



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 313849

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

R. Prabhay
District Sub-Registrar-II
Alipore, South 24 Parganas

23 SEP 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 23rd day of September, Two Thousand Fifteen (2015) BETWEEN (1) SMT. ASTABALA JANA, wife of Sri Bimal Jana, by faith Hindu, by occupation Business, and (2) SMT. KUMKUM JANA (PAN AWIPJ8083C), wife of Sri Angshuman Jana, by faith Hindu, by occupation Housewife, both by nationality Indian and both are residing at Daulatpur Park, Post Office Phoolbagan, Police Station Maheshtala, District 24 South Parganas, Kolkata 700 141, hereinafter jointly called and referred to as the VENDORS (which term or expression unless excluded by or

12-02
23/9/15
Stamp 5000
Q.N. 239 235/15

K. JANA

No. 12492 Date 18/09/2015
Sold to Mohammed Sultan
37/4A Natygunge St KI-23
Rupees 52221


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata

12492 of 52221 (As per purchase order)



Sangit Das
Sp Lakshmi Kanta Das
17813 Dharmabada-
Road P.O. P.S. Budge-
Budge Kol-700137
Sarvica

District Sub-Registrar-II
Alipore, South 24 Parganas

23 SEP 2015

repugnant to the subject or context shall be deemed to mean and include each of their respective heirs, executors, administrators, successors, legal representatives and assigns) of the FIRST PART.

AND

MOHAMMED SULTAN (PAN AEPBM9987R), son of Late Abdul Rahim, by faith Muslim, by occupation Business, by nationality Indian, residing at 37/4A, Watgunge Street, Post Office Khidderpore, Police Station Watgunge, Kolkata - 700 023, hereinafter called and referred to as the PURCHASER (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS out of the total land measuring 33 Decimal in R. S. Khatian No. 7, the land measuring 16.5 decimal in Dag No. 353, Mouza Parbangla, Pargana Balia, Police Station Maheshtala, Sub Registry Office Alipore, R. S. No. 44, J. L. No. 18, Touzi No. 343 and the land measuring .05 Decimal, lying and situated in R. S. Khatian No. 63 and Kri. Khatian No. 96, in part of R.S. Dag No. 354 measuring .05 Decimal, in total 21.5 Decimal inherited by Sri Amulya Charan Mondal, son of Late Mahesh Chandra Mondal, Sri Kinu Ram Mondal, son of Late Radha Krishna Mondal, Sri Dipankar Mondal, then a minor, son of Late Pran Krishna Mondal, Smt. Panchu Bala Dasi, wife of Late Pran Krishna Mondal and the said minor Dipankar Mondal being represented by his mother and natural guardian Smt. Panchu Bala Dasi, all of Village Kalinagar, Police Station Budge Budge, District 24 Parganas from their predecessor-in-interest.

K. Jana.

AND WHEREAS while in peaceful possession and enjoyment of the said land measuring 21.5 Decimal said Sri Amulya Charan Mondal, Sri Kinu Ram Mondal, Sri Dipankar Mondal, Smt. Panchu Bala Dasi by a registered Deed of Conveyance bearing date 30.05.1953 sold, transferred and conveyed all their right, title and interest in favour of one Smt. Asha Rani Basu, wife of Sri Khagendra Nath Basu of Batanagar, Police Station Maheshtala, District South 24 Parganas and the said Deed of Conveyance registered in the Office of Sadar Joint Sub Registrar at Alipore, South 24 Parganas, which is more fully described in the Schedule thereunder written and hereinafter called and referred to as the 'said property', since registered in Book No. I, Volume No. 67, Pages 99 to 104, Being No. 3569, for the year 1953 of S. R., Alipore Sadar.

AND WHEREAS while in peaceful possession and enjoyment of the said property as sole and absolute Owner thereof said Asha Rani Basu died intestate on 22.10.1991 leaving behind surviving him his two sons namely, (1) Sri Dipak Basu and (2) Sri Ashok Basu and one daughter namely, Smt. Sabita Sinha, none else and who had inherited her entire estate according to Hindu Succession Act 1956. The husband of said Smt. Asha Rani Basu namely, Khagendra Nath Basu, predeceased her.

AND WHEREAS the younger son of said Smt. Asha Rani Basu namely, Ashok Basu expired on 26.03.2008 leaving behind surviving him his wife Smt. Lekha Basu and only daughter Smt. Alina Basu, none else to inherit his undivided $\frac{1}{3}^{\text{rd}}$ share in the said property.

