

8209

I 7739



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 712029

157-2895/17

Certified for registration and the enclosed documents are the part of this document

20 NOV 2017

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on the 20th..... day of November, two thousand Seventeen.

*Attn*

Between

New Barrackpore Co-operative Homes Ltd., (formerly New Barrackpore Co-operative Colony Society Ltd.) duly registered under the Bengal Co-operative Societies Act, 1940 (now governed by the West Bengal Co-operative Societies Act, 1983) as a Housing Co-operative Society vide Registration No. 20/24 Parganas of 1950 and having its present office at Dr. B.C. Roy Sarani, P.O. New Barrackpore, P.S. Khardah, District North 24 Parganas, PAN No. AADAN3183H, hereinafter referred to as the "The Society" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successor-in-office, executors, administrators, legal representatives and assigns) represented by **Sri Nirmal Kumar Basu**, PAN Card No. ADZPB4506C, S/o Late Upendranath Bose, Durgabari Road, P.O. & PS New Barrackpur, Kolkata - 700 131, Chairman & **Sri Sitangshu Sekhar Guha**, PAN Card No. ADJPG4821F, S/o Late Prafulla Chandra Guha, 6, N. S. Bose Road, P.O. & PS New Barrackpur, Kolkata - 700 131, Secretary of the **One Part**.

And

**SRI SHAMBHUNATH SAHA**, Son of Late Ramesh Chandra Saha, by faith Hindu, by Nationality, Indian, residing at 80/1, Main Road East, P.O. & P.S. New Barrackpur, Dist. North 24 Parganas, Kolkata - 700 131, a Member of the Society, hereinafter referred to as the "Allottee" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, representatives and assigns) of the Other Part. PAN No. ALLPS7355N,



Whereas The Government of West Bengal (hereinafter referred to as the 'The Government') acquired, by making a Notification under section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. dated 24th November, 1953 under section 6 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazette, Part-I, dated 3rd December, 1953, C. S. Plot Nos. as set out in Schedule "A" hereinafter, in Mouza-Masunda, J.L. 34 and Aharampur J.L., 35, P.S. Khardah, now Ghola, Dist. 24 Parganas (no North 24 Parganas) measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

And Whereas possession of the said lands with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

And Whereas by an Agreement which was executed by and between the Society and the Government, on the 23rd November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of development as set forth in the



(4)

Scheme, within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

And Whereas the Government, thereafter, empowered the Society, under Sub-Section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said Agreement.

And Whereas the Society completed the said development work in accordance with the layout plan and the terms and conditions of the said Agreement, interalia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the development Plan of the said scheme amongst the members of the society who were all refugees from the then Eastern Pakistan (non in Bangladesh), after setting apart 28.40 acres of land out of the land common to Scheme Nos. I and III; of the said development plan to be used for common purpose of Schemes No. I and III.

And Whereas the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots of respective allottees under their Memo No. 878-L. Dev. dated 18.1.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.



Whereas the Co-operatives Homes Ltd., allotted a plot of land measuring area m/l 5 cottahs to Smt. Kamala Bala Dey, Wife of Late Sibendranath Dey in the year 11.06.1953. Under the changed circumstances Smt Kamala Bala Dey, Wife of Late Sibendranath Dey has decided to surrender the above property i.e. 5cottahs to his New Barrackpur Co-op. Homes Ltd. on 10.10.2017. After that Sri Sambhuath Saha, Son of Late Ramesh Chandra Saha has applied for new allotment of the said plot of land measuring about 5 cottahs for consideration on 13.10.2017 under Mouza Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 761 & 762, L.R. Khatian No. 204 at P.S. Ghola, Hal New Barrackpur, Dist. North 24 Parganas, Co-operative Ward No. 5, vide allotment Register No. 336, Plot Holder Reg. No. 3842 at Municipal Ward No. 1, Holding No. 10.

After due discussion it was resolved in Board of Directors Meeting of Co-op. Homes Ltd. on 18.10.2017 have granted for the regularisation as prayed by the above noted member of New Barrackpur Co-op. Homes Ltd. in respect of plot of land measuring m/l 5 cottahs forever from all encumbrances, changes, lines and marketable title.

