

6947

2-6660/19



10/6/19

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29AB 416274

123092/19

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.

B. Aham

Additional District Registrar
Rajarhat New town, North 24-Pgs.

10 JUN 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 10th day of June in the year Two Thousand Nineteen (2019).

AMONGST

186382

SWAPNADIP DAS
6 Old Post Office Street
(Gr. Floor) Room No. 53
Kolkata-700 001

SWAPNADIP DAS
6 Old Post Office Street
(Gr. Floor) Room No. 58
Kolkata-700 001

NAME.....
ADD.....
Rs.....
59 JAN 2019
S. CHATTERJEE
Licentiate
C.C. No. 1000
2 & 3, K. S. Road, N. C. I.

09 JAN 2019

09 JAN 2019



Additional District Sub Registrar
New Town, North 24 Parganas

10 JUN 2019

SRI SANTI NATH DAS (PAN no. ADPPD2836H), son of Late Bishnu Pado Das, by faith - Hindu, Occupation - Retired person, resident of Malanchapara, Teghoria, P.O. Hatiara, P.S. Rajarhat, Kolkata - 700157, District North 24-Parganas, hereinafter referred to and called as the "**Vendor / Owner**" (which expression shall unless excluded by or repugnant to the context mean and include his respective heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

A N D

(1). **SHEIKH SULTAN ALI** (PAN no. ADBPA1053F), Son of Late Panchu Sheikh, by Nationality - Indian, by faith - Muslim, by occupation - Business and (2). **SUSMITA GHOSH ALI** (PAN no. ADYPG1559K), daughter of Narayan Chandra Ghosh and Wife of Sheikh Sultan Ali, by faith - Muslim, by occupation - Business, by Nationality - Indian, both are residing at premises no. 8-12, Chinar Park, P.O. Hatiara, P.S. Baguati, Kolkata - 700157, hereinafter referred to and called as the "**Purchasers**" (which expression shall unless excluded by or repugnant to the context mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS one **Sushil Kumar Das** and one **Gopinath Das** was purchased jointly one peace and parcel of land measuring more or less **.39 decimal** situated at **mouza - Reckjowani**, in Touzi No. 2998, under **old Khatian No. 1531**, current **R.S. Khatian No. 1999** in **Old Dag Nos. 1455 and 1456/1702** and also purchased jointly one peace and parcel of land measuring more or less **.42 decimal** situated at **mouza - Reckjowani**, in Touzi No. 2998, under **old Khatian No. 1564**, current **R.S. Khatian No. 1593**, in **Old Dag No.1456**, from previous owner **Mani Mohan Hati** by virtue of a **Deed of Sale being No. 1139** dated 03.05.1947 registered in Book No. I, Volume No. 23 from Pages 6 to 9 from Cossipur Dum-Dum Sub-registry office.

AND WHEREAS after purchasing the above mentioned land said **Sushil Kumar Das** and **Gopinath Das** became the joint owners of the piece and parcel of land measuring more or less **.81 decimal** situated at **mouza - Reckjowani**, in Touzi No. 2998, under **old Khatian Nos. 1531 and 1564**, current **R.S. Khatian Nos. 1999 and 1593**, in **Old Dag Nos. 1455, 1456/1702 and 1456** and have so long been enjoying and possessing the same with good right and full and absolute power of ownership and have every right to transfer the same or any part to anybody by any way.

AND WHEREAS in order to avoid inconvenience in the joint possession of the aforesaid land said **Sushil Kumar Das** and **Gopinath Das** partitioned the aforesaid property by metes and bounds by entering into a registered **Deed of Partition being No. 5351** dated 25.07.1070 registered in the Cossipur Dum-Dum Sub-registry office registered in Book No. I, Volume No. 79, from pages 169 -173 and by virtue of aforesaid **Deed of Partition** present vendor i.e. **Sushil Kumar Das** became the absolute owner of the peace and parcel of land measuring more or less **.30 decimal** situated at **mouza - Reckjowani**, in Touzi No. 2998, under **old Khatian No. 1531**, current **R.S. Khatian No. 1999** in **Old Dag No. 1456/1702**.