AND WHEREAS thus in the said property said Sri Dipak Basu became entitled to undivided $\frac{1}{3}^{\text{rd}}$ share Smt. Sabita Sinha undivided $\frac{1}{3}^{\text{rd}}$ share, Smt. Lekha Basu undivided $\frac{1}{6}^{\text{th}}$ share and Smt. Alina Basu undivided $\frac{1}{3}^{\text{rd}}$ share.

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AND WHEREAS thus the Vendors herein namely, Sri Dipak Basu, Smt. Sabita Sinha, Smt. Lekha Basu and Smt. Alina Basu become the joint Owners in respect of the said property by mutation of their names in the Maheshtala Municipality and the said property has been recorded and assessed as Holding No. E3-47/New, B. B. T. Road (Right Side towards Kolkata) Boddhir Bandh, Kolkata 700 140, Post Office Parbangla via Batanagar, Police Station Maheshtala, under Ward No. 31 of the Maheshtala Municipality, District South 24 Parganas, which is more fully described in the Schedule hereunder written and hereinafter called and referred to as the 'said Premises'.

AND WHEREAS while in peaceful possession and enjoyment in the said Premises as owners thereof by a registered Deed of Conveyance bearing date 27th September, 2013 executed by and between said Sri Dipak Kumar Basu, Smt. Sabita Sinha, Smt. Lekha Basu and Smt. Alina Basu as joint owners, therein called as the Vendors in one part and Smt. Asatabala Jana wife of Sri Bimal Jana, Smt. Kumkum Jana wife of Sri Anghsuman Jana resident of Daulatpur Park, P.O. Phoolbagan, Police Station Maheshtala, District- 24 South Parganas, Kolkata 700 141 therein called and the Purchaser on the Other Part, since registered in Book No.1, C.D. Volume No. 20, Page from 3218 to 3237 being No. 10879, for the year 2013 of the D.S.R. - II , Alipore. whereby the said Vendors sold transferred and conveyed in favour of the said purchaser ALL THAT demarcated piece and parcel of land measuring 5 decimals a little more or less lying and situated in Mouza - Parbangla, Pargana - Balia, J. L. No. 49, Touzi No. 343, in part of R. S. Dag No. 354, R. S. Khatian No. 63, Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata), Boddhir Bandh, Mouza Parbangla, Kolkata 700 140, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31, within

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Maheshtala Municipality, District South 24 Parganas and delineated with RED border in the Map annexed to the Deed for valuable consideration mentioned therein and have delivered possession thereof.

AND WHEREAS after purchase in the aforesaid manner said Smt. Ashtabala Jana and Smt. Kum Kum Jana duly mutated their names in the office records of the Maheshtala Municipality and the said demarcated Bastu Land has been numbered as Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata), Boddhir Bandh, Kolkata 700 140, as well as in the office record of the B.L. & L.R.O. under L. R. Khatian No. 2453 and 2454 comprising part of Dag No. 354 which is more fully described in the Schedule hereunder written and hereinafter called and referred to as the Said Premises.

AND WHEREAS thus the Vendors herein become the joint Owners and are in enjoyment of the said Premises and had been and have in an interrupted peaceful possession and enjoyment of the said Premises till date uninterruptedly on due payment of taxes, rent and other outgoing charges therefor.

AND WHEREAS thus the Vendors herein now seized, possessed of and well and sufficiently entitled to the land measuring 5 decimal, a little more or less, together with the structure standing thereon, made of brick wall tile shed measuring 100 Square Feet.

AND WHEREAS after physical measurement of the said Premises some discrepancies in the shape of the land noticed.

AND WHEREAS for the beneficial utilization of respective properties of the Vendors and the Vendee they have decided to sell to each other 1 (One) Cottah of the purchased property.

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AND WHEREAS in terms of said amicable settlement the Vendors have agreed to sell the purchaser herein the demarcated portion of land as shown in the Map marked RED measuring 1 Cottah, 0 Chittaks, 0 Square Feet a little more or less from the Western Side of the purchased land measuring 3 Cottahs 0 Chittaks 18 Square Feet at out of Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata) Boddhir Bandh, Post Office Parbangla via Batanagar, Police Station Mahestala Mouza Parbangla, Police Station Maheshtala, Kolkata 700 140.