And where as the Allottee being admitted into membership of the Society vide Plot Holder Regn. No. 3842, Holder Receipt No. 336. Municipal Ward No. 1, allotted a land measuring an area of 5 cottahs within 500 sq.ft. pucca building structure in L.R. Dag No. 761, L.R. Khatian No. 204, J.L.No. 35 under the Development Scheme - I & II.

And whereas the allottee interest of the Allottee paid to total consideration and/or price of the 8660 (Eight thousand six



hundred sixty) only for the said plot vide Sl. No. 7250.

And Whereas the Society in terms of the said Agreement paid a total amount of Rs. 1,35,829.84 (Rupees one lac thirty five thousand eight hundred twenty nine and eighty four paise) only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceeding in connection with such acquisition, as per demands made by the Government from time to time.

And Whereas in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza Aharampur, J.L. No. 35, and Mouza Masunda, J.L. No. 34, New Barrackpur, Dist. North 24 Parganas, contained in C.S. Plot numbers as described in Schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reforms Branch Notification No. 2705-L. Dev./5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deed.



(7)

Now this indenture of conveyance witnesseth that in consideration of payment of Rs. 8660/- only, vide Receipt No. 7250 made by the Allottee/Predecessor in interest of the Allottee on or before 24.3.1956 by way of full consideration and/or price for the said plot of land (the receipt of which the Society doth hereby acknowledge), the Society doth hereby convey/transfer/sell absolutely and forever, free from all encumbrances but, subject to the Covenants contained hereinafter, the said plot of land, measuring an area 5 cottahs in Mouza Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 761 & 762, L.R. Khatian No. 204 at P.S. Ghola, Hal New Barrackpur, Dist. North 24 Pa rganas, Co-operative Ward No. 5, vide allotment Register No. 336, Plot Holder Reg. No. 3842 at Municipal Ward No. 1, Holding No. 10, of New Barrackpore Municipality more particularly described in Schedule 'B' written hereinafter, in Scheme No. I of the said Development plan of the Society (hereinafter referred to as "The said Plot" to the Allottee with the easement right to use the road abutting on the said plot and to **HAVE AND TO HOLD** the said plot unto the Allottee forever but subject to the Covenants contained hereinafter :

I. Whereas the State Govt. has by a Notification being No. 2705-L, Dev./5D-4/92 dated 09-04-97, published in Calcutta Gazette (Extraordinary) dated 10-04-97 permitting alienation of the land allotted by the Society to the members and they shall be at liberty to mortgage, charge or encumber the said land with the Life Insurance Corporation of India, or any Nationalised or Scheduled Bank or Co-Operative Bank or Government or any



statutory Body, Govt. sponsored financial Institution for the purpose of construction of a commercial building therein.

II. The Allottee shall use the said plot for any multi purpose construction for themselves and/or the members of their family.

III. The Allottee shall abide by the provisions contained in the West Bengal Co-operative Societies Act, 1983 and the By-laws of the Society.

**AND THE SOCIETY** doth hereby Covenant with the Allottee that subject to the terms and conditions/covenants contained hereinbefore, the Allottee shall at all times hereafter peaceably and quietly hold and enjoy the said plot and enjoy all easement rights, privileges, profits, advantages and all other appurtenances whatsoever to the said plot, without any intervention from the Society, by mutating his/her name with the Municipality, Government and all concerned and by paying Government Revenue, all taxes, levies and outgoings.

**Schedule 'A' (Referred to Above)**

Declaration No. 23878 L. Dev. dt. 24.11.1953 published in the Calcutta Gazette date 03.12.1953, Pt.-I, Page No. 3908-





3999. area of land more or less 181.27 acres in Mouza Masunda, J.L. No. 34, Aharampur, J.L. No. 35 and Kodalia J.L. NO. 36, P.S. Khardah, Dist NOrth 24 Parganas,