AND WHEREAS thereafter the said **Sushil Kumar Das** has so long been enjoying and possessing the same with good right and full and absolute power of ownership and have every right to transfer the same or any part to anybody by any way.

AND WHEREAS thereafter said **Sushil Kumar Das** sold and transferred the peace and parcel of land measuring more or less **05 (Five) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq. ft.** out of aforesaid **.30 decimal** of land situated at **mouza - Reckjowani**, in Touzi No. 2998, under **old Khatian No. 1531**, current **R.S. Khatian No. 1999** in **Old Dag No. 1456/1702**, current **R.S. Dag No. 1534** by virtue of a **Deed of Sale being No. 753** dated 11.02.1991 registered in Book No. I, Volume No. 15 from Pages 57 to 62 from ADJR Bidhannagar, Salt Lake City to **SRI SANTI NATH**

DAS, son of Late Bishnu Pado Das, the **Owner** herein.

AND WHEREAS thereafter the said **SRI SANTI NATH DAS**, the **Owner** herein, **muted** his name in **L.R. Khatian No. 6169** and have so long been enjoying and possessing the same with good right and full and absolute power of ownership and have every right to transfer the same or any part to anybody by any way.

AND WHEREAS due to urgent need of money and some unavoidable circumstances the present **Vendor/Owner** herein i.e. **SRI SANTI NATH DAS**, announced **his** intention to dispose of the aforesaid **Bagan** land measuring **5 Katha** more or less more fully described in the **Schedule - A** hereunder written for a highest market price of **Rs.60,00,000/- (Rupees Sixty Lakh)** only and the **Purchasers** herein having come to know such intention of the **Vendor/Owner** agreed to purchase the same at **Rs.60,00,000/- (Rupees Sixty Lakh)** only subject to and free from all encumbrances and the **Vendor/Owner** also assure the **Purchasers** to convert the Bagan land into Bastu Land within month of April, 2019.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

THAT in consideration of **Rs.60,00,000/- (Rupees Sixty Lakh)** only to be paid by the **Purchasers** to the **Vendor/Owner** on or before the execution of these presents (the receipt whereof the **Vendor/Owner** hereby admit and acknowledge) the **Vendor/Owner** doth hereby indefeasibly grant, convey, transfer, assure and assign free from all encumbrances, attachments, liens, charges etc. unto and in favour of the **Purchasers ALL THAT** a piece and parcel of **Bagan land** measuring **05 (Five) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq. ft.** more or less out of aforesaid **.30 decimal** of land as mentioned below together with all easement right and to right to use 7 ft. wide common passage for ingress and egress, lying and situated at peace and parcel of land measuring more or less **5 Katha** out of aforesaid **.30 decimal** of land situated at **mouza - Reckjowani**, in Touzi No. 2998, at present Touzi no. 10, J.L. no. 13, under **old Khatian No. 1531, R.S. Khatian No. 1999, L.R., Khatian No. 6169**, in **Old Dag No. 1456/1702**, current **R.S. Dag No. 1534, Naipukur Road**, within the local limits of **Rajarhat Bishnupur 1 no. Gram Panchayat, Police Station - Rajarhat**, Kolkata - 70135, under A.D.S.R. Rajarhat, District North 24 Pargana, morefully described in the **Schedule "A"** written hereunder and referred to as the said property **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is at any time heretofore were or was butted and bounded called known numbered described or distinguished **TOGETHER WITH** all areas, compounds and ground including under ground soil thereof fixtures, sewers, ways, paths, passages former or other rights, lights, liberties, privileges, easements, appendages and appurtenances whatsoever to the said property belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profiles **TOGETHER WITH ALL** the estate, rights, title, interest, property, claim or demand whatsoever both at law and in equity of the **Vendor/Owner** into or upon the said property hereby granted, sold, transferred and conveyed or otherwise expressed or intended so to be and every part thereof and to enjoy all manner of rights, including all easements and quasi-easements, rights and the rents, issues and profits thereof and every part of the property sold, transferred and conveyed or expressed or intended so to be **TO HAVE AND TO HOLD** the said property hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the **Purchasers** with **their** rights and appurtenances unto and to the use of the **Purchasers** absolutely and forever **AND** the **Vendor/Owner** hereby covenants with the **Purchasers** and **their** heirs, executors and representatives that notwithstanding any acts, deeds, matters or things by the **Vendor/Owner** made done executed or knowingly suffered to the contrary, the **Vendor/Owner** had good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to

