

2-3600

T-3234/2020



12.10.20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q. NO. 2001196905/2020

F 664095

This document is admitted in the presence of the Signatory and the witnesses. The Signatory and the witnesses have signed and affixed their seals to this document as the part of this document.

Notary Public, West Bengal
Gangour, South 74 Permales

[Handwritten Signature]
05/10/2020

05 OCT 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 5th day of October, in the year 2020 (Two thousand and twenty)

BETWEEN

[Handwritten Signature]

নং ৩০২ তারিখ ৫/১০/২০২০

স্বাক্ষরকারীর নাম

ভেঃ সাহাআলম মণ্ডল

ডো- *[Signature]*

মোঃ- এ ডি এস আম, বাগাইপুর

ফেলো- মহাবিদ্যালয় ২৪ পরগনা

তারিখ- ০৫/১০/২০

malini Das

B-22, Brahmapur, Kol-96.



Asst. Dir. (Sub Registrar)
South 24 Parganas
05 OCT 2020

S/o Lajal Naskar
Nirmal Naskar
Subudhipur Baruipur
Kolkata-700144

1) **SHRI RANJIT KUMAR DEWANJI**, having PAN ADWPD6800G, Aadhaar No. - 6094 4343 0447, Mobile No. 8637540681, son of Late Shri Kshitish Chandra Dewanji, by religion Hindu, by Nationality Indian, by Occupation Business, 2) **SMT. TANUSREE DEWANJI @ TANUSREE DEWANJEE**, having PAN ADGPD7419M, Aadhaar No. - 4347 7671 5210, Mobile No. 8777656995, wife of Shri Ranjit Kumar Dewanji, by religion Hindu, by Nationality Indian, by Occupation Housewife, both are residing at 135, Rifle Club Road, P.O. - Bansdrani, P.S. - Regent Park, Dist. - South 24 Parganas, Kolkata - 700070, hereinafter jointly called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assign) of the **FIRST PART** duly represented by their Constituted Attorney namely **M/S KANAN ENTERPRISE** a Proprietorship Concern having office at K.M. Roy Chowdhury Road, E.M. Bypass, P.O. - Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700151 and represented by its proprietor - **SRIBAS CHANDRA DAS**, having PAN - AFTPD2362Q, Aadhaar No. - 5818 6109 4427, Mobile No. - 9433012688, son of Late Monoranjan Das, by faith Hindu, by Nationality Indian, by Occupation Business, residing at K. M. Roy Chowdhury Road, P.O. - Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700151, West Bengal, duly appointed vide General Power of Attorney executed on 12th day of February, 2020, registered at the Office of the Additional Registrar of Assurances- IV, Kolkata and recorded in Book No. I, Volume No. 1904-2020, Pages from 90505 to 90540, Being No. 190401232 for the year 2020;

A N D

1. **SMT. MALINI DAS**, PAN - AQNPD8627M, Aadhaar No. -6859 6749 1133, Mobile No. - 9831540715, wife of Shri Subhajit Das, by religion Hindu, by nationality Indian, by occupation Service, residing at B-22, Brahmapur More, Post Office & Police Station Brahmapur, South 24 Paraganas, Kolkata - 700096, 2. **SHRI SUBHAJIT DAS**, PAN - AMDPD9573A, Aadhaar No. - 9303 0383 3470, Mobile No. - 9163704040, son of Late Ranjit Das, by religion Hindu, by occupation Service, by nationality Indian, residing at B-22, Brahmapur More, Post Office & Police Station Brahmapur, South 24 Paraganas, Kolkata - 700096, presently residing at 20/2, Sahapur Colony, Post Office - New Alipore, Police Station Alipore, South 24 Paraganas, Kolkata - 700053, hereinafter called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives and assign) of the **SECOND PART**.

A N D

M/S KANAN ENTERPRISE a Proprietorship Concern having office at K.M. Roy Chowdhury Road, E.M. Bypass, P.O. - Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700151 and represented by its proprietor **SRIBAS CHANDRA DAS**, having PAN - AFTPD2362Q, Aadhaar No. - 5818 6109 4427, Mobile No. - 9433012688, son of Late Monoranjan Das, by religion Hindu, by Nationality Indian, by Occupation Business, residing at K. M. Roy Chowdhury Road, P.O. - Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700151, West Bengal, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and it's successor in office, it's successors in business, the time being constituting the said Proprietorship Firm, the survivor or survivors of it's executors, administrators, legal representative of such last survivor) of the **THIRD PART**.

