12/2022
Wife of Shri Asis Mukherjee Lake Garden Residency, Lichutala, Chandannagar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx9A, Aadhaar No: 73xxxxxxx3226, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rahul Chowdhury Son of Triguna Chowdhury Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700040			
	16/12/2022	16/12/2022	16/12/2022

Identifier Of Shri Inderjeet Singh, Shri Asis Mukherjee, Smt Paroma Mukherjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Inderjeet Singh	Shri Asis Mukherjee-4.27281 Dec,Smt Paroma Mukherjee-4.27281 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mondal Bagan Road, Road Zone :
(Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-23, , Holding No:1195 JI No: 1, Pin Code :
712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 984, LR Khatian No:- 2217	Owner:ইন্দ্রজিত সিং, Gurdian:যতন পাল সিং, Address:নিজ। , Classification:বাস্তু, Area:0.08500000 Acre,	Shri Inderjeet Singh

On 16-12-2022

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 14:50 hrs on 16-12-2022, at the Office of the A.R.A. - III KOLKATA by Shri Asis Mukherjee , one of the Claimants.

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 65,00,000/-

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

Execution is admitted on 16/12/2022 by 1. Shri Inderjeet Singh, Son of Jatan Pal Singh, House No. 48, Berili Khurad, P.O: Musepur, Thana: JATUSANA, , Rewari, HARYANA, India, PIN - 123401, by caste Hindu, by Profession Business, 2. Shri Asis Mukherjee, Shri Shyama Prasad Mukherjee, Lake Garden Residency, Lichutala, Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service, 3. Smt Paroma Mukherjee, Wife of Shri Asis Mukherjee, Lake Garden Residency, Lichutala, Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife

Indetified by Shri Rahul Chowdhury, , Son of Triguna Chowdhury, Regent Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,098.00/- (A(1) = Rs 65,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 65,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 2:24PM with Govt. Ref. No: 192022230216879308 on 15-12-2022, Amount Rs: 65,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8990638507712 on 15-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,60,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,55,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32378, Amount: Rs.5,000.00/-, Date of Purchase: 15/12/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 2:24PM with Govt. Ref. No: 192022230216879308 on 15-12-2022, Amount Rs: 2,55,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8990638507712 on 15-12-2022, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 547009 to 547035
being No 190311717 for the year 2022.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2022.12.22 14:12:14 -08:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/12/22 02:12:14 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
