

№ 4600/11

3-4234/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the documents in connection with registration, the signature sheets and the endorsement sheets attached with this document are part of this document 184807



District Sub-Registrar
 Registrar
 Registrar
 Nipore, South 24 Parganas
 9 AUG 2017

10/8/17

DEED OF CONVEYANCE

THIS INDENTURE made this 7th day of August, Two Thousand Seventeen.

BETWEEN

Adv

07 AUG 2017

2740

Sl. No. DI Rupees - 5000/-
M/s. Sri / Smt.
Address
P.S.
Vendor *Sri Das*

Ashoke Nag Chowdhury

Uwilpara
PO FPS - Barwipur,

24 pgs (5)

PIN - 700144

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27

M/s. Ashoke Nag Chowdhury

Mukherjee

Proprietor



VCTD
2813

M/s. Ashoke Nag Chowdhury

Mukherjee

Proprietor



VCTD
2812



Debarish Gansopadhyay (Gansopadhyay)

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

07 AUG 2017

Identified by

Rajiv Das

Advocate

S/O - Ashoke Das

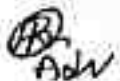
Alipore Police Court

Kolkata-27

DEBASISH GANGOPADHYAY (GANGULY), (PAN:BPEPG7898L), son of Mohan Lal Gangopadhyay (Ganguly), aged about 37 years. By faith : Hindu, by profession : Business, residing at 'Anath Ashram', Padmapukur, Post Office, Police Station and Sub-Division : Baruipur, Kolkata - 700144, District : South 24 Parganas, presently residing at C/o. Sumitra Naskar, near Rachana House, Jogi Battala, P.O. Dakshin Gobindapur, P.S. Baruipur, Kolkata -700145, District South 24-Parganas, hereinafter called and referred to as "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **ONE PART;**

AND

M/S. ASHOKE NAG CHOWDHURY, a Proprietary Concern, having its office at 'NAG CHOWDHURY BHAVAN', Uklipara, P.S; P.O. & Sub-Division : Baruipur, Kolkata - 700 144, District : South 24 Parganas, duly represented by its Sole Proprietor, **ASHOKE NAG CHOWDHURY (PAN-ABSPN3306P)**, Son of Late Swadesh Ranjan Nag Chowdhury, aged about 58 years, by occupation : Business, by Religion : Hindu, residing at Uklipara, P.O & P.S. : Baruipur, Kolkata-700144, District : South 24 Parganas, hereinafter called and referred to as the **PURCHASER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, legal representatives and assigns) of the **SECOND PART.**


Adv

WHEREAS one KALIDAS GANGOPADHYAY was the owner of 75 decimals of land lying and situated at District : South 24 Parganas, Police Station and A.D.S.R. Office : Baruipur, District Sub-Registrar Office at Alipore, Pargana Medanmalla, Touji No. 267, J.L. No. 32, R.S. No. 70, Mouza : Subuddhipur, R. S. Khatian No. 46, Dag No.232 and also was the owner of another piece and parcel of land measuring about 14.5 Satak lying and situated at District : South 24 Parganas, Police Station and A.D.S.R. Office : Baruipur, District Sub-Registrar Office at Alipore, Pargana Medanmalla, Touji No. 267, J.L. No. 32, R.S. No. 70, Mouza : Subuddhipur, R.S. Khatian No. 263 under R.S. Dag No..231/1269.

AND WHEREAS the above-named owner was while in well seized and possessed of the abovementioned two pieces of land total measuring about 89 Satak got mutated his name in the record of the Baruipur Municipality.

AND WHEREAS while said KALIDAS GANGOPADHYAY was seized and possessed the said land free from all encumbrances gifted to his eldest son Anath Bandhu Gangopadhay, a piece and parcel of 10.5 decimals of land with old dilapidated structure out of that 75 Satak of land on Dag No..232 along with 14.5 decimals of Bagan land on Dag No.231/1269 and other properties by a Deed of Gift dated 28th February, 1948 duly registered at office of the Sub-Registrar-Baruipur and recorded in Book No. 1 volume No. 16, Pages 62 to 65 being No. 824 for the year 1948.