WHEREAS the land owners herein i.e. Shri Ranjit kumar Diwanji and Tanusree Dewanji @ Tanusree Dewanjee purchased All that piece and parcel of land admeasuring 06 (six) cottah 06 (six) chatack 42 (forty two) sq.ft. equivalent to 10.61 decimal, comprised in R.S. Dag No. 387, L.R. Dag No. 373 & 374, under R.S. Khatian No. 54, L.R. Khatian No. 723 & 724, of **Mouza - Dhamaitala, J.L. No. - 75**, A.D.S.R. Office & P.S. - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, under Ward No. 23, Holding No. 289, School Road, at present Holding No. 411, School Road, Dist. - South 24 Parganas, herein after referred to as the said property and morefully and more particularly described in the first schedule hereunder written, from Sri Adarsh Bagri, Smt. Pramila Bagri, Smt. Sudha Kumari Daga, Smt. Sushila Debi Mehta and Smt. Kusum Pugalia by a registered deed of conveyance duly registered at the office of the District Sub Registrar-IV Alipore and recorded in Book No. - 1, Volume No. 28, Pages 329 to 340, Being no.1229 for the year 2002.

AND WHEREAS after such purchase while the said Tanusree Dewanji @ Tanusree Dewanjee and Shri Ranjit kumar Diwanji seized and possessed or of otherwise well sufficiently entitle the said property without any hindrance, free from all encumbrances and they have mutated their name in respect of the said plot of land in L.R. R.O.R. under L.R. Khatian No. 723 & 724, respectively of Mouza - Dhamaitala, J.L. No. 75, P.S. - Sonarpur, Dist. - South 24 Parganas and also mutated their name in respect of the said plot of land in the record of the Rajpur-Sonarpur Municipality in respect of Holding No. 411, School Road, Dist. - South 24 Parganas, Kolkata - 700151, and regularly paying all the rates and taxes;

AND WHEREAS In the above manner the Owners herein namely Shri Ranjit kumar Diwanji and Tanusree Dewanji @ Tanusree Dewanjee became the absolute owners of the Schedule mentioned property and with the mutual desires to develop their said joint property in accordance of the Sanction Building Plan Vide No. 109/CB/25/06, dated 22.08.2016 from the Rajpur-Sonarpur Municipality for construction of G+IV storied Residential cum Commercial building named as "**KANAN FORTUNE**". But not having man power, setup and experience to endeavor, as also with the intention to materialize their desire trough a Developer, they entered into a Development Agreement dated 12th day of February, 2020 with **M/S KANAN ENTERPRISE** a Proprietorship Concern having registered office at K.M. Roy Chowdhury Road, E.M. Bypass, P.O. - Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700151, the Developer herein for the development of the said property by construction of Building thereon with the other terms and conditions stated in the said Development Agreement and the said Development Agreement for was duly registered in the Office of the Additional Registrar of Assurance-IV, Kolkata and recorded in Book No. 1, Volume No. 1904-2020, Pages from 90776 to 90816, Being No. 190401222 for the year 2020;

AND WHEREAS in terms of the said Development Agreement Development dated 12th day of February, 2020, the Owners herein duly executed and registered a General Power of Attorney for Development on the same day by which the said **M/S KANAN ENTERPRISE** is empowered and authorized by the Owners herein to do all acts, deeds and things morefully mentioned in the said General Power of Attorney for Development dated 12th day of

February, 2020 and the said General Power of Attorney for Development has been duly registered in the Office of the Additional Registrar of Assurances- IV, Kolkata and recorded in Book No. 1, Volume No. 1904-2020, Pages from 90505 to 90540, Being No. 190401232 for the year 2020;

AND WHEREAS at the strength of said Development Agreement and General Power of Attorney, the said Developer herein duly completed the construction of the said building upon the aforesaid land in accordance with the said sanctioned building Plan.

AND WHEREAS upon completion of building and delivery of Owners' allocation, the Developer herein have decided and declared to sell and transfer the Shop Room within the Developer's allocation of the Building and the Purchaser herein being desirous of owning a Shop Room has approached the Developer for purchasing ALL THAT One Shop Room, morefully mentioned in Second Schedule, in complete and habitable condition lying and situated at **Mouza Dhamaitala**, JL No. 75, comprised in part of **R.S. Dag No. 387 corresponding to L.R. Dag No. - 373 & 374**, appertaining to R.S. Khatian No. 54, L.R. Khatian No. - 723 & 724, within the limits of Rajpur-Sonarpur Municipality, Ward No. 23, Holding No. 289, School Road, Present Holding No. - 411, School Road, **Police Station Sonarpur**, District Sub-Registry Office at Alipore and A.D.S.R. Office at Sonarpur, Kolkata - 700151, in the District of South 24 Parganas more fully mentioned and described in the Second Schedule hereunder written together with undivided proportionate share of right, title and interest of the land morefully mentioned in the First Schedule hereunder written on which the Building is constructed along with right to enjoy the common areas and facilities and utilities provided or to be provided in the "SAID BUILDING" and/or "SAID PREMISES";

