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9-14087/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

18 72-056/18

V 700919

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

**DEED OF CONVEYANCE**

This Deed of Conveyance made on this the 14<sup>th</sup> day of December, Two Thousand and Eighteen (2018).

Between

**MR. BASUDEB PATRA**, (PAN AQEPP1557H) Son of Late Lakshman Kumar Patra by nationality Indian, by faith Hindu, by occupation Professional,

presently residing at 89A, Lake Town, Block - B, Police Station - Lake Town, Post Office - Lake Town, Kolkata 700 089,

hereinafter called and referred to as the **OWNER/ VENDOR** (which expression shall unless excluded by or

.....repugnant

*Basu*

Additional District Sub-Registrar  
Kolkata, New Town, North 24 Parganas

14 DEC 2018

Sl. No. **87722** Date.....  
Name.....  
Add.....  
AMC..... *52*

**12 FEB 2018**

*Bamdeo Patil  
Adv.  
H. C. Cell.*

**SOUMITRA CHANDA**  
Licensed Stamp Vendor  
92, K. S. Row Road, Kol-4



*[Signature]*  
Additional District Sub-Engineer  
Bhamburda, New Town, North 24 Parganas

**14 DEC 2018**

repugnant to the subject or context be deemed to mean and include his heir, executor, administrator, legal representative and assign) of the **ONE PART**.

**A N D.**

1. **MRS. INDRANI PRADHAN**, (PAN - BHKPP6194A)  
Daughter of Mr. Ranajit Mukherjee, by nationality Indian, by faith Hindu, by occupation House Wife,

presently residing at Village - Haidadpur, Post Office - Khantura, Police Station - Habra, Pin No. 743273, District - 24 Parganas (North), State - West Bengal

2. **MR. ATANU MANDAL**, (PAN- AIWPM3439M) son of Mr. Khagendra Nath Mandal, by nationality Indian, by faith Hindu, by occupation Govt. Service,

presently residing at Bibekpara, Post Office - Khantura, Police Station - Habra, District 24 Parganas (North) Pin No. 743273, West Bengal,

hereinafter called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**BACKGROUND/TITLE OF THE SOLD PROPERTY.**

**WHEREAS** one Raosan Ali alias Raosan Ali Mondal was the owner of all that piece and parcel of land admeasuring 6 Cutthas 10 Chittacks 18 Sq. Ft.

in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under Police Station Rajarhat, District 24 Parganas North by dint of a Sale Deed dated 28.06.1976 executed by one Subhadra Devi and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 79, Pages Nos. 173 to 176, being No. 4385 for the year of 1976.

**AND WHEREAS** the said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 16 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under Police Station Rajarhat, District 24 Parganas North by dint of another Sale Deed dated 17.06.1980 duly executed and registered by one Ali Mohammad Mondal and recorded in Book No. I, Being No. 4771 for the year 1980.

**AND WHEREAS** the said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 18 Decimals in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under Police Station Rajarhat, District 24 Parganas North by dint of another Sale Deed dated 04.11.1981 duly executed and registered by one Motiar Rahaman and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 333, Pages Nos. 73 to 86, Being No. 11013 for the year 1981.

**AND WHEREAS** the said Raosan Ali alias Raosan Ali Mondal was the owner of all that piece and parcel of land admeasuring 6 Decimals in L.R. Dag No. 296 and land admeasuring 31 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under Police Station Rajarhat, District 24 Parganas North.

**And Whereas** the land measuring 12 Decimal in L.R. Dag No. 747 has been acquired by the Government of West Bengal in LA Case No. 4/195 for the year 2002-2003.

.....**And Whereas**

**And Whereas** one Chhayatan Nessa Bibi was the owner of all that piece and parcel of land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 331 in mouza Jatragachi, J.L. No. 24, under Police Station Rajarhat, District North 24 Parganas.