the **Purchasers** without any encumbrances **AND** further that the **Vendor/Owner** is now lawfully and rightfully seized, possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance in possession or an estate equivalent thereto without in any manner or condition use or trust or other things whatsoever **AND THAT** notwithstanding any such acts, deeds, matters and things whatsoever executed or knowingly suffered to the contrary, the **Vendor/Owner** have now in **himself**, good, right, full power and absolute authority and unencumbered and unfettered liberty to transfer, convey, assure and assign the said property and every part thereof hereby sold, transferred, conveyed or otherwise or expressed or intended so to be unto and in favour of the **Purchasers** in the manner aforesaid **AND THAT** the **Purchasers** and **their** heirs, executors, administrators, representatives and assigns shall or may at all times hereafter peacefully and equitably possess and enjoy the said property free from all encumbrances, charges or liens whatsoever and realize the rents, issues and profits thereof and / or every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor/Owner** or **his** heirs, successors or any person or persons having or lawfully or equitably claiming any estate or interest in the said property from under or in trust for the **Vendor/Owner** **AND THAT** free and clear and freely clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the **Vendor/Owner** or any person or persons having and lawfully equitably claiming any estate or interest in the said property from under or in trust for the **Vendor/Owner** and the **Vendor/Owner** unequivocally and unambiguously declares that the said property has not been affected by or under the Urban Land (Ceiling and Regulation) Act, 1976 or under the West Bengal Land Reforms Act, 1955 or by any other Act and that no certificate proceeding and no notice of attachment has or have been instituted and / or served upon the **Vendor/Owner** under the Income Tax Act, 1961 or Gift Tax or wealth Tax and / or under Estate Duty Act or under any Statute and that no notice has ever been served upon the **Vendor/Owner** who is not at all aware of issuing any such notice. And the **Purchasers** shall mutate **their** names in the Rajarhat Bishnupur 1 No. Gram Panchayet and B.L.L.R. Office or Offices or other necessary offices for recording **their** names in respect of the schedule property as absolute owner after execution of this Sale Deed **AND FURTHER** that the **Vendor/Owner** or **his** executors legal heirs, successors, administrators, representatives and assigns and all persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the **Vendor/Owner** shall and will from time to time and at all times hereafter at the request of the **Purchasers**, do and execute and cause to be done or executed all such acts, deeds, matters and things whatsoever for further or better and more perfectly assuring the said property and every part thereof unto and in favour of the **Purchasers** as shall or may reasonably be required **AND FURTHER THAT** the **Vendor/Owner** and **his** executors, legal heirs, representatives, successors, assigns shall at all times hereinafter indemnify and keep indemnified the **Purchasers**, **their** heirs, executors, administrators and assigns against any kind of loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **Vendor/Owner** or any breach of the covenants hereinbefore contained.

