

668/2018

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148/18

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



14AB 559564

29/1/18
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 100976/18
 mv-81, 11, 200

Certified that the Document is admitted in registration. The Signature Sheet and the Forfeiture fees attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata

DEED OF CONVEYANCE

24 JAN 2018

THIS DEED OF CONVEYANCE is made on this 24th day of **JANUARY, TWO THOUSAND AND EIGHTEEN (2018)**

BETWEEN

SRI SANJIB SAMADDER, PAN ASSPS9710R, son of Late Sunil Samadder, by faith Hindu, by occupation Business, residing at Dakshin Dhupjhora, P.O. Batabari, P.S. - Matelli, District - Jalpaiguri, Pin - 735206, ^{also residing at 28/F Bidhubhusan Bengupta Road, Kol-34} hereinafter referred to as the **"VENDOR"** ^{P.O. and P.S. - Behala} (which terms and/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/or assigns or nominee, successors and successor-in-office) of the **FIRST PART;**

11157

23 OCT 2017

No.....Rs. **10/-** Date.....

Name:.....

Address:.....

Vendor:.....

Allpur Collectorate, 24 Pgs. (S)

SUBHAKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27

DEBASISH ROY CHOWDHURY
Advocate
B. Old Post Office Street
Ground Floor
Kolkata-700 001



Additional Registrar of
Assurances III Kolkata

24 JAN 2018

Identified by me
Anub Mondal
S/o Utpal Mondal
B/112, Survey Park, Santoshpur
P.O. Santoshpur.
P.S. Purba Tadarapur.
Kolkata - 700075
Occupation - Service.

AND

M/S. SREE BALAJI, PAN AJLPP6658F, a Proprietorship firm having its registered office at 90/1, Prince Golam Hussain Shah Road, Kolkata - 700032, represented by its Proprietor, **SRI MANAB PAUL, PAN AJLPP6658F**, son of Narayan Chandra Paul, by faith-Hindu, by occupation -Business, residing at 10, New Bikramgarh, Kolkata - 700032, P.S. & P.O. Jadavpur, hereinafter referred to as the "**PURCHASER**" (which terms and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its heirs, executors, administrators, legal representatives and/or assigns or nominee, successors and successor-in-office) of the **SECOND PART**;

WHEREAS All that piece and parcel of land admeasuring 2.50 Acre of land in Mouza - Dakshin Dhupjhora, in R.S. Dag Nos. 196, 197, 198, 199 and 193 corresponding to L.R. Dag Nos. 540, 541, 542, 543 and 544 respectively, J.L. No. 28, P.S. - Matelli, within the office of the A.D.S.R. Maynaguri, District Jalpaiguri was in possession of one Rahima Khatun, wife of late Sariful Haque residing at Purba Batabari, P.O. -Batabari, P.S. - Matelli, District - Jalpiguri. The said Rahima Khatun was absolutely seized and possessed of the property and was enjoying the same without any hindrance and/or encumbrances from any corner and had mutated her name in the record of rights in accordance with law and was sufficiently entitled to convey her property. For maintenance and management of her other properties, Rahima Khatun was in need of funds and wanted to sell her aforesaid property.

WHEREAS the Vendor herein purchased All that piece and parcel of land admeasuring 2.50 Acres more or less more fully and more particularly mentioned in the Schedule "A" herein from one Rahima Khatun, wife of Late Sariful Haque by a registered Deed of Sale duly executed on or about 26th April, 2005 and duly registered before the Office of the Additional Sub-Registrar at Jalpaiguri recorded in Book - I, Volume No. 19, pages from 135 to 140, Being No. 1435, for the year 2006 in lieu of the consideration mentioned therein.



Additional Registrar of
Assurances III Kolkata

24 JAN 2010

WHEREAS the Vendor after purchasing the abovementioned land more fully and more particularly mentioned in the Schedule "A" herein has recorded his name in the Record of Rights and is absolutely seized and possessed of absolute right, title and interest in the said property and is sufficiently entitled to convey the said property free of all encumbrances in favour of the Purchaser of the Second Part.

WHEREAS the Vendor herein is enjoying the property without any hindrance from any corner and also regularly paying all applicable revenue taxes cess etc.