②
Adv

AND WHEREAS the said Anath Bandhu Gangopadhay during his lifetime mutated the above property in the record of rights in respect of 10.5 decimals of land out of 75 decimals in Dag No.232, Mouza : Subuddhipur, Police Station : Baruipur, District : South 24 Parganas under R.S. Khatian No.46, whereas he mutated another plot of land in the same Mouza measuring about 14.5 decimals lying on Dag No.231/1269 under R.S. Khatian No.263.

AND WHEREAS Anath Bandhu Gangopadhay while possessing the said land died intestate on 10/05/1973 leaving behind his four sons and three daughters named: 1. Manjulal, 2. Mohanlal, 3. Moharlal, 4. Mihirlal, 5. Aparna, 6. Gouri and 7. Pranati Ganguly (Gangopadhyay) as his only legal heirs and successors since his wife is predeceased.

AND WHEREAS while possessing the said land jointly by Manjulal, Mohanlal, Moharlal, Mihirlal, Gouri and Pranati Ganguly (Gangopadhyay) then on 30/09/1995 Mohanlal, Moharlal, Mihirlal, and Pranati Ganguly (Gangopadhyay) jointly sold out undivided land measuring about 2(Two) cottah 8(eight) chittacks more or less each from Dag No. 231/1269 to Manjulal Gangopadhyay and Gouri Ghosal respectively. The said Decds duly registered in the Office of A.D.S.R, Baruipur duly recorded in Book No I, Volume No 8, Pages from 307 to 314, being No 605 for the year 1994 and Book no. I, Volume No. 8, pages from 315 to 322, being no. 606 for the year 1994 respectively.

Adv

AND WHEREAS the unmarried daughter of Anath Bandhu named Aparna Ganguly died intestate on 20/05/1995.

AND WHEREAS thereafter the unmarried son Moharlal Ganguly died intestate on 17/11/2010.

AND WHEREAS due to death of Aparna Ganguly and Moharlal Ganguly the three brothers Manjural Ganguly, Mohanlal Ganguly, Mihirlal Ganguly and two sisters, Gouri Ghosal and Pranati Ganguly (Gangopadhyay) jointly inherited the above property of Aparna Ganguly and Moharlal Ganguly.

AND WHEREAS Manjural Ganguly, Mohanlal Ganguly, Mihirlal Ganguly Gouri Ghosal and Pranati Ganguly (Gangopadhyay) by mutual verbal partition possessed separately the property left by Anath Bandhu Gangopadhyay and as per verbal settlement Mohanlal Ganguly, the father of the Vendor possessed the schedule property.

AND WHEREAS thereafter in the year 2014 Mihir Lal Ganguly filed a Partition suit for partition of landed property left by Anath Bandhu Gangopadhyay against his other co-sharers named Manju Lal Ganguly, Mohan Lal Ganguly, Gouri Ghosal and Pranati Ganguly vide T.S. no.115 of 2014 duly ordered by the Ld. Civil Judge (senior Division), Baruipur on 10/09/2014 and duly decreed by the Ld. Civil Judge (senior Division),

②
Adv

Baruipur on 17/09/2014 on the basis of a 'Solcnama' duly signed by all the parties to the suit.

AND WHEREAS in terms of the said partition Deed based on the basis of solcnama, the father of the Vendor Mohan Lal Ganguly got "GA" schedule property in the said partition suit which is demarcated in the partition plan in red ink measuring about 2160 square feet i.e. more or less 3 cottah 0 chittacks 0 square feet lying and situated at Mouza : Subuddhipur, R.S. Khatian No. 263, R.S. Dag No. 231/1269, Police Station, Post Office and Sub-Division Baruipur, District : South 24 Parganas.

AND WHEREAS before obtaining decree from the competent Civil Court but after verbal settlement amongst all of his brothers and sisters executing the solcnama said Mohan Lal Ganguly gifted the said property along with easement right over 6' wide Behara Para Road, Baruipur, attached to the land on its western side along with other rights such as water and electricity connection to his only son Debasish Gangopadhyay i.e. the Vendor herein on 8/9/2014 vide a formal Deed of Gift duly executed and registered at the Office of the A.D.S.R., Baruipur vide Deed No. 08124 for the year 2014 duly recorded in Book No. 1, Volume No. 16, Pages 2103 to 2119 for the year 2014.