AND WHEREAS accordingly the Developer herein has entered into an Agreement for Sale on 27th day of June, 2020 for sale of ALL THAT One Shop Room Flat being No. "2" measuring 120 (one hundred twenty) square foot Super Built up area on Ground Floor of the G+IV storied building in complete and habitable condition lying and situated at at **Mouza Dhamaitala, JL No. 75, comprised in part of R.S. Dag No. 387 corresponding to L.R. Dag No. - 373 & 374**, appertaining to R.S. Khatian No. 54, L.R. Khatian No. - 723 & 724, within the limits of Rajpur-Sonarpur Municipality, Ward No. 23, Holding No. 289, School Road, New Holding No. - 411, School Road, **Police Station Sonarpur**, District Sub-Registry Office at Alipore and A.D.S.R. Office at Sonarpur, Kolkata - 700151, in the District of South 24 Parganas, being the FIRST SCHEDULE premises, more fully mentioned and described in the Second Schedule hereunder written together with undivided proportionate share of right, title and interest of the land morefully mentioned in the First Schedule hereunder written on which the Building is constructed along with right to enjoy the common areas and facilities and utilities provided or to be provided in the "SAID BUILDING" and/or "SAID PREMISES" more fully mentioned in the Third Schedule hereunder written at or for the total consideration of Rs.6,00,000/- (Rupees six lakh) only;

AND WHEREAS on receiving the full and final consideration amount in respect of the said Shop Room under reference the Developer has agreed to execute and register the instant Deed of Conveyance in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed and declared by and between the parties as follows : In consideration of Rs. 6,00,000/- (Rupees six lakh) only of lawful money of the Indian

Union to the *DEVELOPER*, already paid by the *PURCHASER* as per memo below (the receipt whereof the *DEVELOPER* doth hereby as also by the receipt hereunder written admit and acknowledge) and doth hereby admit, release and discharge the *PURCHASER* forever as well as the said Shop Room on the Ground floor of the said building together with the undivided proportionate share of the land underneath particularly described in the **SECOND SCHEDULE** hereunder written. The *OWNER/ DEVELOPER* doth hereby grant, convey, transfer, assign and assure unto the *PURCHASER*; ALL THAT the said Shop Room on the Ground floor of the said building, more fully described in the **SECOND SCHEDULE** below as the said Shop Room on the Ground floor of the said building together with undivided proportionate share in the land, and the land is fully described in the **FIRST SCHEDULE** hereunder written TOGETHER WITH the exclusive rights in favour of the *PURCHASERS* to be used and to occupy the said flat exclusively and the common parts in common with the other owners of the said building and also all rights, benefits, advantages, claims and demands TO HAVE AND ENJOY the said flat by the *PURCHASER* for her residential purpose **AND ALSO** all rights in common parts the details of which are given in the **THIRD SCHEDULE** hereunder written for beneficial use and enjoyment of the said Shop Room on the Ground floor of the said building TOGETHER WITH proportionate share and other easement right and reversion or reversions, remainder or remainders and the rents, issues and profits of and in connection with the said flat and all the estate right, title, interest, property, claim and demand whatsoever of the *OWNER/DEVELOPER* into

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or upon the said Shop Room on the Ground floor of the said building and the proportionate share and all other share and all other rights and properties hereby granted, transferred, sold, conveyed, assigned and assured and/or intended so to be and every part or parts thereof respectively TOGETHER WITH their every rights, liberties and appurtenances whatsoever to and unto the *PURCHASER* free from all encumbrances, trusts, liens and attachments whatsoever TOGETHER WITH easement or quasi easement and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Shop Room on the Ground floor of the said building and/or the said proportionate share as mentioned in the **THIRD SCHEDULE** hereunder written TO HAVE AND TO HOLD the said Shop Room on the Ground floor of the said building and the proportionate share of the land and all other properties and rights hereby granted, transferred, conveyed, assigned and assured and every parts thereof respectively absolutely and EXCEPTING AND RESERVING unto the other Owner/Owners of the said building such easements or quasi-easements rights and privileges and subject to the *PURCHASER* paying and discharging taxes and impositions on the said Shop Room on the Ground floor of the said building wholly and common expenses as are mentioned in the **FOURTH SCHEDULE** hereunder written proportionately and all other outgoing in connection with the said Shop Room on the Ground floor of the said building wholly and the said building proportionately.

