

14/8/2018

I- 1417/2018

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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

D 653385

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
25 JUL 2018

Convey/27824

DEED OF CONVEYANCE

THIS INDENTURE made on this 25<sup>th</sup> day of JULY Two Thousand and Eighteen BETWEEN MRS. SWAPNA NEOGI alias MRS. SWAPNA NIYOGI wife of Late Tushar Kanti Niyogi, having Income Tax Permanent Account No. (PAN) "AMOPN0635Q", by faith - Hindu, by occupation - Housewife, residing at P-774, Lake Town, Block - A, Post Office and Police Station - Lake Town, Kolkata - 700 089, in the District of North 24-Parganas, Indian Citizen, hereinafter called the VENDOR, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrator, representatives and assigns) of the ONE PART.

Silvin Pany

25/07/18  
8/11/18-4/17/18

AND

**D.S. CONSTRUCTION** proprietorship firm, having its office at 17/C, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, in the District of North-24-Parganas, represented by its Proprietor **MR. SIBIR ROY** son of Late Prabir Kumar Roy, having Income Tax Permanent Account No. (PAN) "**ACRPR4815M**", by faith – Hindu, by Occupation – Business, residing at 237, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, Indian Citizen, hereinafter referred to and called as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance dated 21.03.1974, registered at Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 51, Pages 64 to 68, Being No. 2669 for the year 1974, The Governor of State of West Bengal sold, transferred and conveyed to Smt. Amiya Kana Niyogi, ALL THAT piece or parcel of Land measuring an area 02 Cottahs 08 Chittaks; comprised in C.S. Dag No. 414, Lake Town, Block – A, at Mouza – Patipukur, Police Station – Dum Dum now Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Amiya Kana Niyogi after the said purchase duly mutated her name in the records of South Dum Dum Municipality and constructed Four Storied Building as per Sanction Plan No. 75 dated 29.03.1971 and Plan No. 370 dated 17.01.1981, at Holding No. 268, Lake Town, Block – A, Police Station – Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

*Sibir Roy*

AND WHEREAS by a Deed of Gift dated 23.03.1990, registered at Addl. District Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 46, Pages 97 to 114, Being No. 2144 for the year 1990, Smt. Amiya Kana Niyogi granted, transferred and assigned to her son Sri Tushar Kanti Niyogi ALL THAT undivided  $\frac{1}{2}$  Share of the Four Storied Building i.e. Entire Second floor and Third floor with roof, at Holding No. 268, Lake Town, Plot No. 774, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700 089, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Amiya Kana Niyogi at her life time made and published her last WILL and Testament dated 09.02.1979, registered at Addl. Registrar of Assurances, Calcutta copied in Book No. III, Volume No. 1, Pages 76 to 78, Being No. 13 for the year 1979, whereby she govern and bequeathed her undivided  $\frac{1}{2}$  share in the said Four Storied Building in favour of her son Sri Tushar Kanti Niyogi.

AND WHEREAS after the death of Amiya Kana Niyogi, her son Tushar Kanti Niyogi obtain probate from the Honorable High Court of Calcutta vide P.L. No. 306 for the year 2003 and the said WILL was confirmed by a Deed of Ascent dated 12.01.2005, registered at Addl. Registrar of Assurances, Calcutta, copied in Book No. IV, Volume No. 3, Pages 228 to 235, Being No. 126 for the year 2005.

AND WHEREAS after obtaining the said property Sri Tushar Kanti Niyogi constructed the fourth floor of the said Building, at Holding No. 268, Lake Town, Plot No. 774, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700 089, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

*Silvia Ray*

AND WHEREAS Sri Tushar Kanti Niyogi son of late Girija Kanta Niyogi during his life time was the absolute owner of the straight five storied building standing on Plot No. 744, Lake Town, Block A, Post Office and Police Station – Lake Town, within the limit of South Dum Dum Municipality, in the District of North 24-Parganas, Holding No. 1220 & 1221 more fully described in the Schedule 'A' property, with proportionate share of land of the holding with user of common facilities.

AND WHEREAS by means of a Deed of Gift, Being No. 07503 for the year 2006, recorded in Book No. I, Volume No. 1, Pages 1 to 9, registered at Addl. Registrar of Assurances - II, Kolkata donated by Sri Tushar Kanti Niyogi, during his life time, his wife Smt. Swapna Niyogi, the Donee thereof is the owner of the other part i.e. Third Floor and Fourth Floor of the said building with right and interest of proportionate land of the Holding and user of common parts, exclusively now being Holding No. 1221/1, having been separately mutated and assessed in her name by the South Dum Dum Municipality.

AND WHEREAS said Sri Tushar Kanti Niyogi died intestate on 06.03.2013 leaving him surviving his wife Smt. Swapna Niyogi, the Donee therein and two sons and one daughter viz. (1) Sri Tamoghna Niyogi alias Tamoghna Guha Niyogi, (2) Smt. Bhramar Sinha Roy (nee) Niyogi wife of Sri Partha Shankar Sinha Roy and (3) Sri Tuhin Guha Niyogi, who inherited his property in equal (1/4<sup>th</sup>) share each, being the property mentioned in the schedule 'A' below and have been in enjoyment the ground, first and second floor jointly.