**And Whereas** Chhayatan Nessa Bibi sold, transferred and conveyed the said land admeasuring 1 Decimal in L.R. Dag No. 296 and land admeasuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under Police Station Rajarhat, District North 24 Parganas unto and in favour of Raosan Ali Mondal by a Sale Deed dated 25.06.1993 duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. 1, Volume No. 108, Pages Nos. 65 to 70 Being No. 4989 for the year of 1993.

**AND WHEREAS** the said Raosan Ali alias Raosan Ali Mondal sold transferred and conveyed a part of the said land measuring 2 Decimals in L.R. Dag No. 296 and land measuring 6.5 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 746 & 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, District North 24 Parganas unto and in favour of Password sales Pvt. Ltd., by a Sale Deed dated 09.05.2008 and the same was duly registered with the office of Additional Registrar of Assurances -II, Kolkata and recorded in Book No. 1, Volume No. 1, Pages No. 1 to 14, being Deed No. 6024 for the year 2008.

**AND WHEREAS** by dint of the aforesaid Sale Deed, dated 09.05.2008, the said Password sales Pvt. Ltd., was Owner of all that piece and parcel of sali land measuring 2 decimals in R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and Land measuring 6.5 Decimals on actual physical measurement 7 Decimals in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, new L.R. Khatian No. 1642, lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No. 174 and 179, Police Station

Rajarhat, under Jangra Hatiara - II Gram Panchayet, District North 24 Parganas, and the said Password sales Pvt. Ltd, herein is in peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

**And Whereas** the said Password sales Pvt. Ltd, has been mutated and is recorded in R.O.R., under L.R. Khatian No. 1642 comprising of Sali Land measuring 7 decimals in Part of L.R. Dag No. 747 and 2 decimals in part of L.R. Dag No. 296 and the Vendor herein has been in exclusive khas physical possession of the said Sali land measuring 7 decimals in part of L.R. Dag No. 747 and 2 decimals in part of L.R. Dag No. 296, Mouza Jatragachi, P.S. Rajarhat, under Jangra- Hatiara - II, Gram Panchayet, District 24 Parganas North and the said Password sales Pvt. Ltd, herein is in peaceful enjoyment of the entire Land without any hindrance or interference by anybody and paying Government rent for the said property.

**AND WHEREAS** the said Password sales Pvt. Ltd, sold transferred and conveyed a part of the said land measuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 1642 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, District North 24 Parganas unto and in favour of the Vendor herein, by a Sale Deed, dated 14th day of September, 2018 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat at New Town and recorded in Book No. I, Volume No. 1523-2018, Pages No. 348377 to 348399, being Deed No. 152310541 for the year 2018.

**AND WHEREAS** by dint of the aforesaid Sale Deed, dated 14.09.2018, the said vendor, is the Owner of all that piece and parcel of sali land measuring

1 decimal in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, new L.R. Khatian No. 1642, lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No. 174 and 179, Police Station Rajarhat, under Jangra Hatiara - II Gram Panchayet, District North 24 Parganas, and the said Vendor herein is in peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

#### **VENDORS REPRESENTATION**

- i) The entire land under the Schedule hereto is the khas possession of the Vendor and no portion in any manner whatsoever is under any "BHAGCHASE"/"BARGADAR".
- ii) The total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.
- iii) There is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Cakutta.
- iv) The land was never subject 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).
- v) There is no restriction or impediment to transfer the subject land and or any portion by the Owner/Vendor in favour of the Purchasers under transfer of Property Act and under Law of Land within the purview of W.B. Land Reforms Act, 1955.