AND WHEREAS since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Government rent for his aforesaid property;

AND WHEREAS the entire schedule land is in the khas possession of the Vendor and no portion in any manner whatsoever is under and "BHAGCHASE";

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act;

AND WHEREAS there is no proceeding pending or was initiated under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta or any other High Court and/or any other proceedings pending before any Court of Law and/or no other proceeding is pending in dispute before any quasi- Judicial and/or administrative authority whatsoever and/or howsoever;



Additional Registrar of
Assurances III Kolkata

24 JAN 2018

AND WHEREAS the land was never subject of any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969);

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955);

AND WHEREAS the Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below till date;

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on neither the Vendor nor any such notice has been published;

AND WHEREAS the Vendor herein being in need of funds wanted to sell the property and the Purchaser herein desirous of buying the same approached the Vendor who agreed to sell the same to the Purchaser for a mutually agreed consideration of Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only subject to fulfillment of certain terms and conditions enumerated hereinbelow.

AND WHEREAS ALL THAT piece and parcel of 2.50 acres of land more or less in R.S. Dag Nos. 196, 197, 198, 199 and 193 corresponding to L.R. Dag No. 540, 541, 542, 543 and 544, Mouza - Dakshin Dhupjhora, J.L. No. 28, Khatian No. 577, P.S. Matelli, District - Jalpaiguri, Pin - 735206 is the property morefully and more particularly mentioned in Schedule "A" written hereunder is the subject matter of this present.



Additional Registrar of
Assurances III Kolkata

24 JAN 2018

NOW THIS INDENTURE WITNESSETH that in the said agreement and consideration of the sum of Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only paid to the **VENDOR** herein by the **PURCHASER** herein at or immediately before the execution of these presents the receipt whereof the **VENDOR** herein, do hereby admit and acknowledge and from the same and every part thereof acquit, release and discharge the **PURCHASER**, his heirs, successors, executors, administrators, representatives and assigns and every one of them and also the said **PROPERTY** mentioned in the to the **VENDOR** herein as beneficial owner do by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto **PURCHASER**, his heirs, executors, administrators, representatives and assigns. **ALL THAT** this piece and parcel of land hereunder written in the below and thereafter called or referred to as the '**PROPERTY**' free from all encumbrances and attachments whatsoever **TOGETHER WITH** right of way over the private road to be used in common and all yards, areas, drains, water sources, passages, lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said **PROPERTY** **AND** all the estate, right, title, interest, claim and demand whatsoever to the said **VENDOR** into and upon the said **PROPERTY** and every part thereof **AND** all deeds, pattas and evidence of title which in any wise relate to the said **PROPERTY** may be in the custody, power or possession of the **VENDOR** herein, his heirs, executors, administrators or representatives or any person or persons from whom he can or may procure the same without action or suit at Law or equity **TO HAVE AND TO HOLD** the said **PROPERTY** together with all rights and privileges, appurtenant thereto to the said purchase absolutely and forever and the said **VENDOR** herein, do hereby covenant with the said **PURCHASER** **THAT** notwithstanding any act, deed, matter or thing whatsoever by the said **VENDOR** herein, done or committed or knowingly or willingly suffered to the contrary the said **VENDOR** have good right, indefeasible title, full power and absolute authority to grant, transfer and convey the said **PROPERTY** free from all encumbrances hereby sold and transferred to the said **PURCHASER** **AND** the said **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy the said **PROPERTY** and receive the rents,



Additional Registrar of
Assurances III Kolkata

24 JAN 2010

munificents, issues and profiles thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDOR** herein, his heirs, executors, administrators or representatives or any person or persons lawfully or equitably claiming from under or in trust for the said **VENDOR** herein AND THE **VENDOR** herein, his heirs, executors, administrators or representatives and all person or persons lawfully and equitably claiming any estate or in trust whatsoever in the said PROPERTY from under or in trust for the said **VENDOR** herein, shall and will from time to time and at all times hereafter at the request and costs of the said **PURCHASER** do and execute cause to be done or executed all such acts, things and deeds whatsoever for further and more perfectly assuring the said PROPERTY unto and to the use of the said **PURCHASER**, his heirs, executors, administrators or legal representatives as shall or may be reasonably required and that the said **VENDOR** herein, shall also at all times hereafter indemnify against all losses, expenses which said **PURCHASER** may suffer or incur for any adverse estate, changes, encumbrances, liens, lis pendens, agreements, attachments what so ever made or suffered by the **VENDOR** herein or any of his predecessors in title affecting the said PROPERTY hereby sold AND the said **VENDOR** herein, hereby further covenant with the **PURCHASER** that they will at all times hereafter be bound to produce at the cost of the **PURCHASER** the documents of title whatsoever in any wise relating to or concerning the said PROPERTY which now are or hereafter shall or may be in the custody, possession power or control of the **VENDOR** herein or any other person or persons from whom they may produce the same without any action or suit at law or in equity whenever the same will be required by the **PURCHASER** or his legal representatives and also allow the **PURCHASER** and his agents to take such attested or other copies or extracts thereof as may reasonably required by the said **PURCHASER** and his legal representative and the said **VENDOR** herein, is mentioning the documents of title retained by him in respect of the said PROPERTY.