AND WHEREAS after execution and registration of the said Deed said Mohan Lal Ganguly reaffirmed the title of the property gifted to his son

③
Adv

Debasish Gangopadhyay by metes and bounds by executing a Deed of Declaration duly registered at the Office of the A.D.S.R., Baruipur vide Deed No. 161104967 for the year 2017 duly recorded in Book No 1, Volume No 1611-2017, Pages 80946 to 80959 for the year 2017.

AND WHEREAS after execution and registration of the said Gift Deed and Deed of Declaration the Vendor became the absolute Owner of All that piece and parcel of land measuring about 3 (Three) cottah 0 Chittacks 0 square feet lying and situated at District : South 24 Parganas, Police Station, A.D.S.R. Office Baruipur, District Sub-Registry Office Alipore, Pargana Medanmalla, within Baruipur Municipality Ward No 1, Touji No. 267, J.L. No. 32, R.S. No. 70, Mouza : Subuddhipur, R.S. Khatian No. 263, R.S. Dag No. 231/1269, specifically mentioned in the Schedule written hereunder and the Owner is paying the rates and taxes regularly up to date and he has been possessing and enjoying the said land after constructing a tile shaded structure thereon measuring about 200 square feet.

AND WHEREAS the Vendor proposed to sell and the Purchaser agreed to purchase the Schedule property for a total consideration of Rs. 30,00,000/- [Rupees Thirty Lakh] only free from all encumbrances subject to marketability of the same, and the Purchaser investigated the title of the Vendor and found that the Vendor has absolute right to sell the property and he is the absolute Owners of the Schedule property.

Ⓟ
Adv

AND WHEREAS the parties herein entered into an Agreement for Sale on 29/07/2016 stipulating all the points agreed between them.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement dated 29/07/2016 and in consideration of the said sum of Rs. 30,00,000/- [Rupees Thirty Lakh] only well and truly paid to the vendor, the receipt whereof the Vendor do hereby admit and acknowledge as per memo of consideration hereunder written and of and from the payment of the same the Vendor do hereby release, discharge, acquit the Purchaser the property more fully described in Schedule below and the Vendor do hereby absolutely and indefeasibly grant, sell, convey, transfer, assign and assure to and upto the purchaser **ALL THAT** piece and parcel of land measuring about 3 (Three) cottah 0 Chittacks 0 square feet lying and situated at District : South 24 Parganas, Police Station, A.D.S.R. Office Baruipur, District Sub-Registry Office Alipore, Pargana Medanmalla, within Baruipur Municipality Ward No. 1, Touji No. 267, J.L No. 32, R.S. No. 70, Mouza : Subuddhipur, R.S Khatian No 263, R.S. & L.R. Dag No. 231/1269, more fully described in the SCHEDULED hereunder written and shown in the plan annexed herewith and marked by RED border lines and the vendor hereby transfer the ownership of the said schedule property with a easement right over the 6 feet passage situated on the western side of the said land including the reversion or reversions, reminder or reminders, rent, issues and profits accruing thereof and all estate, right, title, interest, property claim and demand whatsoever of the

Ⓟ
ADW

Vendor into or upon the said schedule property and all deeds, muniments and evidence of title which in anyway related to the SCHEDULE property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person from whom he may procure the same without any action or suit at law or in equity and all other benefits and rights herein comprised and hereby granted, sold, conveyed, assured or every part thereof together with rights liberty appurtenances whatsoever TO AND UNTO the Purchasers free from all encumbrances with all easements or quasi-easements beneficial use and enjoyment of the said property AND TO HAVE AND TO HOLD **ALL THAT** piece and parcel of land measuring about 3 (Three) cottah 0 Chittacks 0 square feet lying and situated at District South 24 Parganas, Police Station, ADSR Office Baruipur, District Sub-Registry Office Alipore, Pargana Medanmalla, within Baruipur Municipality Ward No. 1, Touji No. 267, J.L. No. 32, R.S. No. 70, Mouza : Subuddhipur, R.S. Khatian No. 263, R.S. and L.R. Dag No 231/1269, along with easement right over 6' wide Behara Para Road, Baruipur, attached to the land on its western side along with other rights such as water and electricity connection which is described in the SCHEDULE hereunder written to and unto the use of the Purchaser, his successors and representatives and assigns absolutely forever with all rights of transfer by gift, sale or otherwise and the Vendor do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deeds and things done to the contrary the Vendor is now lawfully seized and possessed of the