.....vi) The Vendor

vi) The Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below.

vii) the Subject land and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instate of income Tax, Wealth Tax, or Gift Tax, Authorities or Department or departments or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';

**AND WHEREAS** that the Owner/Vendor herein have agreed to sell and relying on the documents supplied by and representation made by the vendor herein to be true the Purchasers has agreed to purchase out of the aforesaid property all that piece and parcel of Sali Land measuring 1 Decimal in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No. 174,179, P.S - Rajarhat, Dist. - North 24 Parganas, under Jangra- Hatiara II Gram Panchayet morefully and particularly described in the SCHEDULE written hereunder (hereinafter referred to as the "SAID LAND"/ "SAID PROPERTY") at or for a total consideration of **Rs. 9,00,000/- (Rupees Nine Lakhs)** only is free from all encumbrances, demand, charges, claim, mortgage, attachment, acquisition, requisition, lines and lispendance whatsoever in the manners hereinbelow.

**NOW THIS INDENTURE WITNESSETH**

That in consideration of the sum of Rs. 9,00,000/- (Rupees Nine Lakhs) only paid by the Purchasers herein to the Owner/Vendor herein at or before the

.....execution these



execution these presents, the receipt whereof the Owner/Vendor herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and of and from the same and every part thereof acquit, release, exonerate discharge the Purchasers, his legal successor, and assigns the said properties do hereby grant transfer, convey, assign and assure forever to the Purchasers, his legal successors and assigns free from all encumbrances, charges, liens, lispences, demands, claims attachments, hindrance, debts and adverse claims whatsoever ALL THAT the SAID PROPERTY OR HOWSOEVER OTHERWISE the said property and any part thereof now are or is or at any time hereto for were situated butted and bounded called known, numbered described or distinguished, all that the said property including liberties, privileges, with all using rights of ingress and egress including all easement rights, title, interest, possession of the Vendor into and/or upon the said Schedule Property. AND ALL the reversion or reversions, remainder or reminders, issues and profits therefrom hereby granted or expressed or intended so to be unto and to the use of the Purchasers, his successors, successors-in-interest and assigns absolutely forever. TO HAVE AND TO HOLD the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances, charges, attachments, liens, lispence, debts, attachments, hindrances and adverse claims AND THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner/Vendor or its ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchasers absolutely and for ever free from all encumbrances charges attachments

liens lispendance and adverse claim. AND THAT NOTWITHSTANDING any such act; deed matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasibly right, title and interest and well and sufficiently entitle to grant, transfer, convey, assign and assure the said property hereby granted and expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers, his legal successor and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor from any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or his/her ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendance, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, his/her ancestors or predecessors-in-title AND FURTHER the Owner/Vendor covenant with the Purchasers, his legal successor and assigns that the said property or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any metropolitan Development Authority or any improvement Trust and the Owner/Vendor and all persons unders under them shall and will from time and at all times hereinafter at the request and costs of the Purchasers his legal successors and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchasers, his successors, successors-in-interest and assigns at all reasonable upon prior notice and at the costs of the Purchasers and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and registrar all relevant documents relating to the said

property hereby conveyed AND FURTHER the Vendor do hereby declare that since the Purchasers having purchased the said property relying on the representation made by the Vendor and on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchasers and his legal successors, executor, administrators and representative and assignees against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-**

1. That the Vendor has good right, full power and absolute authority to convey the said property unto and to the use and benefit of the Purchasers herein in the manner aforesaid.
2. That the Purchasers for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said property for his/her/their own use and benefits.
3. That the Purchasers shall hold the said property free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the vendor herein.
4. The Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and cause to

be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use and benefit of the Purchasers in the manner aforesaid as by the Purchasers shall be reasonable required.

5. The Vendor do hereby certify that the said property, 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 property and in all manner absolutely free form all encumbrances.

**Note :**

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.
- iii. The Vendor shall include his representatives and assigns.
- iv. The Purchasers shall include their legal heirs, successors, representative and/or assigns.

**SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land measuring 1 Decimal comprised in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, at present under L.R. Khatian No. 1642, lying situate at Mouza Jatragachi, J.L. No. 24, Re Su No. 195, Touzi No. 174, 179, Police Station Rajarhat, District 24 Parganas North, under Jangra-

.....hatiyara II

-: 12 :-

hatiyara II Gram panchayet, classified as Sali land being butted and bounded as follows :

**On the North by** : By Land under L. R Dag No. 747 (P)

**On the South by** : By Land under L. R Dag No. 747 (P)

**On the East by** : By Land under L. R Dag No. 747 (P)

**On the West by** : By Land under L. R Dag No. 747 (P)

That the subject property being conveyed hereby is shown in Deed Plan Bordered in "RED" Colour annexed wherewith and is a part of this Deed.

.....In witness

In witness whereof the parties here to have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

Signed Sealed and Delivered  
by the above named **Owner/Vendor**  
at kolkata in the presence of:

1. Sanatan patra  
S/o. Late Lakshman K. Patra  
89A, Lake Town, Bl-B.  
P.S. & P.O. - Lake Town, Kal-89.

Patra  
(BASUDEB PATRA)

Signature of the Owner/Vendor

2. Suman Gupta  
son of :- Sudam Gupta  
89A, Lake Town  
Block - B KOL - 89

Signed Sealed and Delivered  
by the above named **Purchasers**  
at kolkata in the presence of:

1. X

X X (Not executants)

2. X

Signature of the Purchasers

This Deed of Conveyance is  
drafted and prepared at my office:

Patra  
14.12.2018  
BASUDEB PATRA  
ADVOCATE  
HIGH COURT, CALCUTTA  
Enrol. WBF/1246/898/11  
BASUDEB PATRA

Advocate.

High Court Calcutta.

Off :- P-89A, Lake Town, Block - B,  
Police Station - Lake Town,  
Kolkata - 700 089,

Mobile :+91 98311 63687.