Additional Registrar of
Assurances III Kolkata

24 JAN 2010

AND THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor is declaring that they are the absolute Owners of the Schedule mentioned property and fully seized and possessed of all rights, title, interest and possession in the Schedule mentioned property.
2. That the Vendor has in himself good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid without any hindrance and/or disturbances from any corner.
3. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for his own use and benefits and/or entitled to transfer the property to Third Party.
4. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein and in case of any adversity, shall be indemnified by the Vendor.
5. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and to be executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required in accordance with law.
6. The Vendor doth hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.



Additional Registrar of
Assurances III Kolkata

24 JAN 2018

7. This is agreed by and between the parties that the Vendor herein has already supplied all necessary Deeds and documents and/or instruments in support of his right, title, interest and possession of the property to the Purchaser in original, which were under his custody and in case of non availability of any such in original form, certified copies of such Deeds and documents and/or instruments will be supplied by the Vendor the cost of which shall be borne and paid by the Purchaser.
8. This is agreed by and between the parties that in case of any future or further proceedings in respect of the Schedule mentioned property, the vendor will actively participate with the Purchaser in accordance with Law.
9. This is agreed by and between the parties that the Vendor is declaring that he has not suppressed any material facts whatsoever in respect of the Schedule mention property.

Photograph & fingerprint of **PURCHASER** and **VENDOR** of this deed attached herewith, which is part of this deed.

However, any disputes which cannot be settled amicably shall be finally decided and resolved by arbitration in accordance to the provisions of the Arbitration and Conciliation Act 1996 and any subsequent amendments thereto. The matters requiring arbitration will be referred to sole arbitrator Mr. Debasish Roy Chowdhury, Advocate, High Court, Calcutta of 8, Old Post Office Street, Ground Floor, Kolkata - 700001 and venue will be decided by the said arbitrator. The proceedings of the arbitration shall be conducted in English and shall be construed as a domestic arbitration under the applicable laws.



Additional Registrar of
Assurances III Kolkata

24 JAN 2010

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of 2.50 Acres of land more or less lying and situate at different Dag nos. which are as follows:

0.40 Acres more or less of "Banshbari" land out of 0.52 Acres of land in R.S. Dag No. 196 corresponding to L.R. Dag No. 540;

0.28 Acres more or less of "Dahala" land out of 0.39 Acres of land in R.S. Dag No. 197 corresponding to L.R. Dag No. 541;

0.85 Acres more or less of "Sahari" land out of 1.07 Acres of land in R.S. Dag No. 198 corresponding to L.R. Dag No. 542;

0.12 Acres more or less of "Banshbari" land out of 0.22 Acres of land in R.S. Dag No. 199 corresponding to L.R. Dag No. 543 and

0.85 Acres more or less of "Sahari" land out of 3.88 Acres of land in R.S. Dag No. 193 corresponding to L.R. Dag No. 544;

in Mouza - Dakshin Dhupjhora, J.L. No. 28, Khatian No. 577, P.S. Matelli, within Matialli - Batabari Gram Panchayet - II, District - Jalpaiguri, Pin - 735206, delineated in the map butted and bounded in the following manner:

On the North	:	By land of Sarjjad Siddiqui.
On the South	:	By P.M.G.S.Y Black Top Road.
On the East	:	By lands of Dharampal Bansal.
On the West	:	By River Indong.



Additional Registrar of
Assurances III Kolkata

24 JAN 2018

IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and this the day, month and year first above written.

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

WITNESSES:

Alok Sen

- (1) Mr. Alok Sen
12, R.G.Avenue, DumDum
Kolkata - 700 028

Asit Sharma

- (2) Mr. Asit Sharma
G - 53, Baghajatin Pally
Kolkata - 700086

[Signature]
(SANJIB SAMADDER)
SIGNATURE OF THE VENDOR
PAN ASSPS9710R

For Sree Balaji
[Signature]
Proprietor
SIGNATURE OF THE PURCHASER
PAN AJLPP6658F

Drafted by:

Tathagata Ray

Tathagata Ray
35A, Old Ballygunge First Lane,
Kolkata - 700 019
WB/636/1998
Advocate
High Court, Calcutta.