Area of land : M/L 181.27 acres

**Mouza Aharampur, C.S. Dag Nos.**

15, 22, 23, 30, 42, 58, 60, 61, 62, 64, 65, 67, 68, 69, 70, 71, 72, 74, 78, 79, 83, 88, 107, 108, 110, 111, 112, 113, 116, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 157, 158, 160, 161, 162, 163, 164, 165, 166, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 182, 183, 185, 188, 189, 200, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 241, 242, 243, 245, 246, 247, 249, 250, 252, 254, 255, 263, 266, 267, 268, 270, 271, 272, 274, 275, 277, 278, 279, 281, 282, 286, 287, 288, 289, 290, 293, 294, 296, 298, 302, 303, 304, 306, 321, 3247, 332, 334, 335, 336, 337, 338, 339, 340, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 356, 360, 411, 415, 423, 424, 425, 426, 427, 428, 429, 430, 431, 433, 434, 435, 436, 438, 439, 440, 441, 442, 444, 445, 446, 447, 450, 451, 453, 454, 455, 456, 459, 462, 463, 465, 468, 469, 474, 479, 480, 487, 488, 494, 502, 503, 505, 506, 507, 508, 509, 512, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 553, 554, 555 to 609, 612, 614, 615, 617 to 648, 663, 664, 665 and parts of CS No. 21, 25, 359

**Schedule 'B'**

All that piece and parcel of a plot of land being measuring an area of 5 cottahs with 500 sq.ft. pucca building in Mouza Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 761 & 762, L.R. Khatian No. 204 at P.S. Ghola, Hal New Barrackpur, Dist. North 24 Parganas, Co-operative Ward No. 5, vide allotment Register No. 336, Plot Holder Reg. No. 3842 at Municipal Ward No. 1, Holding No. 10, of New Barrackpore Municipality within the Municipal area 12ft. H.P. Biswas Sarani of New Barrackpur Municipality in the District of North 24 Parganas (erstwhile 24 Parganas) and of the lands mentioned in Schedule 'A' written hereinafter, butted and bounded by—

**Butted and Bounded by—**

- On the North : Municipal Road  
On the South : Plot Sourav Roy  
On the East : Plot of *Kamala Bala Dey*.  
On the West : H.P. Biswas Sarani 12'

with all easement rights, appurtenances, advantages, facilities, privileges available on/attached with the said plot of land.

*Attest*

(11)

In witness whereof the Society herein sign, seal and execute this Indenture of Conveyance on the day, month and the year written hereinafter first.

New Barrackpore Co-operative Homes Ltd.  
through its Common Seal by the  
Authorised Office Bearers of the said Society :

*Mumal Kumari Bann*

Chairman

New Barrackpore Co-operative  
Co-operative Homes Ltd.

~~Chairman~~  
New Barrackpore Co-operative  
Homes Ltd.

*Sitanshu Sekhar Guha*

Secretary

New Barrackpore Co-operative  
Co-operative Homes Ltd.

~~Secretary~~  
New Barrackpore Co-operative Homes Ltd.

Witnesses : 1) *Narayan Ray*  
*New Barrackpore*  
*Kol. 700131*

2) *Antha Singha*  
*260, Dwign Ban Road*  
*P.S. + P.O. New Barrackpore*

Prepared by : *Kol-131*

*Arun Kr. Ghosh*  
(Arun Kr. Ghosh) *Advocate*  
*F/434/93*

*Sanku Laha*

(Signature of Alottee)

Printed by : Satyajit Debnath

No. 56 Co-op - W - 5. Phone : 2537-2208  
 S.No. - 3842 7250 Mouza - Aharampur Date 14/11/2017  
 NEW BARRACKPORE CO-OPERATIVE HOMES LTD.  
 Estd. : 1950 Do. Co. A - 30.9.1985  
 Dr. B. C. Roy Sarani, New Barrackpore, North 24 Parganas, Kolkata-700131

Received with thanks from Sri/Smt. Shambhu Nath Saha  
 Son/Wife of Lt. Ramesh Ch Saha

the sum of Rupees Eight thousand Six Hundred Sixty only

Sl. No.	On Account of	Rs.	P.
1.	Share Value		
2.	Admission Fee	25	00
3.	Contingencies	100	00
4.	Cost of Land (5 cottages)	5	00
5.	Service Charges	710	00
6.	Cost of Registration of Deed with other Charges	300	00
7.	Cost for Certified copy of Deed		
8.	Development Subscription		
9.	Rent of Room No. of Building for	7,500	00
10.	Mutation Fee		
11.	Nomination Fee		
12.	Land / Bazar / Pond Rent		
13.	Contribution for Kalibari		
14.	Maintenance Charges (2017)	10	00
15.	Suspense (General)	10	00
16.	Miscellaneous		
<b>TOTAL</b>		<b>8,660</b>	<b>00</b>

Arunabha  
 Accountant  
 New Barrackpore Co-Operative Homes Ltd.