THE OWNERS / DEVELOPER HEREIN DO HEREBY COVENANT WITH THE PURCHASERS as follows : -

1. The *OWNER/DEVELOPER* doth hereby declare and confirm that the said Shop Room on the Ground floor of the said building is free from all encumbrances whatsoever and the *OWNER/DEVELOPER* have full power and absolute authority to grant, convey, transfer, assigns and assure unto the *PURCHASERS* the said Shop Room on the Ground floor of the said building (*KANAN FORTUNE*) together with all benefits and rights in the manner aforesaid.
2. The *OWNER/DEVELOPER* have not done and/or shall not do anything whereby the right of the *PURCHASERS* under these presents may be prejudicially affected and also do all acts as may be necessary to ensure the rights available to the *PURCHASER* as *PURCHASERS* and as Co-Owners hereunder from the other Co-Owners.
3. The *OWNER/DEVELOPER* shall duly fulfill and perform all its obligations and covenants hereunder expressly stated.
4. It shall be lawful for the *PURCHASERS* from time to time and at all times hereafter to enter into and upon and to hold use and enjoy the said Shop Room and every part thereof to receive rents issues and profits thereof without any interruption, disturbance, claims, demands whatsoever from or by the *OWNER/DEVELOPER* or any person or persons claiming through under or in trust for him/her/them and freed and cleared from and against all manner of encumbrances, trusts, liens, attachments and liabilities whatsoever save only those are mentioned herein expressly.
5. The *PURCHASERS* shall be entitled to mutate her name in the municipal record or in the record of other authorities as the absolute Owners of the said Shop Room.

THE PURCHASERS HEREIN DO HEREBY COVENANT WITH THE OWNER/DEVELOPER as follows : -

- i) The *PURCHASERS* shall observe fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said flat wholly and common expenses proportionately and all other outgoing in connection with the said Shop Room wholly and the said building proportionately.
- ii) The *PURCHASERS* has received possession of the said Shop Room on the Ground floor and they will not raise any other or further claim for the same.
- iii) The *PURCHASERS* doth hereby covenants with the *OWNER/DEVELOPER* that she will be entitled to reserve unto herself or other person or persons deriving title under them, easements or quasi-easement and privileges.
- iv) The *PURCHASERS* shall not for any reason whatsoever obstruct the Owner/Owners of the building transferring the proportionate share of land and/or part thereof any other flat or flats or Shop Room of the said building to any person or persons.

The PURCHASERS agree and undertake : -

- a) To co-operate in the management and maintenance of the common parts of the said building by Association of the Flat/Shop Room Owners for the said purpose.
- b) To observe the Rules framed by Association for quiet peaceful and beneficial enjoyment of the said Shop Room and/or the common parts.


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- c) To allow the other owner/owners of the building and their workmen to enter into the said Shop Room for carrying out the works required for the common purposes. Provided prior notice is given to the **PURCHASERS** for the said purpose.
- d) To pay proportionate share of the common expenses including those set out in the **FOURTH SCHEDULE** regularly and punctually.
- e) To pay regularly and punctually all outgoing and the Rates and Taxes for and/or in respect of the said building proportionately and for the said Shop Room wholly from the date of transfer of the said Shop Room.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the total property)

ALL THAT piece and parcel of Bastu land having an area of 06 (six) Cottahs 06 (six) Chattack 42 (forty two) sq.ft. together with G+IV storied residential cum commercial building namely "**KANAN FORTUNE**" standing thereon, lying and situated under **Mouza Dhamaitala, JL No. 75, comprised in part of R.S. Dag No. 387 corresponding to L.R. Dag No. - 373 & 374, appertaining to R.S. Khatian No. 54, L.R. Khatian No. - 723 & 724, within the limits of Rajpur-Sonarpur Municipality, Ward No. 23, Holding No. 289, School Road, present Holding No. - 411, School Road, **Police Station Sonarpur,** District Sub-Registry Office at Alipore and A.D.S.R. Office at Sonarpur, Kolkata - 700151, in the District of South 24 Parganas. The said property is butted and bounded in the following manner :**

 ON THE NORTH : By Land of R.S. Dag No. 384, 385 & 386;
ON THE SOUTH : By Land of Dhamaitala Mouza
& 10' wide common passage;
ON THE EAST : By 30' Feet wide E.M. Bypass;
ON THE WEST : By School Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Shop Room hereby sold)

ALL THAT piece and parcel of one "Shop Room" having Tiles flooring, being **Shop No. "2"** measuring **100 (one hundred) Square feet Covered area** and **120 (one hundred twenty) Square Feet** (more or less) **Super Built up area** situated at the **East side** on **Ground Floor** of the G+IV storied building as well as in the **FIRST SCHEDULE** premises, along with common rights and facilities, amenities as will be available, provided or to be provided in the said premises and also undivided proportionate share of land underneath the building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(The Common Portions)

1. Entrance and exits to the said premises and the said building.
2. Boundary Walls and main gate of the said Premises.
3. Entrance Lobby.
4. Stair Cases, landings on all the floors.
5. Lift and Lift well and machine room.
6. Drainage and sewerage lines and other installations for the same except only those, which are installed within the exclusive area of any unit exclusively for its use.
7. Generator, Electrical wiring and other fittings excluding only those are installed within the exclusive area of any unit exclusively for its use.