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Assurances III Kolkata

24 JAN 2010

MEMO OF CONSIDERATION

RECEIVED a total sum of Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only as part Payment and earnest money against **ALL THAT** piece and parcel of 2.50 acres of land at R.S. Dag Nos. 196, 197, 198, 199 and 193 corresponding to L. R. Dag No. 540, 541, 542, 543 and 544, Mouza - Dakshin Dhupjhora, J.L. No. 28, Khatian No. 577, P.S. Matelli, District - Jalpaiguri, Pin - 735206, out of total consideration amount of Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only in the following manner:

DATE	CASH/CHEQUE	AMOUNT (RS.)
27.11.2017	Cash	5,000.00
28.11.2017	Fund Transfer (NEFT)	46,000.00
02.12.2017	Fund Transfer (RTGS)	10,00,000.00
07.12.2017	Fund Transfer (RTGS)	2,00,000.00
08.12.2017	Fund Transfer (RTGS)	3,00,000.00
14.12.2017	Fund Transfer (RTGS)	3,50,000.00
28.12.2017	Fund Transfer (NEFT)	1,00,000.00
12.01.2018	Fund Transfer (NEFT)	20,000.00
24.01.2018	Fund Transfer (RTGS)	43,79,000.00
24.01.2018	Cash	1,00,000.00
TOTAL		65,00,000/-

WITNESSES :

Alok Sen
1. Mr. Alok Sen
12, R.G.Avenue, DumDum
Kolkata-700 028

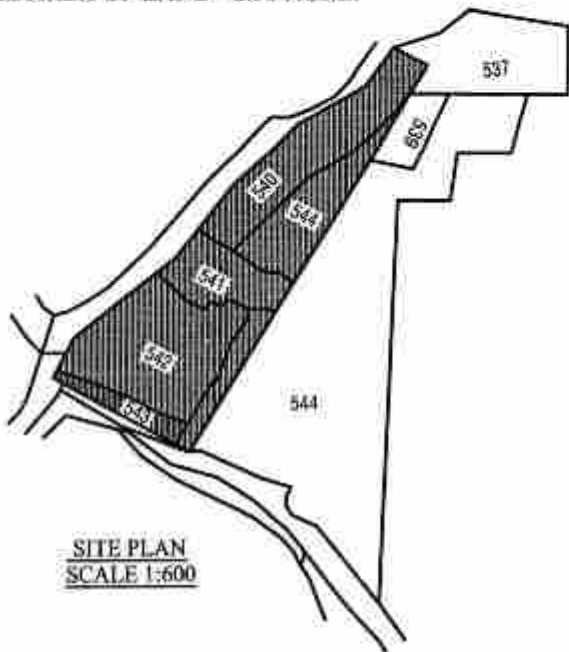
Asit Sharma
2. Mr. Asit Sharma
G-53, Baghajatin Pally
Kolkata-700086

(Sanjib Somadder)
SIGNATURE OF THE VENDOR
PAN ASSPS9710R

For Sree Balaji
(Signature)
Proprietor
SIGNATURE OF THE PURCHASER
PAN AJLPP6658F

SITE PLAN SHOWN AT MOUZA-DAKSHIN DHUPJHORA, L.R. PLOT NO.- 540, 541, 542, 543, & 544. POLICE STATION-MATIALLI, POST OFFICE-BATABARI, UNDER G.P.- MATIALLI BATABARI 2, PIN - 735206. DISTRICT - JALPAIGURI,

TOTAL AREA OF LAND= 2.50 ACRE.



DETAILS OF AREA STATEMENT :-			
Sl. NO.	L.R. PLOT NO.	CLASSIFICATION	AREA IN ACRE
1.	540	BANSDAGAN	0.40
2.	541	DHOLA	0.28
3.	542	SAHARI	0.85
4.	543	BANBAGAN	0.12
5.	544	DHOLA	0.85
TOTAL AREA			2.50