ADN

said property free from all encumbrances or defects in title whatsoever and the Vendor have full power and absolute authority to sell the SCHEDULED property in the manner aforesaid and the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the Vendor or any person or persons claiming through or under him subject to Purchaser paying all taxes and impositions of the said Unit wholly and the common expenses proportionately and the Vendor further covenants with the Purchaser that he will at the request and cost of the Purchaser shall do or execute or cause to be done or executed all lawful acts, deeds and things whatsoever for further and more perfectly assuring and conveying the SCHEDULE property and every part thereof to the Purchaser and also placing the Purchaser in possession of the same according to the true intent and meaning of these presents as shall or may reasonably be required.

IT IS FURTHER AGREED, COVENANTED BY AND BETWEEN THE VENDOR AND THE PURCHASER AS FOLLOWS:-

1. That the purchaser shall be entitled to sell, mortgage, lease alienate the SCHEDULE property to any person of his choice. having marketable title and lawful possession thereof.
2. That purchaser shall apply for mutation in Municipality and B.L&L.R.O in respect of the schedule property and the Purchaser shall be liable to pay taxes in respect of the schedule property.

Ⓟ
Adv

3. That the Purchaser shall use electricity facility having separate meter at the cost of the Purchaser.
4. The purchasers shall enjoy water, telephone connection and shall have the right to apply for drainage and sewerage line.
5. The purchaser shall have the right to make any construction over the said SCHEDULE property as the true owner thereof.
6. The Vendor shall produce the necessary certificate under Section 230A, of the Income Tax Act, 1967 and permission under Section 27 of the Urban Land Ceiling (Regulation and Control) Act 1976, if necessary by the purchaser.
7. That the Vendor declares that the Schedule property is free from all encumbrances, attachments etc. and the Vendor has not encumbered the property by mortgage or, make any agreement for sale or Development Agreement with anyone.
8. That the Schedule property is not subject matter of any suit and no suit is pending in any Court.
9. That the said property is not being acquisitioned or attached by any authority and no notice of such acquisition or requisition being received by the Vendor in any point of time.

⊕
Ash

10. That the Owner has absolute, undisturbed possession over the Schedule property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land (recorded Bagan proposed Bastu) measuring about 3 (Three) cottah 0 Chittacks 0 square feet together with a katcha construction ^{with cemented floor with tiles shed.} measuring about 200 square feet lying and situated at District : South 24 Parganas, Police Station, A.D.S.R. Office Baruipur, District Sub-Registry Office Alipore, Pargana Medanmalla, within Baruipur Municipality Ward No. 1, a part of Holding No. 361, Touji No. 267, J.L. No. 32, R.S. No. 70, Mouza : Subuddhipur, R.S. Khatian No. 263, R.S. and L.R. Dag No. 231/1269, along with easement right over 6' wide Behara Para Road, Baruipur, attached to the land on its western side along with other rights such as water and electricity connection The said property is butted and bounded by the :-

- NORTH** : "B" Plot - Property of Gouri Ghoshal.
- SOUTH** : "D" Plot - Property of Pranoti Gangyopadhyay.
- EAST** : Dag No 231 - Property of Manicklal Gangopadhyay.
- WEST** : 6 Feet wide Behara Para Road, Baruipur.

ABV

MEMO OF CONSIDERATION

RECEIVED by the Owner/Vendor from the within-named Purchaser the sum of Rs.30,00,000/- [Rupees Thirty Lakh] only by cheque as full and final consideration money against the within-mentioned transfer of the immovable property.