AND NOTWITHSTANDING anything contained and stated in the foregoing paragraphs of this instrument the **Vendor/Owner** further voluntarily undertakes that :-

a) if on any time after completion of the purchase, it appears that this property is affected by any scheme or alignment of the Gram Panchayat or any Improvement Trust or is notified to be acquired or requisitioned by the Government or any other public body, the **Purchasers** shall then have the option to rescind or cancel the Sale and upon receiving the notice of such cancellation of sale from the **Purchasers**, the

Vendor/Owner shall forthwith refund to the **Purchasers** the entire amount of consideration already paid by the **Purchasers** together with all other costs and incidental expenses incurred by the **Purchasers** in this respect;

b) if the **Purchasers** suffers from any material defect in the property known to the **Vendor** but which could not be discovered by the **Purchasers** even by diligent search and enquiry, the **Vendor** shall be liable to compensate the **Purchasers** to the extent of the loss suffered by the **Purchasers**;

c) the **Vendor/Owner** shall pay and discharge all statutory liability and all outgoing in respect of the property upto the date of completion of the purchase and all rents, issues and profits found due after such purchase shall also be paid by the **Vendor/Owner** without any demur;

d) the **Vendor/Owner** hereby undertakes that neither any agreement was entered into by the **Vendor** previously for Sale of this property with any other person nor this property was ever mortgaged or charged or encumbered in favour of any Bank, Financial Institution or private Money lender;

e) the **Vendor/Owner** further undertakes that this property intended to be sold and transferred to the **Purchasers**, is not the subject matter of any suit or proceeding of any Civil Court or Criminal Court or in any Central or State Tribunal and that this property is also not involved in any dispute or litigation of any nature and description whatsoever.

f) The **Vendor/Owner** further undertakes that he have not yet taken any loan or advance from any person or persons or Financial Institutions or Bank or Financial Corporation in respect of the said property and also did not yet enter into any Agreement for Sale with others for the same. But in future, if this property is found to be subject to any encumbrances, attachments, charges or other claims or demand or any kind of latent defect, the **Purchasers** shall be at liberty to rescind this Indenture.

g) After possession of the said unit is taken over by the **Purchasers**, the **Vendor/Owner** shall not be entitled to raise any dispute against or claim any amount from the **Purchasers**.

h) That the **Vendor/Owner** shall keep the **Purchasers** indemnified against any loss arising out of the title of the said property which may be suffered by the **Purchasers** and the **Vendor/Owner** and all persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the **Vendor** will from time to time and at all times hereafter at all request do all such acts, deeds, matters and things whatsoever for further better and more fully and particularly assuring the said property hereby sold and every part thereof unto and to the use of the **Purchasers** in the manner aforesaid as shall or may be reasonably required.

SCHEDULE "A" ABOVE REFERRED TO
(Description of the Property hereby to be conveyed)

ALL THAT a piece and parcel of **Bagan land** measuring **05 (Five) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq. ft.** more or less out of aforesaid **.30 decimal** of land as mentioned below together with all easement right and to right to use 7 ft. wide common passage for ingress and egress, lying and situated at peace and parcel of land measuring more or less **5 Katha** out of aforesaid **.30 decimal** of land situated at **mouza - Reckjowani**, in Touzi No. 2998, at present Touzi no. 10, J.L. no. 13, under **old Khatian No. 1531, R.S. Khatian No. 1999, L.R. Khatian No. 6169**, in **Old Dag No. 1456/1702**, current **R.S. Dag No. 1534, Naipukur Road**, within the local limits of **Rajarhat Bishnupur 1 no. Gram Panchayat, Police Station - Rajarhat, Kolkata - 70135**, under **A.D.S.R. Rajarhat, District North 24 Pargana, West Bengal**, which is butted and bounded as follows :-

ON THE NORTH	R.S. Dag No. 1534p
ON THE SOUTH	12 ft common passage
ON THE EAST	32 ft Panchyat Road
ON THE WEST	R.S. Dag No. 1535

R.S. Vol R.
Dag - 1534
Sullana

IN WITNESS WHEREOF the Parties have hereunder set and subscribed their hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Parties at KOLKATA