Sanjib Samadder

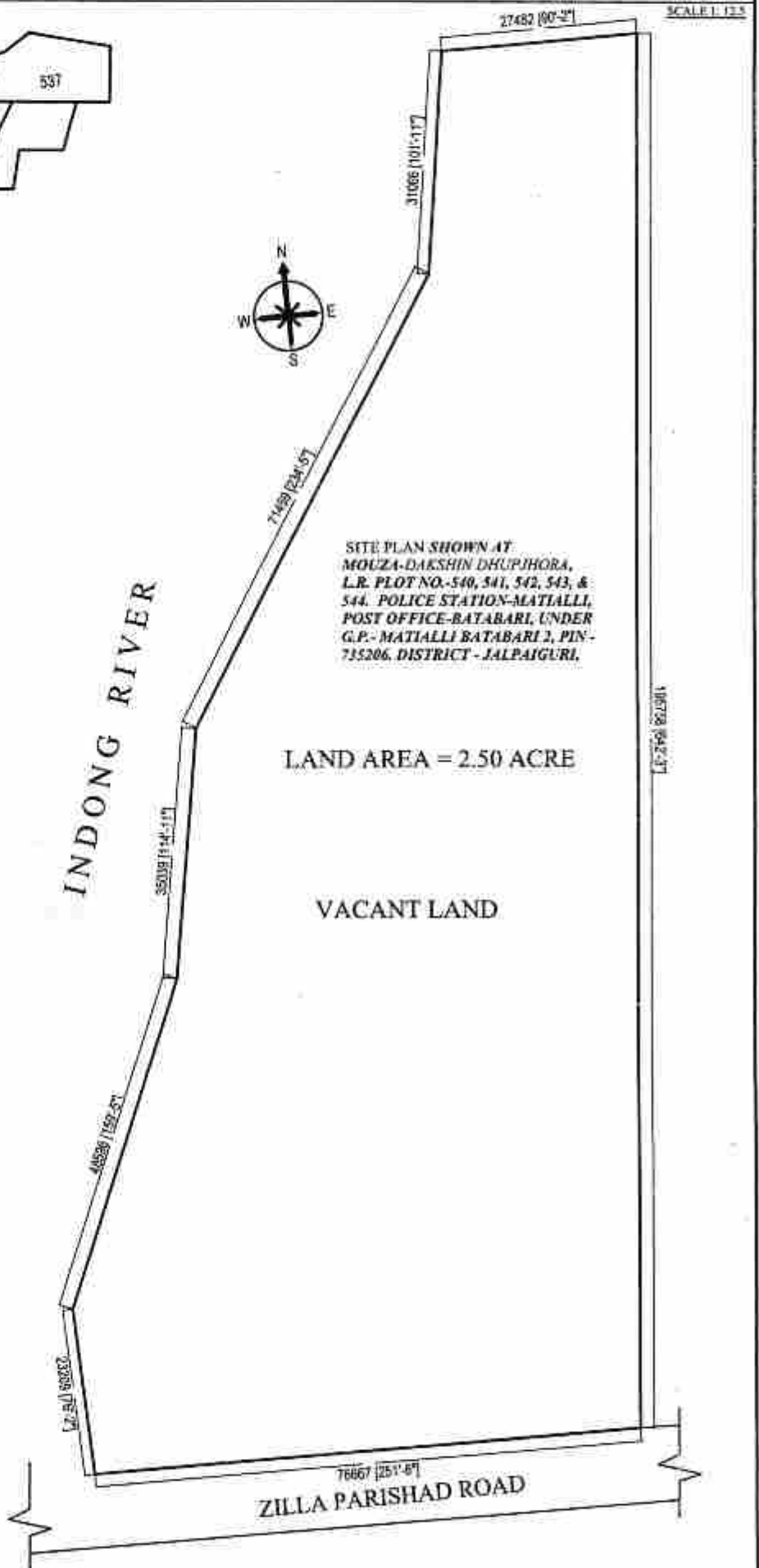
SIGNATURE OF VENDOR
SANJIB SAMADDER

For Sree Balaji

Manab Paul

Proprietor

SIGNATURE OF PURCHASER
MANAB PAUL "PROPIETOR"
M/S. SREE BALAJI
90/1, P.G.H. SHAH ROAD
KOLKATA-95





Additional Registrar of
Assurances III Kolkata

24 JAN 2018

SPECIMEN FORM FOR TEN FINGER PRINTS



Handwritten signature in blue ink

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



Handwritten signature in black ink
(SARINIA SAMPANDEO)

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



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



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




Additional Registrar of
Assurances III Kolkata

24 JAN 2010

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-015939296-1 Payment Mode Online Payment
GRN Date: 24/01/2018 12:05:56 Bank : HDFC Bank
BRN : 445609635 BRN Date: 24/01/2018 12:06:38

DEPOSITOR'S DETAILS

Id No. : 19030000100476/5/2018
(Query No./Query Year)

Name : SREE BALAJI
Contact No. : 9830122294 Mobile No. : +91 9830122294
E-mail : info_manab@hotmail.com
Address : 901 P G H Shah road kolkata 700095
Applicant Name : Mr DEBASISH ROY CHOWDHURY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000100476/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	488672
2	19030000100476/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	81196
3	19030000100476/5/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	13120

Total

580988

In Words : Rupees Five Lakh Eighty Thousand Nine Hundred Eighty Eight only




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Assurances III Kolkata

24 JAN 2010



NARAYAN CHANDRA PAUL

BEL - PAUL

10, NEW BIRANGARH

JADUPUR, KOLKATA

PIN: 700032, WEST BENGAL, INDIA

5533120

24/10/2003

KOLKATA

CA2077412198914



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ভারতের নির্বাচন কমিশন

পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KNH6716823



নির্বাচকের নাম : মানব পাল
 Elector's Name : Manab Paul
 পিতার নাম : নারায়ণ চন্দ্র পাল
 Father's Name : Narayan Chandra Paul
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 13/10/1981