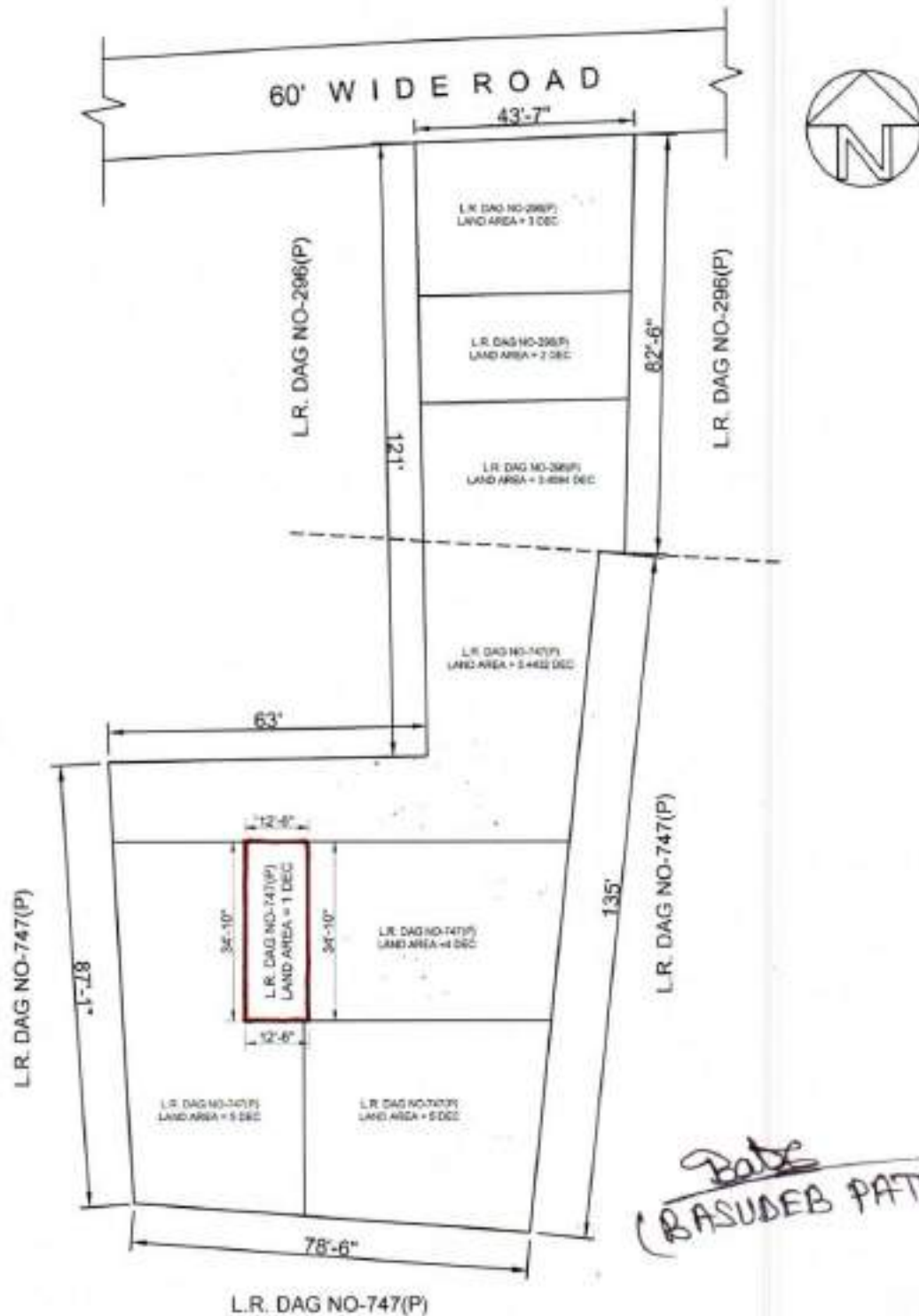
E-mail : pbasu\_sksa@yahoo.com

SITE PLAN OF LAND AT MOUZA-JATRAGACHI, J.L. NO-24, R.S. DAG NO -647  
 CORRESPONDING TO L.R. DAG NO - 747(P) UNDER L.R. KHATIAN  
 NOS-746 & 331 AT PRESENT UNDER NEW L.R. KHATIAN NO-1642, R.S.  
 NO-195, TOUZI NO.174 & 179, P.S. RAJARHAT UNDER JANGRA HATIARA II  
 GRAM PANCHAYET, DIST: NORTH 24 PGS.

AREA OF LAND = 1 DECIMAL

VENDOR : MR. BASUDEB PATRA

PURCHASERS : MRS. INDRANI PRADHAN & MR. ATANU MANDAL





Babu  
(BASUDEB PATRA)

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Babu  
(BASUDEB PATRA)  
SIGNATURE OF THE EXECUTANT/S



Indrani Mukherjee

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Indrani Mukherjee  
SIGNATURE OF THE EXECUTANT/S



Atanu Mondal

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Atanu Mondal



Received on and from the withinnamed **Purchasers** by the withinnamed **Owner/Vendor** the withinmentioned sum of **Rs. 9,00,000.00 (Rupees nine lakhs) only** as and by way of consideration money in full and final for sale, as per Memorandum of Consideration below :-

**Memo of Consideration**

<u>Sl. No.</u>	<u>Date</u>	<u>RTGS/CH No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
1.	11.12.18	SBINR/52018121 100033337	SBI Bank	Habra	4,50,000.00
2.	11.12.18	127348	Axis Bank	Gobardanga	4,50,000.00
<b>Total -</b>					<b>9,00,000.00</b>

(Rupees nine lakhs) only.