MEMO

Date	Cheque No.	Drawn on	Amount (Rs.)
29.07.2016	259510	UBI, Baruipur Railgate Branch	30,00,000/-
		TOTAL :	30,00,000/-

(Rupees Thirty Lakh) only.

WITNESSES :-

1) Divas Ghosh, s/o Late B. Ghosh
26 Rajan Sen Road
Kolkata 700026

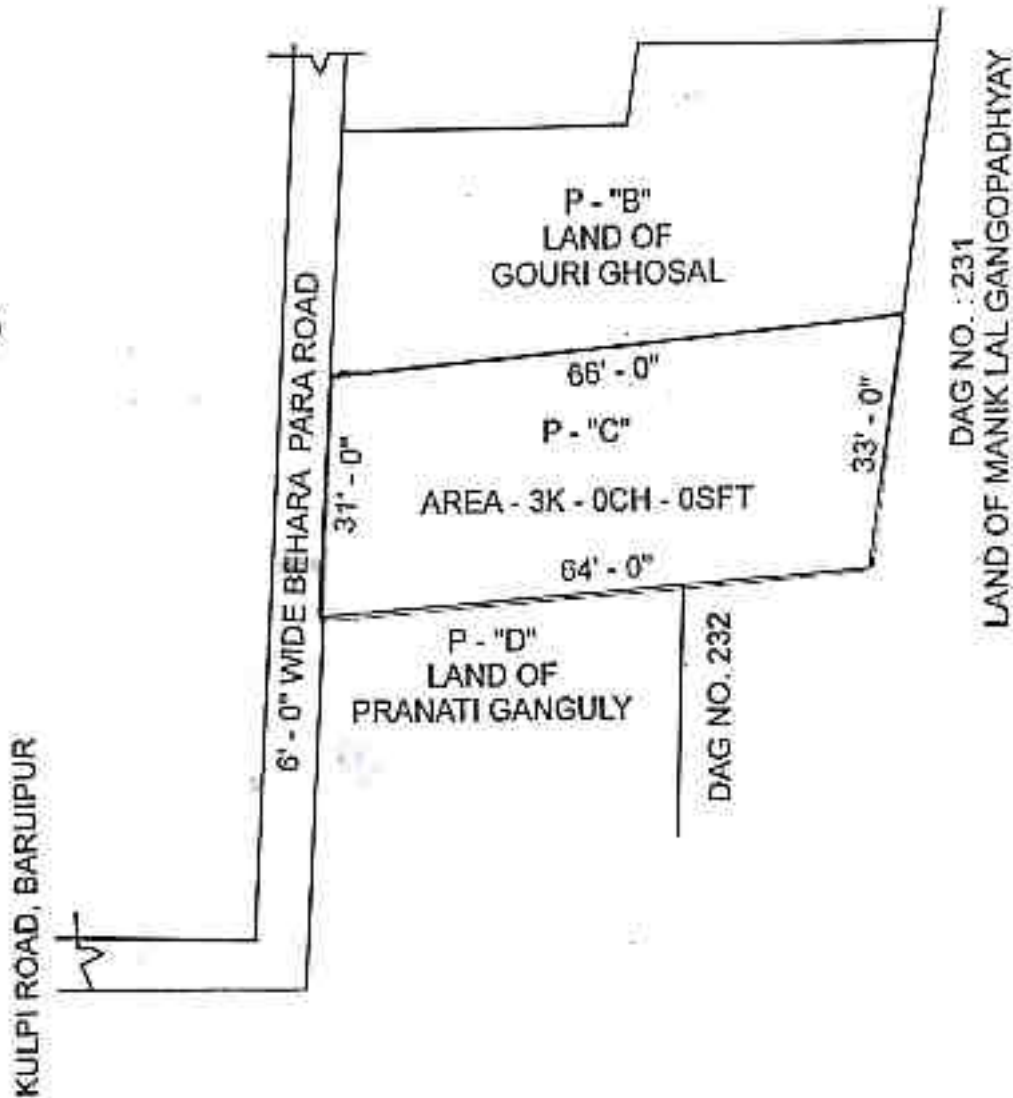
Debanish Gangopadhyay (Changruly)