S. K. Saha  
 Secretary 14/11/17  
 New Barrackpore Co-Operative Homes Ltd.

## MEO OF CONSIDERATION

Received with thanks from Sambhunath Saha, S/o Late Ramesh Chandra Saha of New Barrackpur for the plot of land the total consideration money amounting Rs. 8660/- in respect of said plot of land mentioned in the herein above as given below :

Date	Amount	Nature of Payment
14.11.2017	8660/-	by Cash

Signature

1. *Nirmala Kumari Bani*  
Chairman  
New Barrackpore Co-operative  
Homes Ltd.

2. *Sitanishu Sekhar Gupta*  
Secretary  
New Barrackpore Co-Operative Homes Ltd.

Witness :

1. *Narayan Ray*  
New Barrackpur  
Kat. 700 (B)

2. *Partha Singha*  
260, Durga Bari Road  
P.S. + P.O. New Barrack Pur  
Kat - 131.

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

GRN: 19-201718-011501469-1

GRN Date: 17/11/2017 15:29:12

BRN : CKE1613886

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 17/11/2017 15:30:04

DEPOSITOR'S DETAILS

Name : SAMBHU NATH SAHA

Contact No. :

E-mail :

Address :

Applicant Name : Mr SAMBHU NATH SAHA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

Id No. : 15010001573895/3/2017

[Query No./Query Year]

Mobile No. : +91 9830065362

Main Road East PO New Barrackpore Pin 700131

PAYMENT DETAILS

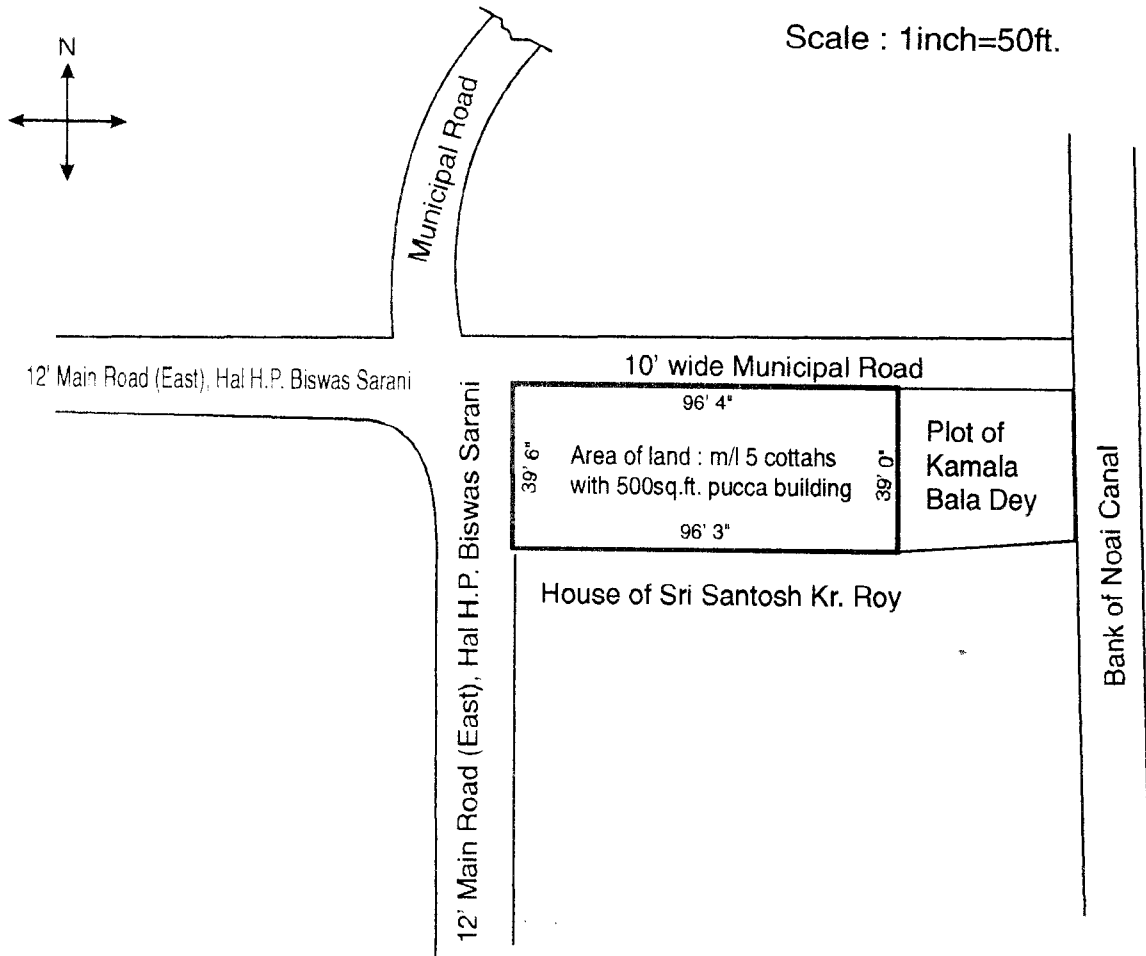
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15010001573895/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	307067
2	15010001573895/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	44596
3	15010001573895/3/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	825