Witnessess :

1. Sanatan patra  
89A, Lake TOWN, Bl-B  
P.S. & P.O. - Lake TOWN.  
KOL - 89.

2. Suman Gupta  
Son of :- Suman Gupta  
89A, Lake Town,  
Block - B, KOL - 89

Patra  
(BASUDEB PATRA)

Signature of the Owner/Vendor

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

GRN: 19-201819-031710273-1 Payment Mode Online Payment  
GRN Date: 13/12/2018 19:37:36 Bank : State Bank of India  
BRN : CKH9795705 BRN Date: 13/12/2018 19:39:15

DEPOSITOR'S DETAILS

Id No. : 15230001872056/3/2018

[Query No./Query Year]

Name : Basudeb Patra  
Contact No. : Mobile No. : +91 9830463687  
E-mail : pbasu\_sksa@yahoo.com  
Address : 89A Lake Town Bl B Kol 89  
Applicant Name : Mr Basudeb Patra  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
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	15230001872056/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	44960
2	15230001872056/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	9007

Total

53967

In Words : Rupees Fifty Three Thousand Nine Hundred Sixty Seven only

*Patra*  
(BASUDEB PATRA)

### Major Information of the Deed




Deed No :	I-1523-14087/2018	Date of Registration	14/12/2018
Query No / Year	1523-0001872056/2018	Office where deed is registered	
Query Date	11/12/2018 4:09:00 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Basudeb Patra 89A, Lake Town, Block B, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700008, Mobile No. : 9830463687, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 45,010/- (Article:23)	Rs. 9,007/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-747	LR-1642	Bastu	Shali	1 Dec	9,00,000/-	9,00,000/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>					1Dec	9,00,000 /-	9,00,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Basudeb Patra (Presentant)</b> Son of Late Lakshman Kumar Patra Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
		14/12/2018	LTI 14/12/2018	14/12/2018
89A, Lake Town, Block/Sector: B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AQEPP1557H, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				

Major Information of the Deed :- I-1523-14087/2018-14/12/2018

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Indrani Pradhan</b> Daughter of Mr Ranajit Mukherjee Haidadpur, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHKPP6194A, Status :Individual, Status : Not Executed
2	<b>Mr Atanu Mandal</b> Son of Mr Khagendra Nath Mandal Bibekpara, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: AIWPM3439M, Status :Individual, Status : Not Executed

**Identifier Details :**

Name & address	
Mr Sanatan Patra Son of Late Lakshman Kumar Patra 89A, Lake Town, Block/Sector: B, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Basudeb Patra	
	14/12/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Basudeb Patra	Mrs Indrani Pradhan-0.5 Dec,Mr Atanu Mandal-0.5 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 747(Corresponding RS Plot No:- 747), LR Khatian No:- 1642	Owner:মেসার্স পাশওয়ার্ড সেলস , Gurdian:প্রা:পি: , Address:20, লাউডন ট্রাট, কলিকাতা:-16 , Classification:খানি, Area:0.07000000 Acre.	Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 152314087 / 2018**

Major Information of the Deed :- I-1523-14087/2018-14/12/2018

On 11-12-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,00,000/-



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

On 14-12-2018

**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 14:10 hrs on 14-12-2018, at the Office of the A.D.S.R. RAJARHAT by Mr Basudeb Patra ,Executant.

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

Execution is admitted on 14/12/2018 by Mr Basudeb Patra, Son of Late Lakshman Kumar Patra, 89A, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Professionals

Indetified by Mr Sanatan Patra, . , Son of Late Lakshman Kumar Patra, 89A, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,007/- ( A(1) = Rs 9,000/- .E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2018 7:39PM with Govt. Ref. No: 192018190317102731 on 13-12-2018, Amount Rs: 9,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH9795705 on 13-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-14087/2018-14/12/2018


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 45,010/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 44,960/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 37722, Amount: Rs.50/-, Date of Purchase: 12/02/2018, Vendor name: S CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2018 7:39PM with Govt. Ref. No: 192018190317102731 on 13-12-2018, Amount Rs: 44,960/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKH9795705 on 13-12-2018, Head of Account 0030-02-103-003-02

  
**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

Major information of the Deed :- I-1523-14087/2018-14/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152314087 for the year 2018.



Digitally signed by Sanjoy Basak  
Date: 2018.12.24 16:54:51 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 24-12-2018 4:54:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)