KNH6716823

তারিখ

10, New BIKRAMGARH, KOLKATA,
JADAVPUR, KOLKATA-700032

Address:

10, NEW BIKRAMGARH, KOLKATA,
JADAVPUR, KOLKATA-700032

Date: 04/12/2015

152-টোলিগঞ্জ নির্বাচন অঞ্চলের নির্বাচন নিয়ন্ত্রক

অফিসিয়াল স্বাক্ষরের আবেদন

Facsimile Signature of the Electoral
Registration Officer for

152-Tollyganj Constituency

নিয়ন্ত্রক নির্বাচন অঞ্চল নং 152-টোলিগঞ্জ নির্বাচন অঞ্চল
152-টোলিগঞ্জ নির্বাচন অঞ্চলের নির্বাচন নিয়ন্ত্রক
অফিসিয়াল স্বাক্ষরের আবেদন

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.


10000



Photo Copy of Pan Card - Front side.jpg








ELECTION COMMISSION OF INDIA
 भारत सरकार निर्वाचन आयोग

WB / 18 / 113 / 438732


IDENTITY CARD
 पहचान पत्र

Elector's Name निर्वाचक का नाम	Samaddar Sanjib समदर सजीब
Father/Mother/ Husband's Name पिता/माता/पति का नाम	Sunil सुनील
Sex लिंग	M पुरुष
Age as on 1.1.1995 1.1.1995 तक की उमर	25 25

Address
 28F Subhashpur Sengupta Road, Ward-125,
 Behala, B 74 Pgs.


पता
 28F सुभद्रपुर सेंगुप्ता रोड, वार्ड-125,
 बेहला, B 74 पृ




Facsimile Signature,
 Electoral Registration Officer
 निर्वाचन अधिकारी कार्यालय

For 113-BEHALA WEST
 Assembly Constituency
 113 बेहला पश्चिम
 विधानसभा निर्वाचन क्षेत्र

Place स्थान	Alipore अलिपुर
Date दिनांक	10.07.95 10.07.95


 (SANJIB SAMADDER)


 (SANJIB SAMADDER)



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJIB SAMADDER
SUNIL SAMADDER
06/01/1968
Permanent Account Number
ASSPS9710R


Signature





(SANJIB SAMADDER)


12



THE UNIVERSITY OF CHICAGO
LIBRARY


ELECTION COMMISSION OF INDIA
 ভাৰতীয় নিৰ্বাচন কমিশ্বন
IDENTITY CARD WB/23/152/ 093632
 শনাক্তিকৰ্ড


ভাৰতীয়
নিৰ্বাচন
কমিশ্বন
কলকাতা



Elector's Name : MOY TATHAGATA
 নিৰ্বাচকৰ নাম : মোয় তথগত
 Father/Mother/
 Husband's name : KAMINA BHADRAI
 পিতা/মাতা/
 স্বামীৰ নাম : কামিনী শৰ্মা
 Sex : MALE
 লিংগ : পুৰুষ
 Age as on 1.1.1985 : 21
 ১.১.১৯৮৫ৰ বয়স : ২১

Tathagata Roy

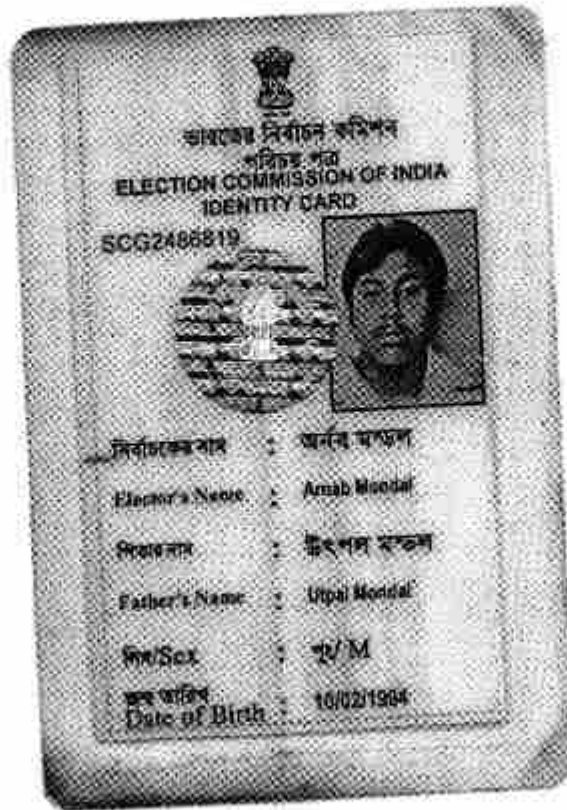
Address : 20X OLD BALYASOMEE 1ST LANE
 ঠিকানা : ০২০এ ওল্ড বালীগঞ্জ ফাৰ্স্ট লেন