AND WHEREAS the Vendors have expressed their willingness to sell and the Purchaser has agreed to purchase ALL THAT piece and parcel of land measuring 1 Cottahs, 0 Chittaks 0 Square Feet little more or less out of the said Part of Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata) Boddhir Bandh Post Office Parbangla via Batanagar, Police Station Mahestala Mouza Parbangla, Police Station Maheshtala, Kolkata 700 140, together with structure standing thereon, made of brick wall tile shed measuring 100 Square Feet, lying and situated in the Mouza Parbangla, J. L. No. 49, Touzi No. 343, R. S. Khatian No. 63, R. S. Dag No. 354 (P), L. R. Khatian No. 2453 and 2454, Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata), Boddhir Bandh, Kolkata 700 140, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31, within Maheshtala Municipality, District South 24 Parganas, which is more fully described in the Schedule hereunder written and hereinafter called and referred to as the 'said Premises' at and for a consolidated price of Rs. 7,10,000.00 (Rupees Seven Lakh Ten Thousand) only free from all encumbrances attachments, liens, lispence etc., of whatsoever nature.

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AND WHEREAS the Vendors have now jointly agreed to sell and transfer ALL THAT piece and parcel of land measuring 1 Cottahs, 0 Chittaks 0 Square Feet a little more or less together with structure standing thereon, made of brick wall tile shed measuring 100 Square Feet, lying and situated in the Mouza Parbangla, J. L. No. 49, Touzi No. 343, Khatian No. 63, R. S. Dag No. 354 (P), L. R. Khatian No. 2453 and 2454, part of Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata), Boddhir Bandh, Kolkata 700 140, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31, within Maheshtala Municipality, District South 24 Parganas, with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed from the main Road (hereinafter for the said of brevity referred to as the said premises) unto and to the Purchaser herein, for the consideration of Rs. 7,10,000.00 (Rupees Seven Lakh Ten Thousand) only in lump free from all encumbrances, charges, liens, lispens trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,10,000.00 (Rupees Seven Lakh Ten Thousand) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors as per Memo of Consideration hereunder written (the receipt whereof the Vendors do hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, forever acquit, release and discharge the Purchaser and the said Premises) the Vendors do hereby grant, convey, transfer, assign and assure unto and in favour of the Purchaser ALL THAT piece and parcel of land measuring 5 Decimal, a little more or less out of the 21.5

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Decimal, together with structure standing thereon, made of brick wall tile shed measuring 100 Square Feet, lying and situated in the Mouza Parbangla, J. L. No. 49, Touzi No. 343, R. S. Khatian No. 63, R. S. Dag No. 354 (P), L. R. Khatian No. 2453 and 2454, Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata), Boddhir Bandh, Kolkata 700 140, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31, within Maheshtala Municipality, District South 24 Parganas, and the said Premises more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever to the said Premises belonging to or anywise appertaining or usually held or enjoyed therewith or reputed belonged to or be appurtenant thereto **AND ALL THE ESTATE**, right, title, interest, claim and demand whatsoever of the Vendors together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said Premises hereby granted or expressed so to be unto and to the use of the Purchaser forever and the Vendors do hereby for themselves, their heirs, executors, administrators, successors and representatives covenant with the Purchaser shall notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors are lawfully and absolutely entitled to the said Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without

K. Jana.

any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors have good right, full and absolute power and authority to grant, convey and confirm the said Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendors or from or under any of their ancestors and/or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required at the cost of the Purchaser.

The Vendors do hereby covenant with the Purchaser as follows :-

1. That the Vendors have good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.

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2. AND that the Purchaser will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful act suit hindrance eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any other person or persons lawfully or equitably claiming from under or in trust for them.

3. AND the Vendors up to the date of sale have made and kept the property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the costs and expenses of the Vendors and also well and sufficiently saved, defended, kept harmless and indemnified and from and against all manner or estate, mortgage, charges, liens, lispensens, claims, demands, attachments, debts, liabilities and encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said Schedule "A" Premises.

4. AND further the Vendors and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

K. JANA.

5. That the Vendors have handed over the peaceful and khas possession of the said Schedule "A" Premises to the Purchaser. The Purchaser will be entitled to mutate their names in the Office records of the Kolkata Municipal Corporation as well as B. L. & L. R. O. and in any other Government department in place of the Vendors without obtaining any further consent from the Vendors herein.