SIGNATURE OF THE OWNER/VENDOR

2) Neelayan Dhar s/o Late N.P. Dhar
10/1 CR Colony Baghajatin Kolkata 700032

PLAN OF VACANT LAND SHOWN IN RED LINE BORDER UNDER MOUZA :
 BUDDHIPUR, J.L. NO. : 32, R. S. DAG No. : 231/1269, R. S. KHATIAN No. : 263, R. S. No. : 70,
 BARUIPUR MUNICIPAL WARD No. 01, A PART OF HOLDING No. : 361, P.O. & P.S. :
 BARUIPUR, DISTT. : SOUTH 24 PARGANAS.

AREA OF LAND : 3 K 0 CH 0 SFT. / 2160 SFT. WITH A KATCHA CONSTRUCTION MEASURING ABOUT 200 SFT.
 SCALE : 1:22' 0"



Debasish Ganguly (Ganguly)

Debasish Ganguly (Gangopadhyay)
 (Signature of the Vendor/Seller)

M/s. Ashoke Nag Chowdhury

Ashoke Nag Chowdhury

Proprietor

Ashoke Nag Chowdhury
 For M/s. Ashoke Nag Chowdhury
 (Signature of the Vendee/Purchaser)

Drawn by :

S. Mitra

SWAPAN MITRA
 Planner, Estimator
 I.B.S. / Barui Pur Municipality
 Barui Pur, Kolkata - 700111
 I. No. 22490/1998



	Thumb	1st finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name : MR. DEBASISH GANGOPADHYAY (GANGULY)

Signature : *Debasish Gangopadhyay (Ganguly)*



	Thumb	1st finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name : MR. ASHOKE NAG CHOWDHURY
(FOR M/S. ASHOKE NAG CHOWDHURY)

Signature : *M/s. Ashoke Nag Chowdhury*

PHOTO

Proprietor

	Thumb	1st finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name.....

Signature.....



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000255906/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Debasish Gangopadhyay Ganguly Anath Asram, Padmapukur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Seller			Debasish Ganguly 09.08.2017
2	Shri Ashoke Nag Chowdhury Ukilpara, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Represent ative of Buyer [M/s Ashoke Nag Chowdhur y]			M/s. Ashoke Nag Chowdhury Ukilpara 7-8-17 Proprietor
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr RAJU DAS Son of Mr ASHOK DAS ALIPORE POLICE COURT, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Shri Debasish Gangopadhyay Ganguly, Shri Ashoke Nag Chowdhury		Raju Das 7-8-17	

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

এলিআইডি নং / Enrolment No: 11902330300125

To
 দেবশিখ গাঙ্গুলী
 DEBASHISH GANGULY
 303, Mohan Lal Ganguly
 Chhatrapati road
 BARUPOUR
 Barapukur
 Barapukur South 24 Parganas
 West Bengal 700144
 9881857379
 MLC91398645TT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8786 4399 9244

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

দেবশিখ গাঙ্গুলী
 DEBASHISH GANGULY
 পিতা : মোহনলাল গাঙ্গুলী
 Father : MOHANLAL GANGULY
 জন্মতারিখ / DOB : 05/01/1980
 পুংসক / Male



8786 4399 9244

আধার - সাধারণ মানুষের অধিকার

Debashish Ganguly



ভারতীয় বিদ্যুৎ পরিচয় প্রমাণ

ভারত সরকার
Unique Identification Authority of India
Government of India

অনৈকান্তির আই ডি / Enrollment No.: 118023306/01885

To
অশোক নাগ চৌধুরী
Ashoke Nag Chowdhuri
S/O. Swadesh Ranjan Nag Chowdhury
UKI, PAPA BARUIPUR
BARUIPUR
Baruipur
Baruipur
Baruipur South 24 Parganas
West Bengal 700144
9031093759
MLC91425539FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8481 7798 1919