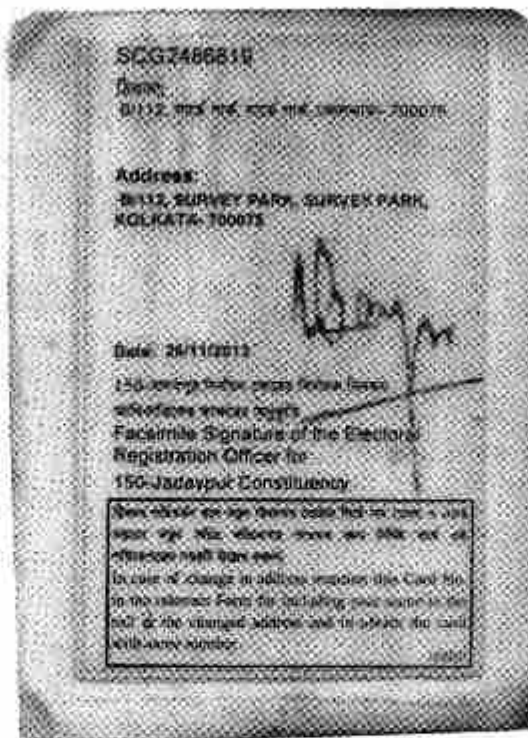
Facsimile Signature
Elector Registration Officer
 নিৰ্বাচক নিবন্ধন অফিচাৰ

For BALLYASOMEE Assembly Constituency
 বালীগঞ্জ বিধানসভা নিৰ্বাচন ক্ষেত্র

Place : COCHBETTA
 স্থান : কোচবেটা
 Date : 12.11.1985
 তাৰিখ : ১২.১১.১৯৮৫



Annab Mondal





ভারতীয় বিন্দিত পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No: 19421957000462

Ajit Sharma

51
G BLOCK
BACHAJATI
KOLKATA
Bachajati Kalyan
West Bengal 700046
943-453003



K1194121873DF

19412187



আপনার আধার সংখ্যা: Your Aadhaar No.:

3314 3359 5667

আধার সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

Ajit Sharma

Father: PARNIMOLAN SHARMA



3314 3359 5667



আধার সাধারণ মানুষের অধিকার

Ajit Sharma

Major Information of the Deed

Deed No :	I-1903-00148/2018	Date of Registration	24/01/2018
Query No / Year	1903-0000100476/2018	Office where deed is registered	
Query Date	20/01/2018 4:04:35 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBASISH ROY CHOWDHURY 8, OLD POST STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007270442, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 81,11,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,86,682/- (Article:23)	Rs. 81,196/- (Article:A(1), M(a), M(b), I)		
Remarks			

Land Details :




District: Jalpaiguri, P.S.- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora

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-540	LR-577	Bastu	Banshbar	0.4 Acre	12,00,000/-	12,96,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-541	LR-577	Bastu	Dahala	0.28 Acre	9,00,000/-	9,07,200/-	Property is on Road Adjacent to Metal Road,
L3	LR-542	LR-577	Bastu	Sahari	0.85 Acre	20,00,000/-	27,54,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-543	LR-577	Bastu	Banshbar	0.12 Acre	4,00,000/-	4,00,000/-	Property is on Road Adjacent to Metal Road,
L5	LR-544	LR-577	Bastu	Sahari	0.85 Acre	20,00,000/-	27,54,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			250Dec	65,00,000 /-	81,11,200 /-	
		Grand Total :			250Dec	65,00,000 /-	81,11,200 /-	

Major Information of the Deed :- I-1903-00148/2018-24/01/2018






Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri SANJIB SAMADDER Son of Late SUNIL SAMADDER Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office	 24/01/2018	 LTI 24/01/2018	 24/01/2018
28/F, BIDHUBHUSAN SENGUPTA ROAD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASSPS9710R, Status :Individual, Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office				

Buyer Details :

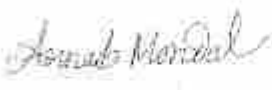
Sl No	Name,Address,Photo,Finger print and Signature			
1	M/S SREE BALAJI 90/1, PRINCE GOLAM HUSSAIN SHAH ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 . PAN No.:: AJLPP6658F, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri MANAB PAUL (Presentant) Son of Mr NARAYAN CHANDRA PAUL Date of Execution - 24/01/2018, , Admitted by: Self, Date of Admission: 24/01/2018, Place of Admission of Execution: Office	 Jan 24 2018 4:01PM	 LTI 24/01/2018	 24/01/2018
10, NEW BIKRAMGARH, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. . PAN No.:: AJLPP6658F Status : Representative, Representative of : M/S SREE BALAJI (as PROPRIETOR)				