SCHEDULE ABOVE REFERRED TO

(Description of the Premises hereby conveyed)

ALL THAT piece and parcel of land measuring 1 (One) Cottah, 0 Chittaks 0 Square Feet a little more or less out of Vendors total land measuring 3 (Three) Cottahs 0 (Zero) Chittack 18 (Eighteen) Square Feet, together with structure standing thereon, made of brick wall tile shed measuring 100 Square Feet, with Cemented Floor lying and situated in the Mouza Parbangla, J. L. No. 49, Touzi No. 343, R. S. Khatian No. 63, in Part of R. S. Dag No. 354, L. R. Khatian No. 2453 and 2454, part of Holding No. E3-47/New, B. B. T. Road (Right side towards Kolkata), Boddhir Bandh, Kolkata 700 140, Post Office Parbangla via Batanagar, Police Station Maheshtala, Ward No. 31, within Maheshtala Municipality, District South 24 Parganas, District Sub Registration Office at Alipore, which is delineated in the Map or Plan annexed herewith and portion marked with RED border line and be treated as a part of this Deed and which is butted and bounded as follows:-

K. Jana.

ON THE NORTH : By 75 Feet wide Budge Budge Trunk Road with Khas Land.

ON THE EAST : By Land of Astabala Jana and Kum Kum Jana R. S. Dag No. 354 (p).

ON THE SOUTH : By Land of Tapan Kumar Sarkar and Others, R. S. Dag No. 336 and 336/733(P).

ON THE WEST : By Land of R. S. Dag No. 336 and 336/733 (P), land of Tapan Kumar Sarkar and Others.

IN WITNESS WHEREOF the Vendors hereto have set their respective hands and seals the day, month and the year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendors and the Purchaser in

Kolkata in presence of:

1. Sanjit Das
178/3 Dharmatala-
Road B/Budge Kol-70037
PO & P.S Budge Budge

2. Munimun Karan
Nagi Dharmatala.
Chakrobati Para.
P.O - Bata Nagar
P.S - Maheshala
Kol-141



u.T.I of Astabala Jana
By the pen of Sanjit Das
Kum Kum Jana.

(SIGNATURE OF THE VENDORS)

Md Sultan

(SIGNATURE OF THE PURCHASER)

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.7,10,000.00 (Rupees Seven Lakh Ten Thousand) only as total consideration payable by these presents in the following manner :

Paid in Cash on Several Dates

in total

Rs. 7,10,000.00


Total Rs. 7,10,000.00

(Rupees Seven Lakh Ten Thousand) only

WITNESSES

1. Sangib Das

2. Mun Mun Karan


1. L.T.I of Astabala Jana
by the pen of Sangib Das
2. Kum Kum Jana.

Drafted by

Saminan Banerjee












Advocate, W.B. 983/10
Judges' Court, Alipore,
Kolkata - 700 027.

(SIGNATURE OF THE VENDORS)






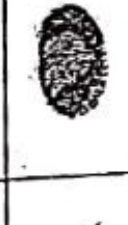





Typed by

B. Mondal





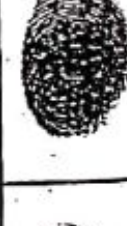






NEW VIJAYA
10, Old Post Office Street,
Kolkata - 700001

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name _____
 Signature H.T.I of Astabala Jara
 By the pen of Soufibi Des

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name KUM KUM JANA
 Signature Kum Kum Jara