Copy

8. Water Pumps, water reservoir together with all common plumbing installations for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the Unit.
9. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the Premises and the said Building as are necessary for passage to and/or used of the Units in necessary for passage to and/or user of the units in common by the Co-Owner.
10. Ultimate Roof of the Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(The Common Expenses)

- 1) All cost of maintenance, operating, replacing, white colour washing, painting, decorating, rebuilding, reconstruction, redecorating and lighting the common portions and common areas of the Building including outer walls.
 - 2) All charges and deposits for supplies of common utilities to the Co-Owner in common.
 - 3) Municipal Tax, Water Tax and other levies in respect of the land and building save those separately assessed of the Purchaser's Shop Room.
- Proportionate cost of Insurance Premium for insuring the building.

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- 5) Cost of formation and operation of the Association of the Flat Owner.
- 6) The Office expenses incurred for maintaining an office for common purpose.
- 7) All litigation expenses for the common purposes relating to the common use and enjoyment of the common portions.
- 8) Electricity Charges for the electrical energy consumed for the operation of the common services.
- 9) Cost of maintenance, repairs and replacement of Pumps, Generators and other common installations.
- 10) Salary of all persons employed for the common purpose including caretaker, watchman, security, sweepers, plumbers, electricians etc.
- 11) Fees and charges from all services and consultation and advices required to be obtained from time to time in respect of and/or relation to the common purpose and common utilities.
- 12) All other expenses, taxes and other levies as may become necessary or incidental or liable to be paid by the co-owner in common including such amount as may be fixed for creating a fund for replacement renovation, repainting and/or periodic repairing of the common portions.
- 13) That it has been agreed by and between the parties that till the association of flat owners is formed.

*Amulya
Kishore*

IN WITNESS WHEREOF the **PARTIES** hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the **PARTIES** in the presence of :-

1. Rajat Prastha
Subuddhivra Barui PM
Kod. 700 144

2. Satmagedeep Chakraborty
Baruipur, Panchanantala
Kod. 743610

Drafted by me as per documents and information furnished by the Parties and also read over, explained by me to both the parties

Beena Pandey
BEENA PANDEY

(ADVOCATE)

Alipore Judges Court
Enrolment No. F-1958/1727/2011

Typed by:

Kabirul Anam
Kabirul Anam, Baruipur.

Sri bis chandra An.

as constituted attorney

Signature of **Owners**

Mali Das

(Subhajit Das)
Signature of **Purchasers**

M/S. NANAN ENTERPRISE

Sri bis chandra An.
Proprietor

Signature of **Developer**

Memo of consideration

RECEIVED of and from the within named Purchaser a sum of Rs. 6,00,000/- (Rupees six lakh) only, as Entire Consideration amount as per memo below:

By Cash, dated 27.06.2020 to M/S KANAN ENTERPRISE.	::	Rs. 1,10,000/-
	::	Rs. 50,000/-
By Cheque, being No. "000031" dated 27.06.2020 drawn on Bandhan Bank, New Alipore branch, issued in favour of M/S KANAN ENTERPRISE.	::	Rs. 40,000/-
By Cheque, being No. "000032" dated 30.07.2020 drawn on Bandhan Bank, New Alipore branch, issued in favour of M/S KANAN ENTERPRISE.	::	Rs. 4,00,000/-
By Cheque, being No. "174278" dated 01.10.2020 drawn on South Indian Bank, Karimnagar branch, issued in favour of M/S KANAN ENTERPRISE.		
	Total	:: Rs. 6,00,000/-

Rupees six lakh only;

WITNESSES :