Major Information of the Deed :- I-1903-00148/2018-24/01/2018

Identifier Details :

Name & address	
Mr. ARNAB MONDAL Son of Mr. UTPAL MONDAL B - 112, SURVEY PARK, SANTOSH PUR, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Shri SANJIB SAMADDER, Shri MANAB PAUL	
	24/01/2018

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SANJIB SAMADDER	M/S SREE BALAJI-40 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri SANJIB SAMADDER	M/S SREE BALAJI-28 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri SANJIB SAMADDER	M/S SREE BALAJI-85 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri SANJIB SAMADDER	M/S SREE BALAJI-12 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Shri SANJIB SAMADDER	M/S SREE BALAJI-85 Dec

Land Details as per Land Record

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 540(Corresponding RS Plot No:- 196), LR Khatian No:- 577	Owner: শ্রীসঞ্জীব সমাদ্দার, Gurdian: মৃত-মুনিল সমাদ্দার, Address: নিজ, Classification: বার্ন বাগান, Area: 0.40000000 Acre.
L2	LR Plot No:- 541(Corresponding RS Plot No:- 197), LR Khatian No:- 577	Owner: শ্রীসঞ্জীব সমাদ্দার, Gurdian: মৃত-মুনিল সমাদ্দার, Address: নিজ, Classification: দহলা, Area: 0.28000000 Acre.
L3	LR Plot No:- 542(Corresponding RS Plot No:- 198), LR Khatian No:- 577	Owner: শ্রীসঞ্জীব সমাদ্দার, Gurdian: মৃত-মুনিল সমাদ্দার, Address: নিজ, Classification: সহরী, Area: 0.85000000 Acre.

Major Information of the Deed :- I-1903-00148/2018-24/01/2018

L4	LR Plot No:- 543(Corresponding RS Plot No:- 199), LR Khatian No:- 577	Owner: শ্রীসঞ্জীব সমাদর, Gurdian: মৃত-সুনিল সমাদর, Address: নিজ, Classification: বাস বাগান, Area: 0.12000000 Acre,
L5	LR Plot No:- 544(Corresponding RS Plot No:- 193), LR Khatian No:- 577	Owner: শ্রীসঞ্জীব সমাদর, Gurdian: মৃত-সুনিল সমাদর, Address: নিজ, Classification: মহলী, Area: 0.85000000 Acre,

Endorsement For Deed Number : I - 190300148 / 2018

On 24-01-2018

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 13:39 hrs on 24-01-2018, at the Office of the A.R.A. - III KOLKATA by Shri MANAB PAUL .

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 81,11,200/-

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

Execution is admitted on 24/01/2018 by Shri SANJIB SAMADDER, Son of Late SUNIL SAMADDER, 28/F, BIDHUBHUSAN SENGUPTA ROAD, P.O. BEHALA, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr ARNAB MONDAL, , Son of Mr UTPAL MONDAL, B - 112, SURVEY PARK, SANTOSH PUR, P.O: 33 SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

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

Execution is admitted on 24-01-2018 by Shri MANAB PAUL PROPRIETOR, M/S SREE BALAJI, 90/1, PRINCE GOLAM HUSSAIN SHAH ROAD, P.O.- JADAVPUR, P.S.- Jadavpur, District.-South 24-Parganas, West Bengal, India, PIN - 700032

Identified by Mr ARNAB MONDAL, , Son of Mr UTPAL MONDAL, B - 112, SURVEY PARK, SANTOSH PUR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,196/- (A(1) = Rs 81,112/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 81,196/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2018 12:08PM with Govt. Ref. No: 192017180159392961 on 24-01-2018, Amount Rs: 81,196/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 445609635 on 24-01-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1903-00148/2018-24/01/2018

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Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,86,672/- and Stamp Duty paid by Stamp Rs 10/-
by online = Rs 4,86,672/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11157, Amount: Rs. 10/-, Date of Purchase: 23/10/2017, Vendor name:
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2018 12:06PM with Govt. Ref. No: 192017180159392961 on 24-01-2018, Amount Rs: 4,86,672/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 445609635 on 24-01-2018, Head of Account 0030-02-103-003-02



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1903-00148/2018-24/01/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2018, Page from 9499 to 9532

being No 190300148 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.02.07 14:46:46 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 07-Feb-18 2:45:48 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)