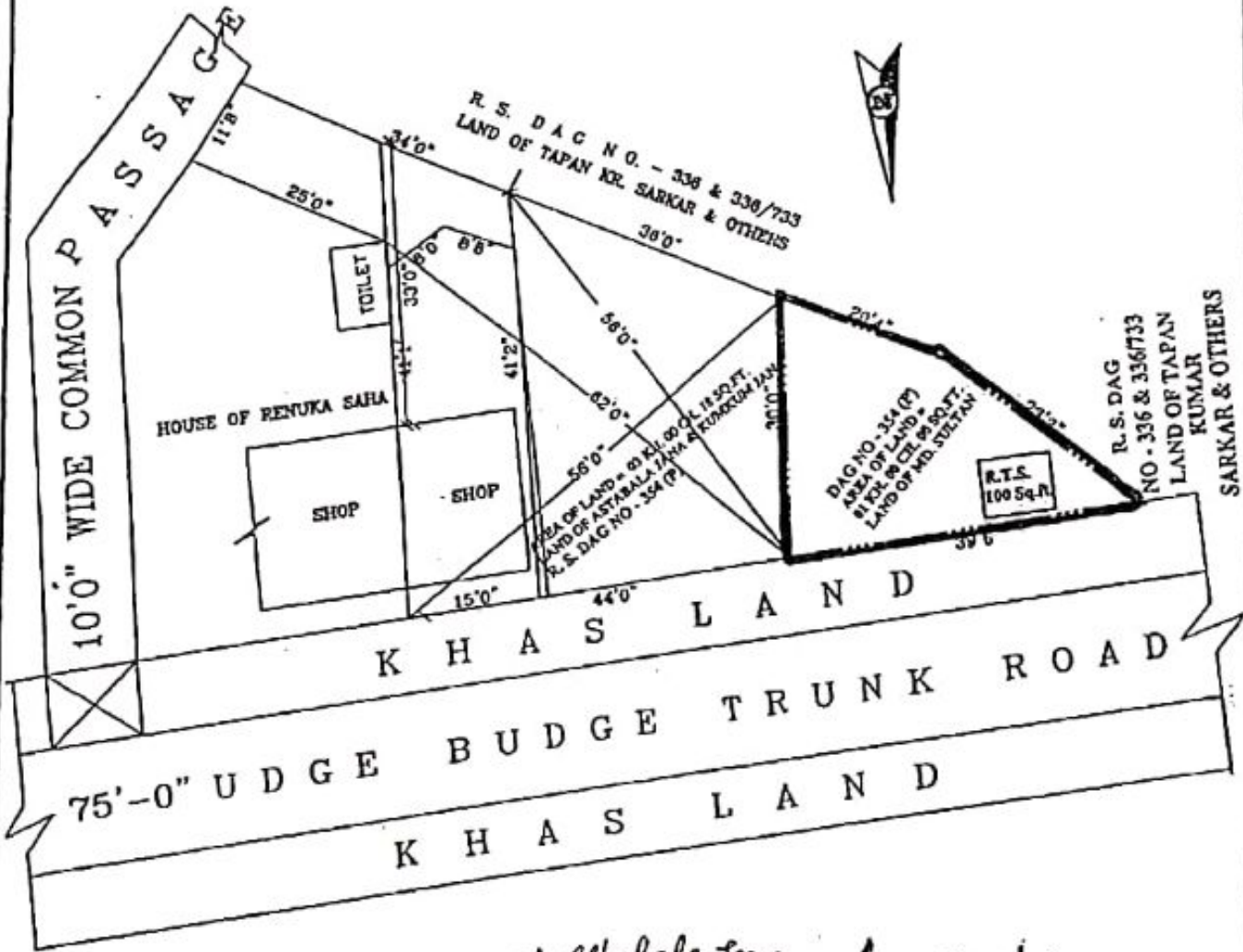
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name MOHAMMED SULTAN
 Signature Md. Sultan

SITE PLAN FOR SALE DEED OF MOHAMMED SULTAN, AT PART OF HOLDING NO - E3 - 47/ NEW, B. B. T. ROAD (RIGHT SIDE TOWARDS KOLKATA), BODDHIR BANDH, KOLKATA - 700 140. IN PART OF R. S. DAG NO - 354, L. R. KHATIAN NOS - 2453 & 2454, R. S. NO - 44, J. L. NO- 49, TOUZI NO - 343, MOUZA - PARBANGLA, P. S. - MAHESHTALA, P. O. - PARBANGLA VIA BATANAGAR, WARD NO - 31, UNDER MAHESHTALA MUNICIPALITY, DISTRICT SOUTH 24 PARGANAS.

**ALL DIMENSIONS ARE IN FT.
SCALE = 1" : 20'-0"**

**TOTAL AREA OF LAND = 81 KIL. 00 CH. 00 SQ. FT.
OUT OF LAND MEASURING = 83 KIL. 00 CH. 18 SQ. FT.
AREA OF R. T. S. MEASURING = 100 SQ. FT.
PORTION MARKED WITH RED BORDER**



*L.T.F of Astabala Jana -
By the pen of Sanjit Das*

Arun K. Bhunia
ARUN KUMAR BHUNIA
CIVIL ENGINEER, L.B.S.-7/1247
Kolkata Municipal Corporation

SIGN. OF L. B. S.