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অশোক নাগ চৌধুরী
Ashoke Nag Chowdhuri
পিতা : স্বদেশ রঞ্জন নাগ চৌধুরী
Father : Swadesh Ranjan Nag Chowdhury
অনৈকান্তির / DOB : 05/01/1959
পুরুষ / Male



8481 7798 1919

আধার - সাধারণ মানুষের অধিকার

Swadesh



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দৃষ্ট করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার চব্বিশগুণ্ড সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ভারতীয় পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:

S/O. স্বদেশ রঞ্জন নাগ চৌধুরী,
উকিল পাড়া, উকিলপাড়া,
বারুইপুর, বারুইপুর, বারুইপুর,
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
700144

Address:

S/O. Swadesh Ranjan Nag
Chowdhury, UKL PARA,
BARUIPUR, BARUIPUR,
Baruipur, Baruipur, South 24
Parganas, West Bengal, 700144

8481 7798 1919



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000255906/2017	Office where deed will be registered
Query Date	18/07/2017 4:57:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Prodip Kr Basu Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830016258, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)	
Set Forth value	Market Value	
Rs. 30,00,000/-	Rs. 30,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,80,020/- (Article:23)	Rs. 30,046/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Barulpur, Municipality: BARUIPUR, Mouza: Subuddhipur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-231/1269	RS-263	Bastu	Bagan	3 Katha	29,00,000/-	29,00,000/-	Width of Approach Road: 6 Ft.
Grand Total :					4.95Dec	29,00,000 /-	29,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shad, Extent of Completion: Complete					
Total :		200 sq ft	1,00,000 /-	1,00,000 /-	

M/s. Ashoke Neg Chowdhury

Proprietor

Selfer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Debasish Gangopadhyay Ganguly Son of Shri. Mohan Lal Gangopadhyay Ganguly Anath Asram, Padmapukur, P.O:- Baruipur, P.S:- Baruipur, District-South 24- Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPEPG7B96L, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M/s Ashoke Nag Chowdhury Nag Chowdhury Bhavan, Ukilpara, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 . PAN No.:: ABSPN3306P, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Ashoka Nag Chowdhury Son of Late Swadesh Ranjan Nag Chowdhury Ukilpara, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ABSPN3306P	M/s Ashoke Nag Chowdhury (as proprietor)

Identifier Details :

Name & address	
Mr RAJU DAS Son of Mr ASHOK DAS ALIPORE POLICE COURT, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, . Identifier Of Shri Debasish Gangopadhyay Ganguly, Shri Ashoke Nag Chowdhury	
N	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Debasish Gangopadhyay Ganguly	M/s Ashoke Nag Chowdhury-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Debasish Gangopadhyay Ganguly	M/s Ashoke Nag Chowdhury-200.00000000 Sq Ft

M/s. Ashoke Nag Chowdhury
(Signature)
Proprietor

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17/08/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 31/08/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

M/s. Ashoke Nag Chowdhury


Proprietor

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

1334117

GRN: 19-201718-005257668-2

Payment Mode: Counter Payment

GRN Date: 07/08/2017 14:02:11

Bank: United Bank

BRN: 59702349

BRN Date: 07/08/2017 00:00:00

DEPOSITOR'S DETAILS

Id No.: 16041000255906/4/2017
(Query No./Query Year)

Name: ASHOKE NAG CHOWDHURY
Contact No.: Mobile No.: +91 9903028084
E-mail:
Address: BARUIPUR UKIL PARA PIN 700144
Applicant Name: Mr Prodip Kr Basu
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16041000255906/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	175020
2	16041000255906/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	30046
Total				205066