In Words : Rupees Three Lakh Fifty Two Thousand Four Hundred Eighty Eight only

Total

352488

Site Plan at Mouza Aharampur, J.L. 35  
 L.R. Dag No. 761 & 762, L.R. Khatian No 204  
 under New Barrackpur Municipality  
 Ward No. 1, Holding No. 11, P.S. New Barrackpur  
 North 24 Parganas, Kolkata - 700 131



*Smal Kumar Basu*

**Sign. of Chairman**  
Chairman

New Barrackpore Co-operative Homes Ltd.

*Sitanshu Sekhar Guha*

**Sign. of Secretary**

Secretary

New Barrackpore Co-operative Homes Ltd.

Drawn by :

*Partha Mallick*  
**Partha Mallick**

Arch. Engg.











Rysa/007/88/2001

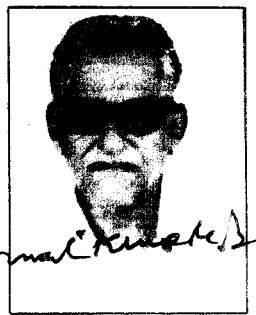
Mallick & Associates

28, K. N. C. Road, Barasat

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: Pranab Kumar Das

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













*Pranab Kumar Das*

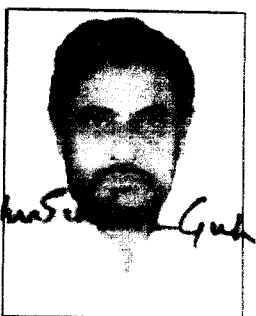
৩১৭ ২১০

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: Sitanjan Saha

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













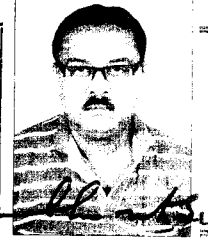
*Sitanjan Saha*

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name: Danhat Saha

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



*Danhat Saha*

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



शुद्ध विधि  
INCOME TAX DEPARTMENT  
शुद्ध विधि  
GOVT. OF INDIA



शुद्ध विधि शुद्ध विधि  
Permanent Account Number Card  
AADAN3183H

शुद्ध विधि  
NEW BANGALORE CO. OPERATIVE HOMES  
LIMITED

शुद्ध विधि  
Date of Incorporation/Partnership  
17/04/1950

02052017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPB4506C



पिता का नाम

NIRMAL KUMAR BASU

पिता का नाम FATHER'S NAME

UPENDRA NATH BASU



पिता का हस्ताक्षर

*Nirmal Kumar Basu*

जन्म तिथि DATE OF BIRTH

28-01-1943

*UP*

आयकर विभाग

COMMISSIONER OF INCOME TAX W.B.



ELECTION COMMISSION OF INDIA

STATE PAPER FORM 57A

NOTICE CARD WB/20/184/42888

Serial No.



NAME: MR. MITAL

Electoral Roll Number

Parent/Mother

Married Name

Sex: M

Age: 48

Address: ...

...

Address: 2001 NO. 141

WADA HARRACKPUR

NORTH 24 PARGANAS

District: ...

...