NAME OF VENDORS	SIGNATURE
1) ASTABALA JANA	
2) KUMKUM JANA	<i>Kum Kum jana.</i>

NAME OF PURCHASER	SIGNATURE
MOHAMMED SULTAN	<i>Md. Sultan</i>



ck

P-294/12

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16020000739235/2015	Query Date	18/09/2015 8:59:35 PM
Office where deed will be registered	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Samiran Banerjee		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830415918		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 7,10,000/-	Total Market Value:	Rs. 10,30,001/-
Stampduty Payable	Rs. 61,820/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 11,376/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

M. Sultā

Kum Kum Jana.



u.T.I of Astabala Jana
By the pen of sangit D



Query No.: 16020000739235/2015, 18/09/2015 09:03:14 PM SOUTH 24-PARGANAS (D.S.R.) The State Govt. Registration gov.in

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward other than 12,13,17,24,25,28,35) Property Located On BBT Road -), Mouza: Par Bangla, Ward No: 31, Holding No:e3 417 new	RS Plot No:- 354, RS Khatian No:- 63	1 Katha	6,80,000/-	10,00,001/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 75 FL,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	100 Sq FL			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Selfer Details				
SI No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Smt Astabala Jana Wife of Mr Bimal Jana Daulatpur Park, Post Office: Phool Bagan, Maheshtala, District-South 24-Parganas, West Bengal, India, PIN - 700141	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied,
2	Smt Kumkum Jana Wife of Mr Angshuman Jana Daulatpur Park, Post Office: Phool Bagan, Maheshtala, District-South 24-Parganas, West Bengal, India, PIN - 700141	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWIPJ8083C,

Md. Sulta

Keem Keem Jana.



*L.T.I of Astabala Jana -
By the pen of Saugib Das*



Buyer Details				
Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Mohammed Sultan Son of Late Abdul Rahim 37/4A, Wattagunge Street, Post Office: Wattagunge, Wattgunge, District-South 24- Parganas, West Bengal, India, PIN - 700023	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AEPBM9987R,
Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Mr Sanjib Das Son of Mr Lakshmikanta Das 178/3, Dharmatala Road, Post Office: Budge Budge, Budge District-South 24- Parganas, West Bengal, India, PIN - 700137		Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India,		Smt Astabala Jana, Smt Kumkum Jana, Mr Mohammed Sultan
Transfer of Property from Seller to Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Smt Astabala Jana	Mr Mohammed Sultan	0.825 Dec	50
L1	Smt Kumkum Jana	Mr Mohammed Sultan	0.825 Dec	50
Transfer of Property from Seller to Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
S1	Smt Astabala Jana	Mr Mohammed Sultan	50 Sq Ft	50
S1	Smt Kumkum Jana	Mr Mohammed Sultan	50 Sq Ft	50

For Information only

Note:

1. If the given informations are found to be given 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 01/11/2015
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.

Mr. Sultan
Keem Keem Jana.



Query No: 16020000739235/2015, 18/09/2015 09:03:14 PM SOUTH 24-PARGANAS, Registration.gov.in

H.T.I of Astabala Jana
By the pen of Sanjib Das

7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

H.T.I of Astabala Jana-
By the pen of Sanjit Das

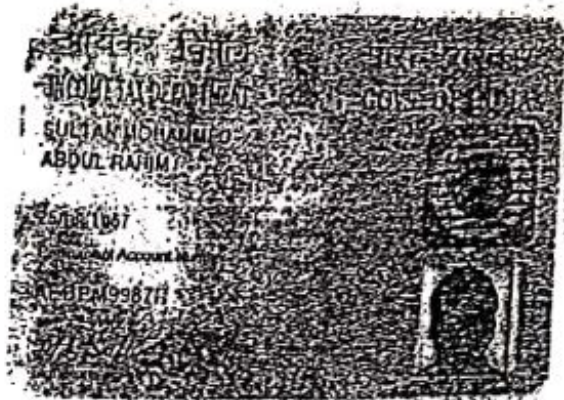
Keem Keem Jana.

M. Saha



Query No.: 1602000719235/2015, 18/09/2015 09:03:11 PM SOUTH 24-PARGANAS (REGISTRATION) webregistration.gov.in

Page 4 of 4



Md. Sultan





ভারত সরকার
Unique Identification Authority of India
भारत सरकार
Unique Identification Authority of India

চলিতকারী আইডি / Enrollment No. : 1190/2327501982

To
 Sanjib Das
 সঞ্জিব দাস
 S/O: Lakshmikanta Das
 178/3
 DHARSHATALA ROAD
 Budge Budge (M)
 Budge Budge, South 24 Parganas
 West Bengal - 700137

KL703122373FT
 70312237



আপনার আধার সংখ্যা / Your Aadhaar No. :
5917 0867 5011

আধার - সাধারণ মানুষের অধিকার



সঞ্জিব দাস
 Sanjib Das

5917 0867 5011



আধার - সাধারণ মানুষের অধিকার
 Sanjib Das



Kum Kum Jana.