In the presence of :-

1. Saumik Das s/o Late Sudhir Kr. Das
Rajarhat, Traipukur, Kd-135

2. Sabari Das.
w/o Santi Nath Das.
Teghoria - Kol- 157

Santi Nath Das

Signature of the
VENDOR

1) Sr. Sankar

2) Susmita Ghosh Ali

Signature of the
PURCHASERS

Memo of consideration

SRI SANTI NATH DAS, son of Late Bishnu Pado Das, hereby received of and from the within named **Purchaser, (1). SHEIKH SULTAN ALI**, Son of Late Panchu Sheikh and **(2). SUSMITA GHOSH ALI**, daughter of Narayan Chandra Ghosh and Wife of Sheikh Sultan Ali, within mentioned sum of **Rs.60,00,000/- (Rupees Sixty Lakh)** only as full and final consideration as per Memo below :-

Sl. no.	Dated	Mode of Payment	Amount
1.	10.12.2018	Cheque no. 795703 (SBI)	Rs. 2,00,000/-
2.	24.3.2019	Cheque no. 511024 (SBI)	Rs. 18,00,000/-
3.	04.06.2019	DEMAND DRAFT NO - 676342 (SBI)	Rs. 10,00,000/-
4.	04.06.2019	DEMAND DRAFT NO - 676344 (SBI)	Rs. 15,00,000/-
5.	04.06.2019	DEMAND DRAFT NO - 676345 (SBI)	Rs. 10,00,000/-
6.	06.06.2019	MANAGER'S CHEQUE NO - 005690 (HDFC)	Rs. 5,00,000/-
7.			