आयकर विभाग आयकर कार्यालय

INCOME TAX DEPARTMENT




SITANSHU SINGHARUHA  
PRARULLA CHANDRAGUHA

12/10/1948

Permanent Account Number

ADJPG4821F

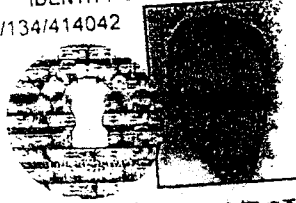
Signature





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/20/134/414042



নির্বাচকের নাম : সিতাংশু শেখর গুহ  
Elector's Name : Sitanshu Sekhar Guha  
পিতার নাম : প্রফুল্ল চন্দ্র গুহ  
Father's Name : Prafulla Chandra Guha  
লিঙ্গ/Sex : পুং M  
জন্ম তারিখ : 27/01/1949  
Date of Birth :

WB/20/134/414042

ঠিকানা :  
5, নেতাজী সুভাষ রোড (পশ্চিম), নিউ বারাকপুর, মেদা,  
উত্তর 24 পরগণা- 700131

Address:  
5, NETAJI SUBHASH ROAD (WEST), NEW  
BARRACKPUR, GHOLA, NORTH 24  
PARGANAS- 700131

Date: 12/03/2015

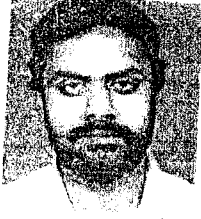
নিউ বারাকপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
170-Dum Dum Uttar Constituency

ঠিকানা পরিবর্তন হলে মূল নিবন্ধন ফর্মের বিস্তৃত নথি যোগান দিতে হবে।  
In case of change in address mention this & give No.  
in the relevant Form file including your name in the  
file at the changed address and to obtain the card  
with same number

027:0059

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALLPS7355N



नाम /NAME

SAMBHU NATH SAHA

पिता का नाम /FATHER'S NAME

RAMESH CHANDRA SAHA

जन्म तिथि /DATE OF BIRTH

03-11-1965

हस्ताक्षर /SIGNATURE

*Sambhu Nath Saha*

*R. Das*

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / यापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta - 700 069



सत्यमेव जयते  
সত্যং জয়তে



आधार

ভারত সরকার  
Unique Identification Authority of India  
Government of India

পঞ্জিকাকৃত আই ডি / Enrollment No.: 1111/19955/00562

10  
শম্ভু নাথ সাহা  
Sambhu Nath Saha  
30:1 MAIN ROAD EAST  
WARD NO-2  
Barrackpur - II  
New Barrackpur  
Barrackpur - II North 24 Parganas  
West Bengal 700131  
9874120935

144551541



ML445515418FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8512 4186 3700**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India

শম্ভু নাথ সাহা  
Sambhu Nath Saha  
পিতা : রমেশ চন্দ্র সাহা  
Father: RAMESH CHANDRA SAHA  
জন্মতারিখ / DOB : 03/11/1965  
পুরুষ / Male

8512 4186 3700



আধার - সাধারণ মানুষের অধিকার

## Major Information of the Deed

Deed No :	I-1501-07739/2017	Date of Registration	20/11/2017
Query No / Year	1501-0001573895/2017	Office where deed is registered	
Query Date	15/11/2017 2:20:51 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAMBHU NATH SAHA 80/1, MAIN ROAD EAST, HAL P.S. NEW BARRACKPORE, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830065362, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 8,660/-	Rs. 44,57,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,12,067/- (Article:23)	Rs. 44,596/- (Article:A(1), E, M(b))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur

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-761	LR-204	Bastu	Bastu	2 Katha 8 Chatak	4,000/-	20,62,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L2	LR-762	LR-204	Bastu	Bastu	2 Katha 8 Chatak	4,000/-	20,62,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
<b>TOTAL :</b>					<b>8.25Dec</b>	<b>8,000 /-</b>	<b>41,25,000 /-</b>	
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>8,000 /-</b>	<b>41,25,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	660/-	3,32,812/-	Structure Type: Structure

Gr. Floor. Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years. Roof Type: Pucca, Extent of Completion: Complete



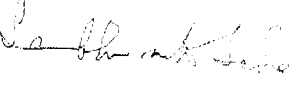
<b>Total :</b>	<b>500 sq ft</b>	<b>660 /-</b>	<b>3,32,812 /-</b>
----------------	------------------	---------------	--------------------