1. Rajat Nayak

M/S KANAN ENTERPRISE

Sri bas chandra sen.
Proprietor












2. Saumyadeep Chakraverty.

Signature of **Developer**

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					












NAME : SRIBAS CHANDRA DAS

SIGNATURE : Sri bas chandra das

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : SMT. MALINI DAS

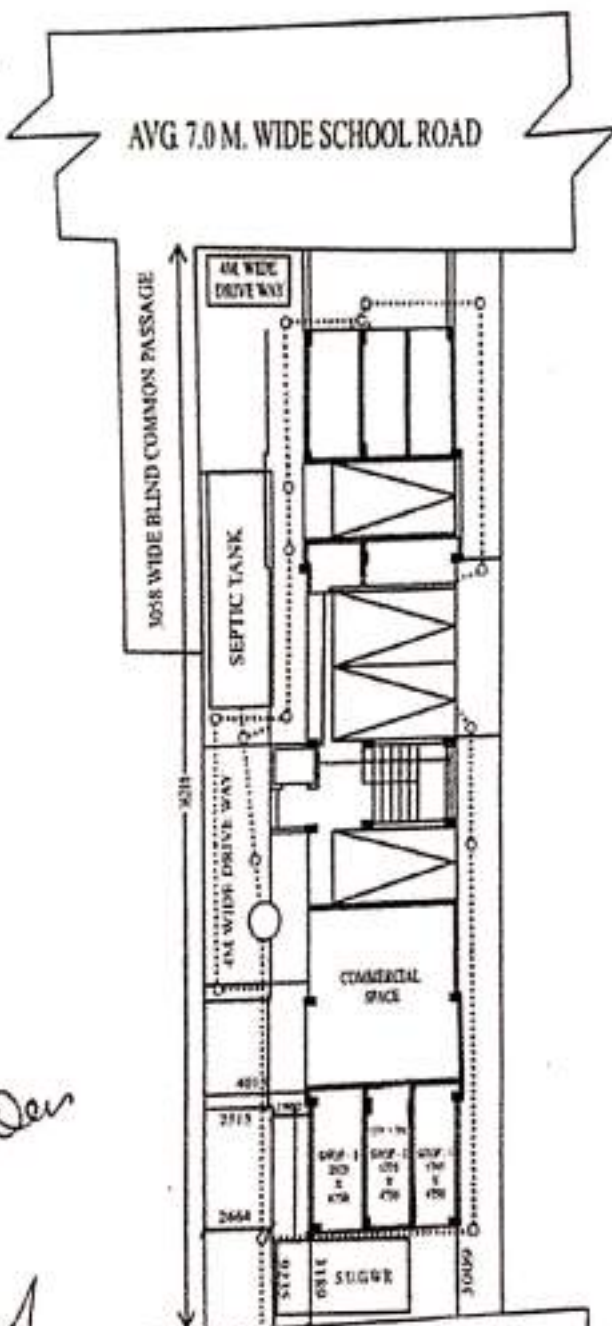
SIGNATURE : Malini Das

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : SHRI SUBHAJIT DAS

SIGNATURE : Shri Subhajit Das

PLAN OF GROUND FLOOR OF "KANAN FORTUNE", A (G+IV) STORIED COMMERCIAL-CUM-RESIDENTIAL BUILDING, AT MOUZA - DHAMAITALA, J.L. NO. - 75, R.S. DAG NO. - 387 CORRESPONDING TO I.R. DAG NO. - 373 & 374, P.S. - SONARPUR, DIST. - SOUTH 24 PGS. LINDER - RAJPUR SONARPUR MUNICIPALITY WARD NO. - 25, HOLDING NO. - 411, SCHOOL ROAD, KOLKATA - 700151.
SUPER BUILT UP AREA OF SHOP ROOM : 120 SQ.FT. (MARK - 2)
CONVEYED PORTION SHOWN IN RED BORDER.



Mali Des

SIGNATURE OF THE PURCHASERS

Sri bin chandra...

SIGNATURE OF THE VENDOR

Drawn by:
 Debkumar Dasgupta
 Traced by:
Haydar Ali Laskar

HAYDAR ALI LASKAR
 Diploma in Civil Engineer
 Reg. No. - Q141507345



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

GRN: 19-202021-010217770-1

Payment Mode Online Payment

GRN Date: 02/10/2020 15:53:54

Bank : ICICI Bank

BRN : 52858368

BRN Date: 02/10/2020 15:55:13

DEPOSITOR'S DETAILS

Id No. : 2001196905/4/2020
[Query No./Query Year]

Name : SMT MALINI DAS

Contact No. :

Mobile No. : +91 9903624545

E-mail :

Address : B22 BRAHMAPUR MORE REGENT PARK

Applicant Name : Mrs Beena Pandey

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001196905/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	33170
2	2001196905/4/2020	Property Registration- Registration Fees	0030-03-104-001-15	6367
Total				39537

In Words : Rupees Thirty Nine Thousand Five Hundred Thirty Seven only



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

GRN: 19-202021-010456115-1

Payment Mode Online Payment

GRN Date: 05/10/2020 14:08:09

Bank : ICICI Bank

BRN : 52929433

BRN Date: 05/10/2020 14:09:57

DEPOSITOR'S DETAILS

Id No. : 2001196905/17/2020
[Query No./Query Year]