**Total : Rs.60,00,000/-
(Rupees Sixty Lakh)
only.**

**SIGNED, SEALED & DELIVERED
at Kolkata In the presence of :-**

1. *Susmita Das*
2. *Sabari Das.*

Santi nath Das

.....
**Signature of the
VENDOR / OWNER**

**Read over, Explained, Drafted
& Prepared By me as per documents
and information supplied to me :-**

Swapnadip Das

**Sri. Swapnadip Das,
Advocate.**

6, Old Post Office Street,
Gr. Floor, Room No. 56
Kolkata - 700 001

☎ 9830168651 ☎

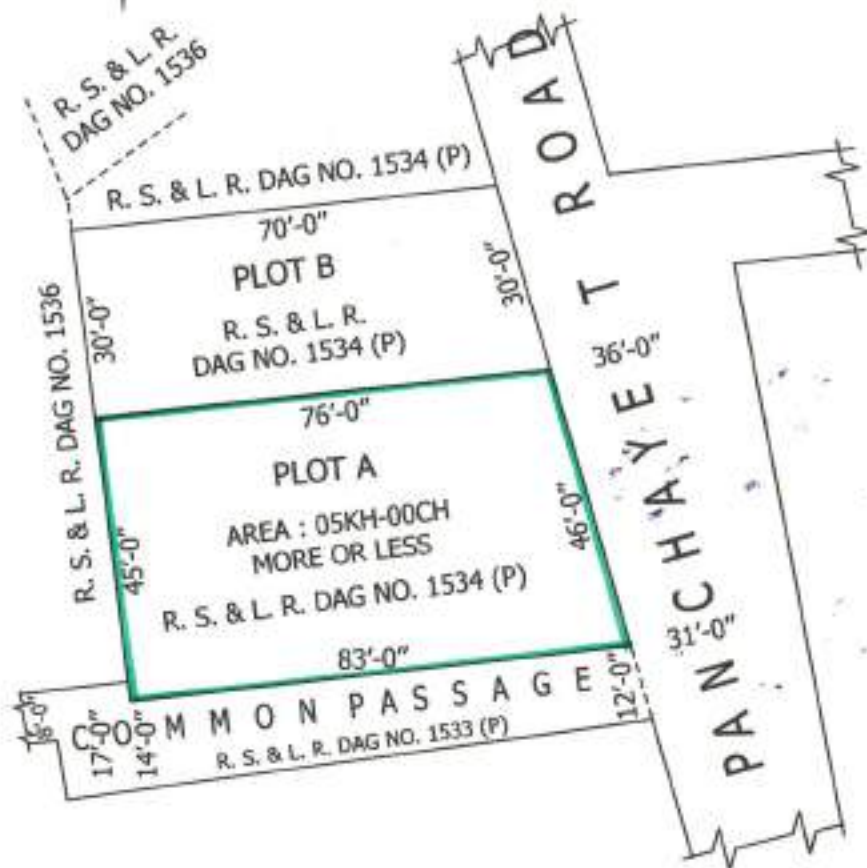
☎ (033) 22481990 ☎

E.Mail : swapnadip_das@yahoo.com

Enrolment no. **WB/1782/02**

**SITE PLAN OF PART OF C. S. DAG NO. 1406/1702, R. S & L. R. DAG NO. 1534,
 AT MOUZA- RECKJUANI, J. L. NO. 13, R.S. NO. 198, R. S. KH. NO. 1999, L. R.
 KH. NO. 6169, P.S. -RAJARHAT, DIST.- NORTH 24 PARGANAS. UNDER
 RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET**
 SCALE: 1" = 30'-0"
**PURCHASE PLOT NO. A, AREA = 05KH-00CH-00SFT (MORE OR LESS)
 PURCHASE PLOT SHOWN IN GREEN BORDER**

**VENDEES : 1. SK. SULTAN ALI, S/O- LATE SK. PANCHU
 2. MRS. SUSMITA GHOSH (ALI), W/O- SK. SULTAN ALI**



Santimath Das

VENDOR'S SIGNATURE

*Sk. Sultanah
 Susmita Ghosh Ali*

Sultanah

VENDOR'S SIGNATURE
 Vendee

PLOT NO.	REFERENCE	DEED AREA IN			
		ACRE	KH	CH	SFT
A	R. S. & L. R. DAG NO. 1534 (P)	0.0826	05	00	00

MORE OR LESS

COPIED BY
 SK. R. ALI
 SURVEYOR
 REGD. NO. 16522
 RAJARHAT, KOL-135

SPECIMEN FORM FOR THE FINGERPRINTS

Sl. No.	Signature of the Executants /Present ants	Little	Ring	Middle	Fore	Thumb
<i>Santimath Das</i>	 <i>Santimath Das</i>	(LEFT HAND)				
						
		(RIGHT HAND)				
						
<i>Ex. Sullānchi</i>	 <i>Ex. Sullānchi</i>	(LEFT HAND)				
						
		(RIGHT HAND)				
						
<i>Susmita Ghosh Ali</i>	 <i>Susmita Ghosh Ali</i>	(LEFT HAND)				
						
		(RIGHT HAND)				
						

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTI NATH DAS

BISHNU PADO DAS

15/05/1954

ADPPD2836H



28072013

SND

Santi Nath Das



ভারত সরকার

Unique Identification Authority of India
Government of India

অনন্যকারী আইডি / Enrolment No. : 111119163V00213

To
Santi Nath Das
সন্তি নাথ দাস

T.G 2A/12A
MALANCHHA PARA
TEGHARIA
Rajshahi Gopalpur(M)
Haliara, North 24 Parganas
West Bengal - 700157

15/07/2014



KL712724323FT
71272432



আপনার আধার সংখ্যা / Your Aadhaar No. :

2168 7180 4646

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সন্তি নাথ দাস

Santi Nath Das
পিতা : বিষ্ণু পাটো দাস
Father : Bishnu Patto Das

বিশেষ আইডি : 1505/054
পুরুষ/মহিলা

2168 7180 4646



আধার - সাধারণ মানুষের অধিকার



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে 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.