### Seller Details :



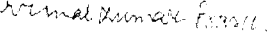


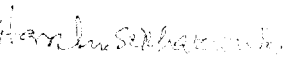
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEW BARRACKPORE CO OPERATIVE HOMES LIMITED</b> DR. B.C. ROY SARANI, HAL P.S. NEW BARRACKPORE, P.O:- NEW BARRACKPORE, P.S:- Ghola, District:- North 24-Parganas, West Bengal, India, PIN - 700131 , PAN No.:: AADAN3183H, Status :Organization, Executed by: Representative, Executed by: Representative



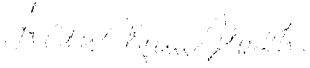
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SAMBHU NATH SAHA</b> Son of Late RAMESH CHANDRA SAHA Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Office	<b>Photo</b>  20/11/2017	<b>Finger Print</b>  LTI 20/11/2017	<b>Signature</b>  20/11/2017
Son of Late RAMESH CHANDRA SAHA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALLPS7355N, Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 , Admitted by: Self, Date of Admission: 20/11/2017 ,Place : Office				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri NIRMAL KUMAR BASU (Presentant )</b> Son of Late UPENDRA NATH BASU Date of Execution - 20/11/2017, , Admitted by: Self, Date of Admission: 20/11/2017, Place of Admission of Execution: Office	<b>Photo</b>  Nov 20 2017 12:06PM	<b>Finger Print</b>  LTI 20/11/2017	<b>Signature</b>  20/11/2017
DURGABARI ROAD, HAL P.S. NEW BARRACKPORE, P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADZPB4506C Status : Representative, Representative of : NEW BARRACKPORE CO OPERATIVE HOMES LIMITED (as Chairman)				
2	<b>Name</b> <b>Shri SITANSHU SEKHAR GUHA</b> Son of Late PRAFULLA CHANDRA GUHA Date of Execution - 20/11/2017, , Admitted by: Self, Date of Admission: 20/11/2017, Place of Admission of Execution: Office	<b>Photo</b>  Nov 20 2017 12:07PM	<b>Finger Print</b>  LTI 20/11/2017	<b>Signature</b>  20/11/2017
6. N.S. ROAD. HAL P.S. NEW BARRACKPORE, P.O:- NEW BARRACKPORE, P.S:- Ghola, District:- North 24-Parganas, West Bengal, India, PIN - 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADJPG4821F Status : Representative, Representative of : NEW BARRACKPORE CO OPERATIVE HOMES LIMITED (as Secretary)				

**Identifier Details :**

Name & address
Shri ARUN KUMAR GHOSH Son of Late: SAILENDRA NATH GHOSH BARASAT JUDGES COURT, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India. PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SAMBHU NATH SAHA, Shri NIRMAL KUMAR BASU, Shri SITANSHU SEKHAR GUHA

20/11/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO OPERATIVE HOMES LIMITED	Shri SAMBHU NATH SAHA-4.125 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO OPERATIVE HOMES LIMITED	Shri SAMBHU NATH SAHA-4.125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO OPERATIVE HOMES LIMITED	Shri SAMBHU NATH SAHA-500.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas. P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur


Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 761(Corresponding RS Plot No:- 1341), LR Khatian No:- 204	Owner:কমলা বালা দত্ত, Gurdian:শিবেন্দ্র নাথ দে, Address:নিজ, Classification:বাস্তু, Area:0.04000000 Acre,
L2	LR Plot No:- 762(Corresponding RS Plot No:- 1340/ 1341), LR Khatian No:- 204	Owner:কমলা বালা দত্ত, Gurdian:শিবেন্দ্র নাথ দে, Address:নিজ, Classification:বাস্তু, Area:0.05000000 Acre,

Endorsement For Deed Number : I - 150107739 / 2017

On 16-11-2017

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 44,57,812/-

  
**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

On 20-11-2017

**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 11:58 hrs on 20-11-2017, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri NIRMAL KUMAR BASU ,