TRUE COPY

FORM NO. 60

[See second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant ASTABALA JANA

W/o. Sri Bimal Jana, Daulatpur Park, P.O. Phodhagan,
P.S. Maheshtala, Kolkata-700191

2. Particulars of transaction Sale Deed

3 Amount of the transaction Rs. 7,10,000/-

4. Are you assessed to tax? Yes/No

5. If yes,

(i) Details of Ward/ Circle/ Range where the last return of income was filed?

(ii) Reasons for not having permanent account number?

6. Details of the document being produced in support of address in column (1)

Voter's Identity Card.

Verification

I, Sri Astabala Jana do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the _____ day of September, 2015

L.T.I of Astabala Jan
By the pen of Sangita

Date: 23/09/2015

Place: Kolkata

Signature of the declarant



Instructions : Documents which can be produced in support of the address are :-

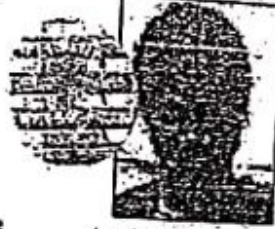
- (a) Ration Card, (b) Passport, (c) Driving License, (d) Card issued by any institution,
- (e) Copy of the electricity bill or telephone bill showing residential address. (f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address. (g) Any other documentary evidence in support of his address given in the declaration

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/25/172/078190



Elector's Name

নির্বাচকের নাম
Father/Mother/
Husband's Name

Jana Ashabala
জানা অষ্টাবালা
Bimal

পিতা/মাতা/স্বামীর নাম
Sex

বিমল
Female

Age as on 1.1.1995

৩৭

১.১.১৯৯৫ এ বয়স

০৭

Address

Paābar
Amdaha, Shyampur-2
Shyampur, Uluberia, Howrah

ঠিকানা

পাইকবাড়
আমড়াহ, শ্যামপুর-২
শ্যামপুর, উলুবেড়িয়া, হাওড়া

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For 172
১৭২ Shyampur Assembly Constituency
শ্যামপুর বিধানসভা নির্বাচন কেন্দ্র

Place Uluberia

স্থান উলুবেড়িয়া

Date 23/02/95



তারিখ ২০/০২/৯৫





L.T.I of Ashabala Jana -
By the pen of Sanjib Das







A. Seller & Buyer Details

Seller, Buyer and Property Details



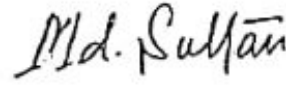
Presentant Details	
SL No.	Name, Address, Photo, Finger print and Signature of Presentant
1	<p>Mr Mohammed Sultan Son of Late Abdul Rahim 37/4A. Wattagunge Street, P.O:- Wattagunge, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  23/09/2015 01:08:21 PM </div> <div style="text-align: center;">  LTI 23/09/2015 01:08:24 PM </div> </div> <p style="text-align: center;"><i>Md. Sultan</i> 23/09/2015 01:08:42 PM</p>

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Smt Astabala Jana Wife of Mr Bimal Jana Daulatpur Park, P.O:- Phool Bagan, P.S:- Maheshatala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Individual Date of Execution : 23/09/2015 Date of Admission : 23/09/2015 Place of Admission of Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  23/09/2015 01:09:13 PM </div> <div style="text-align: center;">  LTI 23/09/2015 01:09:20 PM </div> </div> <p style="text-align: center;"><i>Sanjib Das</i> By the Pen of 23/09/2015 01:09:43 PM</p>

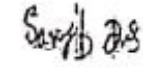


SL No.	Name, Address, Photo, Finger print and Signature					
2	<p>Smt Kumkum Jana Wife of Mr Angshuman Jana Daulapur Park, P.O:- Phool Bagan, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWPJ8083C, Status : Individual Date of Execution : 23/09/2015 Date of Admission : 23/09/2015 Place of Admission of Execution : Office</p>	<table border="1"><tr><td data-bbox="893 246 1165 560"> 23/09/2015 01:09:54 PM</td><td data-bbox="1165 246 1476 560"> 23/09/2015 01:10:00 PM</td></tr><tr><td colspan="2" data-bbox="893 560 1476 772"><p><i>Kum Kum Jana.</i> 23/09/2015 01:10:18 PM</p></td></tr></table>	 23/09/2015 01:09:54 PM	 23/09/2015 01:10:00 PM	<p><i>Kum Kum Jana.</i> 23/09/2015 01:10:18 PM</p>	
 23/09/2015 01:09:54 PM	 23/09/2015 01:10:00 PM					
<p><i>Kum Kum Jana.</i> 23/09/2015 01:10:18 PM</p>						