বিশেষ আইডি আইডি
নামঃ সন্তি নাথ দাস
স্বত্বাধিকারঃ সন্তি নাথ দাস (পিতা), হালিারা
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

Unique Identification Authority of India

Address: T.G 2A/12A,
MALANCHHA PARA,
TEGHARIA, Rajshahi
Gopalpur(M), Haliara, North
24 Parganas, West Bengal,
700157

2168 7180 4646



1600 300 1647
help@aaa.gov.in

www.aadhaar.gov.in

Santi Nath Das



S. Sultan Ali.



S. Sultan Ali.

[Redacted]

[Redacted]



শেখ সুলতান আলি
Sheik Sultan Ali
জন্মতারিখ/ DOB: 20/07/1963
সুন্দর / MALE



5276 3496 1087

আধার - সাধারণ মানুষের অধিকার

Sh. Sultan Ali

[Redacted]

[Redacted]

ঠিকানা:
বি/12 চিনারপার্ক, পিউ
জিওডক্স রোড, তেঘরিয়া,
রাজারহাট গোপালপুর, (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700157

Address
B/12 GHINARPARK, NEW
TOWN ROAD, TEGHARIA,
Rajarhat Gopalpur(M),
North 24 Parganas,
West Bengal - 700157

1947
1800 200 1947

info@vital.gov.in

www.vital.gov.in

P.O. Box No. 1947,
Kolkata-700 091

Sh. Sultan Ali

आयकर विभाग

INCOME TAX DEPARTMENT

SUSMITA GHOSH ALI

NARAYAN CHANDRA GHOSH



भारत सरकार

GOVT. OF INDIA

10/11/1984

Parliament Account Number

ADYPG1559K

- *Susmita Ghosh Ali*

Signature



If ever this card is lost / forged, kindly inform / return to :-
Income Tax PAN Services Unit, I/TITSE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/बने पर कृपया सूचना दें/सौंपें :-
आयकर पैन सेवा यूनिट, I/TITSE,
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई-400 614

Susmita Ghosh Ali

[Redacted]
[Redacted]



সুমিতা ঘোষ অলি
Susmita Ghosh Ali
জন্মতারিখ/ DOB: 10/11/1964
মহিলা / FEMALE



8617 3523 5879

আধার - সাধারণ মানুষের অধিকার

Susmita Ghosh Ali

[Redacted] স্বাক্ষর প্রাধিকরণ
[Redacted] OF INDIA

ঠিকানা:
বি/12 চিনারপার্ক, নিউ
টাওয়ারস রোড, তেঘরিয়া,
রাজহাট গোপালপুর (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700157

Address
B/12 CHINARPARK, NEW
TOWN ROAD, TEGHARIA,
Rajarhat Gopalpur(M),
North 24 Parganas,
West Bengal - 700157




1547
1800 300 1947


harp@staii.gov.in


www.staii.gov.in


P.O. Box No. 1547,
Bengaluru-560 001

Susmita Ghosh Ali

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

GRN: 19-201920-002015380-2

GRN Date: 02/06/2019 16:38:04

BRN : 90017983

Payment Mode Counter Payment

Bank : State Bank of India

BRN Date: 04/06/2019 00:00:00

DEPOSITOR'S DETAILS

Name : SK SULTAN ALI

Contact No. :

E-mail :

Address : CHINAR PARK KOLKATA 700157

Applicant Name : Mr SWAPNADIP DAS

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

Id No. : 15231000123092/5/2019

[Query No./Query Year]

Mobile No. : +91 9830020145

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000123092/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	300010
2	15231000123092/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	60014
3	15231000123092/5/2019	Mutation/Conversion -Receipt	0029-00-600-028-27	330