Name : SMT MALINI DAS

Contact No. :

Mobile No. : +91 9903624545

E-mail :

Address : B22 BRAHMAPUR, MORE REGENT PARK

Applicant Name : Mrs Beena Pandey

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 17

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2001196905/17/2020	Property Registration- Stamp duty	0030-02-103-003-02	3610
2	2001196905/17/2020	Property Registration- Registration Fees	0030-03-104-001-16	607
Total				4217

In Words : Rupees Four Thousand Two Hundred Seventeen only

PERMANENT ACCOUNT NUMBER
AFTPD2362Q

NAME
SRIBAS CHANDRA DAS

FATHER'S NAME
MANORANJAN DAS

DATE OF BIRTH
10-09-1978

SIGNATURE
Sribas Chandra Das

COMMISSIONER OF INCOME-TAX (D), KOLKATA




Sri bas chandra Das

Sri



ভাৰত চৰকাৰ
GOVERNMENT OF INDIA



স্ৰীচন্দ্র চন্দ্র দাস
Sribas Chandra Das
জন্মতারিখ/ DOB: 10/09/1976
পুং / MALE



5818 6109 4427

2. আমার আধার, আমার পরিচয়



ভাৰত চৰকাৰ
AUTHORITY OF INDIA

ঠিকানা:
S/O: মনোরঞ্জন দাস, চৌধাতি,
নেতাজী ব্লক, রাজপুর সেনাতিপুত্র
(০২), পশ্চিম ২৪ পরগণা,
পশ্চিম বঙ্গ - 700149

Address
S/O: Manoranjan Das,
CHOWHATI, NETAJI BLOCK,
Rajpur Sonarpur (M), South
24 Parganas,
West Bengal - 700149

Generation Date: 10/10/2019



1947
1608 204 1947

help@eai.aar.gov.in

www.aar.gov.in

P.O. Box No. 1947,
Bangalore-560 081

Sri bas chandra Das.



Malini Das


[Redacted]
[Redacted]

মালি ডাস
Malini Das
পিতা : মদন মোহন দাস
Father: Madan Mohan Das


www.mca2018.com 12061064
মহিলা / Female



6859 6749 1133

আধার - সাধারণ মানুষের অধিকার

Malini Das

Malini Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHAJIT DAS
HANJIT DAS

22/04/1983
Date of Account Opening

AMDPD9573A



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, CIT(DT)
Plot No. 3, Sector 11, CBD, Ballapur,
New Mumbai - 400 014.

यदि इस कार्ड को खोया / पाया जाए, कृपया सूचना दें / लौटाएँ
आयकर सेवाएँ इकाई, सीटी(डीटी)
प्लॉट नंबर 3, सेक्टर 11, सीबीडी, बालपुर,
नया मुंबई - 400 014.





भारत सरकार
GOVERNMENT OF INDIA



रिपोर्ट नंबर
Report Number
जन्मदिनांक / DOB: 04/07/1993
पुंन / MALE



8083 3351 1693

भारतीय-समावेशन मानव संसाधन अधिकार



भारतीय डिजिटल-पहचान प्राधिकरण
INDIAN DIGITAL DIVYA SIGNATURE AUTHORITY OF INDIA

ठिकाना:
S/O: निरमल नमर, सुधीला
श्याम, विद्यासागर पल्ली रोड
का. 2, सुबुद्धिपुर, टीकडी
CEG, चकरीपुर, पश्चिम बंगाल
741014

Address:
S/O Nirma Namar, SUDHILA
SHYAM, VIDYASAGAR PALLY
LANE NO 2, SUBUDDHIPUR,
BRICKFIELD ROAD, Barasat, South
741014
West Bengal - 70144

1547 1608 200 1647
info@india.gov.in www.india.gov.in P.O. Box No. 1547, Bangalore-560 071

Rajiv Narkare

Major Information of the Deed

Deed No :	I-1608-03234/2020	Date of Registration	05/10/2020
Query No / Year	1608-2001196905/2020	Office where deed is registered	
Query Date	24/09/2020 6:49:33 PM	1608-2001196905/2020	
Applicant Name, Address & Other Details	Beena Pandey Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903624545, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 6,96,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 41,780/- (Article:23)	Rs. 6,974/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Ward No: 23, Holding No: 411, Road: E. M. Bye Pass (Sonarpur), Pin Code : 700151

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	Mouza: Dhamaitala	LR - 373, 374	LR - 723, 724	Covered Area: 100, Super Built-up Area: 120	6,00,000/-	6,96,000/-	Flat No: 2 , Apartment Type: Flat/Apartment Commercial Use , Floor Type: Tiles, Age of Flat: 0 Year, Approach Road Width: 30 Ft. , Other Amenities: Lift Facility, New Flat ,