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Mohammed Sultan Son of Late Abdul Rahim 37/4A, Wattagunge Street, P.O:- Wattagunge, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AEPBM9987R, Status : Individual Date of Execution : 23/09/2015 Date of Admission : 23/09/2015 Place of Admission of Execution : Office</p>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  23/09/2015 01:08:21 PM </div> <div style="text-align: center;">  LTI 23/09/2015 01:08:24 PM </div> </div> <div style="text-align: center; margin-top: 20px;">  23/09/2015 01:08:42 PM </div>

B. Identifire Details

Identifire Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Sanjib Das Son of Mr Lakshmikanta Das 178/3, Dharmatala Road, P.O:- Budge Budge, P.S:- Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India,</p>	<p>Smt Astabala Jana, Smt Kumkum Jana, Mr Mohammed Sultan</p>	<p> 9/23/2015 1:10:34 PM</p>

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward other than 12,13,17,24,25,28,35) Property Located On BBT Road -), Mouza: Par Bangla, Ward No: 31, Holding No:e3 417 new</p>	<p>RS Plot No:- 354 , RS Khatian No:- 63</p>	1 Katha	6,80,000/-	10,00,001/-	<p>Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 75 Ft.,</p>



Sch No.	Structure Location	Area of Structure	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Sheet, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
L1	Smt Astabala Jana	Mr Mohammed Sultan	0.825	50
	Smt Kumkum Jana	Mr Mohammed Sultan	0.825	50

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
S1	Smt Astabala Jana	Mr Mohammed Sultan	50 Sq Ft	50
	Smt Kumkum Jana	Mr Mohammed Sultan	50 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form.	
Applicant's Name	Samiran Banerjee
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160209942 / 2015

Query No/Year	16020000739235/2015	Serial no/Year	1602009954 / 2015
Deed No/Year	I - 160209942 / 2015		
Transaction	[0101] Safe, Sale Document		
Name of Presentant	Mr Mohammed Sultan	Presented At	Office
Date of Execution	23-09-2015	Date of Presentation	23-09-2015

Remarks

On 23/09/2015

Certificate of Market Value (WB-PV) rules of 1961

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,30,001/-

(Signature)

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 23/09/2015

Certificate of Admissibility (Rule-21, WB 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(B) 16 of WB Registration Rules-1962

Presented for registration at 12:02 hrs on : 23/09/2015, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Mohammed Sultan , Claimant.

Admission to Execution Under Section-46, WB Registration Rules-1962

Execution is admitted on 23/09/2015 by

Smt Astabala Jana, Wife of Mr Bimal Jana, Daulatpur Park, P.O: Phool Bagan, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, By caste Hindu, By Profession Business
Indetified by Mr Sanjib Das, Son of Mr Lakshmikanta Das, 178/3, Dharmatala Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, By caste Hindu, By Profession Professionals

Admission to Execution Under Section-46, WB Registration Rules-1962

Execution is admitted on 23/09/2015 by

Smt Kumkum Jana, Wife of Mr Angshuman Jana, Daulatpur Park, P.O: Phool Bagan, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, By caste Hindu, By Profession House wife



Identified by Mr Sanjib Das, Son of Mr Lakshmikantha Das, 178/3, Dharmatala Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, By caste Hindu, By Profession Professionals

Admission of Execution (Under Section 58 of West Bengal Registration Rules, 1957)

Execution is admitted on 23/09/2015 by

Mr Mohammed Sultan, Son of Late Abdul Rahim, 37/4A, Wattagunge Street, P.O: Wattagunge, Thana: Wattagunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, By caste Muslim, By Profession Business

Identified by Mr Sanjib Das, Son of Mr Lakshmikantha Das, 178/3, Dharmatala Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, By caste Hindu, By Profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,376/- (A(1) = Rs 11,330/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11,376/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,820/- and Stamp Duty paid by Draft Rs 56,850/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 12492, Purchased on 18/09/2015, Vendor named Samiran Das.

Description of Draft

1. Rs 26,850/- is paid, by the Draft(8554) No: 000428509375, Date: 19/09/2015, Bank: STATE BANK OF INDIA (SBI), MOMINPUR.

2. Rs 30,000/- is paid, by the Draft(8554) No: 000428509374, Date: 19/09/2015, Bank: STATE BANK OF INDIA (SBI), MOMINPUR.

(Rina Chaudhury)

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