In Words: Rupees Two Lakh Five Thousand Sixty Six only

Major Information of the Deed

Deed No :	I-1604-04334/2017	Date of Registration	10/08/2017
Query No / Year	1604-1000255906/2017	Office where deed is registered	
Query Date	18/07/2017 4:57:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Prodip Kr Basu Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830016258, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 30,00,000/-	Market Value	Rs. 30,00,000/-
Stampduty Paid(SD)	Rs. 1,80,020/- (Article:23)	Registration Fee Paid	Rs. 30,046/- (Article:A(1), E, M(b), 11)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S- Baruipur, Municipality: BARUIPUR, Mouza: Subuddhipur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-231/1269	RS-263	Bastu	Bagan	3 Katha	29,00,000/-	29,00,000/-	Width of Approach Road: 6 Ft.
Grand Total :					4.95Dec	29,00,000 /-	29,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1,00,000 /-	1,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Debasish Gangopadhyay Ganguly Son of Shri Mohan Lal Gangopadhyay Ganguly Anath Asram, Padmapukur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BPEPG7898L, Status : Individual, Executed by: Self, Date of Execution: 09/08/2017, Admitted by: Self, Date of Admission: 09/08/2017, Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2017, Admitted by: Self, Date of Admission: 09/08/2017, Place : Pvt. Residence

Transfer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s Ashoke Nag Chowdhury Nag Chowdhury Bhavan, Ukilpara, P.O - Baruipur, P S - Baruipur, District -South 24-Parganas, West Bengal, India, PIN - 700144 , PAN No.: ABSPN3306P, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Ashoke Nag Chowdhury (Presentant) Son of Late Swadesh Ranjan Nag Chowdhury Ukilpara, P.O:- Baruipur, P S:- Baruipur, District-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABSPN3306P Status : Representative, Representative of : M/s Ashoke Nag Chowdhury (as proprietor)

Identifier Details :

Name & address
Mr RAJJI DAS Son of Mr ASHOK DAS ALIPORE POLICE COURT, P.O - Alipore, P.S - Alipore, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Debasish Gangopadhyay Ganguly, Shri Ashoke Nag Chowdhury

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri Debasish Gangopadhyay Ganguly	M/s Ashoke Nag Chowdhury-4.95 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Shri Debasish Gangopadhyay Ganguly	M/s Ashoke Nag Chowdhury-200.00000000 Sq Ft

Endorsement For Deed Number : 1 - 160404334 / 2017

07-2017

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 30,00,000/-

Pradipta

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

On 09-08-2017

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

Presented for registration at 16:03 hrs on 09-08-2017, at the Private residence by Shri Ashoke Nag Chowdhury .

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

Execution is admitted on 09/08/2017 by Shri Debasish Gangopadhyay Ganguly, Son of Shri Mohan Lal Gangopadhyay Ganguly, Anath Asram, Padmaipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Identified by Mr RAJU DAS, . . Son of Mr ASHOK DAS, ALIPORE POLICE COURT, P.O: Alipore, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-08-2017 by Shri Ashoke Nag Chowdhury, proprietor, M/s Ashoke Nag Chowdhury, Nag Chowdhury Bhavan, Ukilpara, P.O.- Baruipur, P.S:- Baruipur, District.-South 24-Parganas, West Bengal, India, PIN - 700144

Identified by Mr RAJU DAS, . . Son of Mr ASHOK DAS, ALIPORE POLICE COURT, P.O: Alipore, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Pradipta

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

07-08-2017

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissibility under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule IX, Article number 21 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,045/- (A) + Rs 30,000/- (B) + Rs 140/- (C) + Rs 25/- (M) + Rs 4/- () and Registration Fees paid by Cash Rs 30/- By online = Rs 30,045/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 07/08/2017 12:05AM with Govt. Ref. No. 192017160052579682 on 07-08-2017 Amount Rs. 30,045/- Bank: United Bank (UTBI00CH175), Ref. No. 59702349 on 07-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs. 5,000/- by online = Rs 1,75,020/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 2740, Amount Rs 5,000/-, Date of Purchase: 07/08/2017, Vendor name: Santosh Kr Dey

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 07/08/2017 12:05AM with Govt. Ref. No. 192017160052579682 on 07-08-2017 Amount Rs. 1,75,020/- Bank: United Bank (UTBI00CH175), Ref. No. 59702349 on 07-08-2017, Head of Account 0030-02-103-003-02

g.l.k.

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

ate of Registration under section 60 and Rule 69.
stered in Book - I
ame number 1604-2017, Page from 116942 to 116970
eing No 160404334 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2017.08.11 15:13:46 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 11-08-2017 15:13:45
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANA
West Bengal.



(This document is digitally signed.)