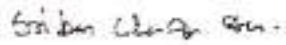
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Ranjit Kumar Dewanji Son of Late Kshitish Chandra Dewanji 135, Rifle Club Road, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0G, Aadhaar No: 60xxxxxxxx0447, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt Tanusree Dewanjee, (Alias: Smt Tanusree Dewanji) Wife of Shri Ranjit Kumar Dewanji 135, Rifle Club Road, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx9M, Aadhaar No: 43xxxxxxxx5210, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Ms Kanan Enterprise K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 , PAN No.:: AFxxxxxx2Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



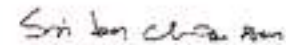
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Malini Das Wife of Shri Subhajit Das B-22, Brahmapur More., P.O:- Brahmapur, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx7M, Aadhaar No: 68xxxxxxxx1133, Status :Individual, Status : Not Executed
2	Shri Subhajit Das Son of Late Ranjit Das B-22, Brahmapur More., P.O:- Brahmapur, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AMxxxxxx3A, Aadhaar No: 93xxxxxxxx3470, Status :Individual, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sribas Chandra Das (Presentant) Son of Late Monoranjan Das Date of Execution - 05/10/2020, , Admitted by: Self, Date of Admission: 05/10/2020, Place of Admission of Execution: Office			
		Oct 5 2020 2:34PM	LTI 05/10/2020	05/10/2020
proprietor, Ms Kanan Enterprise , K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 , K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q, Aadhaar No: 58xxxxxxxx4427 Status : Attorney, Attorney of : Shri Ranjit Kumar Dewanji, Smt Tanusree Dewanjee				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sribas Chandra Das Son of Late Monoranjan Das Date of Execution - 05/10/2020, , Admitted by: Self, Date of Admission: 05/10/2020, Place of Admission of Execution: Office			
		Oct 5 2020 2:34PM	LTI 05/10/2020	05/10/2020
K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q, Aadhaar No: 58xxxxxxxx4427 Status : Representative, Representative of : Ms Kanan Enterprise (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rajat Naskar Son of Shri Nirmal Naskar Subuddhipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144			
	05/10/2020	05/10/2020	05/10/2020

Identifier Of Sribas Chandra Das, Sribas Chandra Das

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Ms Kanan Enterprise	Smt Malini Das-60.000000 Sq Ft, Shri Subhajit Das-60.000000 Sq Ft

Endorsement For Deed Number : I - 160803234 / 2020

On 05-10-2020

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 14:06 hrs on 05-10-2020, at the Office of the A.D.S.R. SONARPUR by Sribas Chandra Das ..

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 Ra 6,96,000/-

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

Execution is admitted on 05-10-2020 by Sribas Chandra Das, proprietor, Ms Kanan Enterprise (Sole Proprietorship), K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151

Identified by Shri Rajat Naskar, , Son of Shri Nirmal Naskar, Subuddhipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Executed by Attorney

Execution by Sribas Chandra Das, proprietor, Ms Kanan Enterprise (Sole Proprietorship), K M Roy Chowdhury Road, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 as the constituted attorney of 1. Shri Ranjit Kumar Dewanji 135, Rifle Club Road, P.O: Bansdroni, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Smt Tanusree Dewanjee , Smt Tanusree Dewanji 135, Rifle Club Road, P.O: Bansdroni, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Identified by Shri Rajat Naskar, , Son of Shri Nirmal Naskar, Subuddhipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,974/- (A(1) = Rs 6,960/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,974/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/10/2020 3:55PM with Govt. Ref. No: 192020210102177701 on 02-10-2020, Amount Rs: 6,367/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52858368 on 02-10-2020, Head of Account 0030-03-104-001-16 Online on 05/10/2020 2:09PM with Govt. Ref. No: 192020210104561151 on 05-10-2020, Amount Rs: 607/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52929433 on 05-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,780/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 36,780/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 301, Amount: Rs.5,000/-, Date of Purchase: 05/10/2020, Vendor name: Saha Alam Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/10/2020 3:55PM with Govt. Ref. No: 192020210102177701 on 02-10-2020, Amount Rs: 33,170/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52858368 on 02-10-2020, Head of Account 0030-02-103-003-02 Online on 05/10/2020 2:09PM with Govt. Ref. No: 192020210104561151 on 05-10-2020, Amount Rs: 3,610/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52929433 on 05-10-2020, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2020, Page from 97625 to 97657

being No 160803234 for the year 2020.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.10.07 14:20:47 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/10/07 02:20:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)