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

Execution is admitted on 20/11/2017 by Shri SAMBHU NATH SAHA, Son of Late RAMESH CHANDRA SAHA, 80/1, MAIN ROAD EAST, HAL P.S. NEW BARRACKPORE, P.O: NEW BARRACKPORE, Thana: Ghola. , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Identified by Shri ARUN KUMAR GHOSH, , Son of Late SAIENDRA NATH GHOSH, BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat. , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-11-2017 by Shri NIRMAL KUMAR BASU, Chairman,-NEW BARRACKPORE CO OPERATIVE HOMES LIMITED, DR. B.C. ROY SARANI, HAL P.S. NEW BARRACKPORE, P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Identified by Shri ARUN KUMAR GHOSH, , Son of Late SAIENDRA NATH GHOSH, BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat. , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 20-11-2017 by Shri SITANSHU SEKHAR GUHA, Secretary, NEW BARRACKPORE CO OPERATIVE HOMES LIMITED, DR. B.C. ROY SARANI, HAL P.S. NEW BARRACKPORE, P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Identified by Shri ARUN KUMAR GHOSH, , Son of Late SAIENDRA NATH GHOSH, BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat. , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 44,596/- ( A(1) = Rs 44,578/- ,E = Rs 14/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,596/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/11/2017 3:30PM with Govt. Ref. No: 192017180115014691 on 17-11-2017, Amount Rs: 44,596/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKE1613886 on 17-11-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,12,067/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,07,067/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 4272, Amount: Rs.5,000/-, Date of Purchase: 16/11/2017, Vendor name: T K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2017 3:30PM with Govt. Ref. No: 192017180115014691 on 17-11-2017, Amount Rs: 3,07,067/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. CKE1613886 on 17-11-2017, Head of Account 0030-02-103-003 02

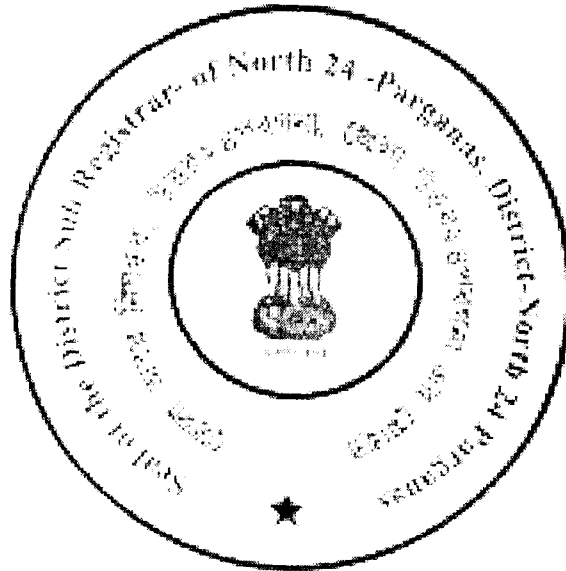


**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2017, Page from 161063 to 161092  
being No 150107739 for the year 2017.



Digitally signed by SUPRIYA  
CHATTOPADHAY  
Date: 2017.11.27 11:48:08 +05:30  
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 11/27/2017 11:48:04 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

4272

16/11/2017

কাম্বু নাম মাস

নির্ভরযোগ্য নং - ১৩০

DM

নম্বর -

সন ও তারিখ -

ফ্রেজার নাম -

সাকিন -

স্ট্যাম্প মূল্য -

ডেভার শ্রী -

বারাহাত কেটে  
উত্তর ২৪ পরগণা

চি. ভি. নং -

স্ট্যাম্প ফেয়ের তারিখ -

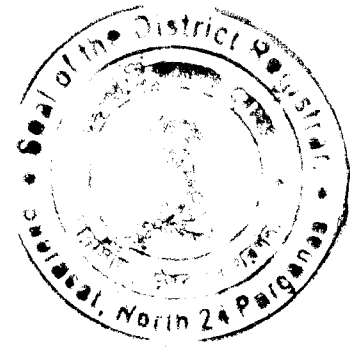
মোট স্ট্যাম্পের মূল্য -

ট্রেজারী অফিস - বারাসাত

ডেভার শ্রী তাপস কুমার সাহা

01 NOV 2017

500000



Registrar U/S. 7(2),  
North 24 Parganas  
Serai  
(B.S.R.-4)

20 NOV 2017



Registrar U/S. 7(2)  
North 24 Parganas  
Berhampur  
(B.S.R.-4)

20 NOV 2017