In Words : Rupees Three Lakh Sixty Thousand Three Hundred Fifty Four only

Total

360354



Major Information of the Deed



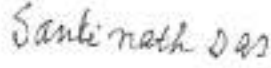
Deed No :	I-1523-06660/2019	Date of Registration	10/06/2019
Query No / Year	1523-1000123092/2019	Office where deed is registered	
Query Date	28/05/2019 2:59:36 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SWAPNADIP DAS HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830168651, 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. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,00,020/- (Article:23)	Rs. 60,014/- (Article:A(1), E)		
Remarks			

Land Details :






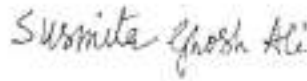
District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1534 (RS :-1534)	LR-6169	Bastu	Bagan	5 Katha	60,00,000/-	60,00,000/-	Width of Approach Road: 32 Ft, Adjacent to Metal Road,
Grand Total :					8.25Dec	60,00,000 /-	60,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANTI NATH DAS Son of Late BISHNUPADA DAS Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office			
		10/06/2019	LTI 10/06/2019	10/06/2019
MALANCHAPARA TEGHORIA, P.O:- HATIARA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADPPD2836H, Status :Individual, Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHEIKH SULTAN ALI (Presentant) Son of Late PANCHU SHEIKH Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office	 10/06/2019	 LTI 10/06/2019	 10/06/2019
Son of Late PANCHU SHEIKH Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ADBPA1053F, Status :Individual, Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Ms SUSMITA GHOSH ALI Daugther of Mr NARAYAN CHANDRA GHOSH Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office	 10/06/2019	 LTI 10/06/2019	 10/06/2019
Daugther of Mr NARAYAN CHANDRA GHOSH Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ADYPG1559K, Status :Individual, Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWAPNADIP DAS Son of Late D DAS HIGH COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 10/06/2019	 10/06/2019	 10/06/2019
Identifier Of Mr SANTI NATH DAS, Mr SHEIKH SULTAN ALI, Ms SUSMITA GHOSH ALI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SANTI NATH DAS	Mr SHEIKH SULTAN ALI-4.125 Dec,Ms SUSMITA GHOSH ALI-4.125 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1534, LR Khatian No:- 6169	Owner: শান্তি নাথ দাস, Gurdian: বিষ্ণু দা, Address: মালঞ্চপাড়া, ভৈরবিয়া, Classification: বাগান, Area: 0.08000000 Acre,	Mr SANTI NATH DAS

Endorsement For Deed Number : I - 152306660 / 2019

On 28-05-2019

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 60,00,000/-



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

On 10-06-2019

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 10:47 hrs on 10-06-2019, at the Office of the A.D.S.R. RAJARHAT by Mr SHEIKH SULTAN ALI, one of the Claimants.

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

Execution is admitted on 10/06/2019 by 1. Mr SANTI NATH DAS, Son of Late BISHNUPADA DAS, MALANCHAPARA TEGHORIA, P.O: HATIARA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Retired Person, 2. Mr SHEIKH SULTAN ALI, Son of Late PANCHU SHEIKH, B 12 CHINAR PARK, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business, 3. Ms SUSMITA GHOSH ALI, Daughter of Mr NARAYAN CHANDRA GHOSH, B 12 CHINAR PARK, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business

Indetified by Mr SWAPNADIP DAS, , Son of Late D DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,014/- (A(1) = Rs 60,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2019 12:00AM with Govt. Ref. No: 192019200020153802 on 02-06-2019, Amount Rs: 60,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90017983 on 04-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

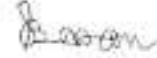
Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 3,00,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 186382, Amount: Rs.10/-, Date of Purchase: 09/01/2019, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2019 12:00AM with Govt. Ref. No: 192019200020153802 on 02-06-2019, Amount Rs: 3,00,010/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 90017983 on 04-06-2019, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 258775 to 258796
being No 152306660 for the year 2019.



Sanjoy

Digitally signed by SANJOY BASAK
Date: 2019.06.12 14:08:10 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 12-06-2019 2:07:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)