AND WHEREAS by a Deed of Gift dated 15.01.2014, registered at Addl. Registrar of Assurances – II, Kolkata, copied in Book No. I, CD Volume No. 2, Pages 4659 to 4671, Being

Silvia Roy

No. 00435 for the year 2014, Sri Tamoghna Niyogi alias Tamoghna Guha Niyogi granted, transferred and assigned to her mother Mrs. Swapna Neogi alias Mrs. Swapna Niyogi, ALL THAT undivided 1/4<sup>th</sup> share in Ground floor, First floor and Second floor of the Five storied building at Holding No. 1220 & 1221, Plot No. 774, Lake Town, Block A, Kolkata – 700 089, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS by a Deed of Gift dated 07.03.2014, registered at Addl. Registrar of Assurances – II, Kolkata, copied in Book No. I, CD Volume No. 13, Pages 3834 to 3848, Being No. 02856 for the year 2014, Smt. Bhramar Sinha Roy (nee) Niyogi and Sri Tuhin Guha Niyogi granted, transferred and assigned to her mother Mrs. Swapna Neogi alias Mrs. Swapna Niyogi, ALL THAT undivided Half share in Ground floor, First floor and Second floor of the Five storied building at Holding No. 1220 & 1221, Plot No. 774, Lake Town, Block A, Kolkata – 700 089, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Mrs. Swapna Neogi alias Mrs. Swapna Niyogi after obtaining the said Property duly recorded her name in the records of South Dum Dum Municipality, being Holding No. 1220, Lake Town, Block – A and is well seized and possessed of and / or sufficiently entitled to the property measuring an area 02 Cottahs 08 Chittaks with Five Storied Building measuring a super built up are 3900 Sq.ft.; comprised in R.S. Dag No. 414, Lake Town, Block – A, at Mouza – Patipukur, Holding No. 1220 & 1221 now 1220, Plot No. 774, Lake Town, Block A, Kolkata – 700 089, Police Station –Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas.

Silmi Roy

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase ALL THAT the piece or parcel of land measuring an area 02 Cottahs 08 Chittaks with Five Storied Building measuring a super built up are 3900 Sq.ft.; comprised in R.S. Dag No. 414, Lake Town, Block - A, at Mouza - Patipukur, Holding No. 1220 & 1221 now 1220, Plot No. 774, Lake Town, Block A, Kolkata - 700 089, Police Station -Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto at or for the price of Rs. 1,01,00,000/- (Rupees One Crore One Lac) only.

**NOW THIS INDENTURE WITNESSETH THAT :-**

I. In pursuance of the said agreement and in consideration of the said sum of Rs. 1,01,00,000/- (Rupees One Crore One Lac) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. ALL THAT piece or parcel of land measuring an area 02 Cottahs 08 Chittaks with Five Storied Building measuring a super built up are 3900 Sq.ft.; comprised in R.S. Dag No. 414, Lake Town, Block - A, at Mouza - Patipukur, Holding No. 1220 & 1221 now 1220, Plot No. 774, Lake Town, Block A, Kolkata - 700 089, Police Station -Lake Town, within the Limits of South Dum Dum Municipality, in the District of 24-Parganas, more fully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" OR HOWSOEVER OTHERWISE the said plot of land with building now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered,

*Silvia Fuz*

described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land with building or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land with building or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land with building all and singular, the land with buildings hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of her predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land with building and all benefits and rights hereby

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granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land with building and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land with building and all rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of their are now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vesting's, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land with building from under or in trust for the Vendor;

iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land with building to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land with building and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and property hereby granted, sold, conveyed, transferred, assigned and

*Silvi - Raji*



assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of her predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land with building or any part thereof;

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land with building or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land with building and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

Silvia Ray

(ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land with building and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

### SCHEDULE OF THE PROPERTY

**ALL THAT** piece and parcel of **BASTU** land measuring an area 02 Cottahs 08 Chittak with Five Storied Building measuring a super built up are 3900 sq.ft., comprised in R.S. Dag No. 414, L.R. Dag No. 629 under R.S. Khatian No. 774, at Mouza – Patipukur, at Plot No. P-774, Lake Town, Block – A, Holding No. 1220, Lake Town, Block – A, Police Station – Lake Town, Kolkata – 700 089, Circle No. VIII, Ward No. 30, within the limits of South Dum Dum Municipality, Addl. District Sub-Registration office Bidhannagar Salt Lake City, and according to the settlement records of rights finally published the plot is comprised at Parganas – Kalikata, J.L. No. 24, in the District of North-24-Parganas. The Building has been completed before 35 years.

#### The property is butted and bounded as follows:-

|              |   |  |
|--------------|---|--|
| ON THE NORTH | : | Plot No. 776, Holding No. 568, Lake Town Block - A.            |
| ON THE SOUTH | : | Others Land, Lake Town Block - A.                              |
| ON THE EAST  | : | <u>40' feet wide Municipal Road.</u>                           |
| ON THE WEST  | : | Plot No. 921 & 922, Holding No. 915 & 916, Lake Town, Block A. |

*Silvia Roy*

IN WITNESS WHEREOF, the parties have executed these presents on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in presence of: -

1. Tamoghna Guha Neogi  
TAMOGHNA GUHA NEOGI  
774, Lake town, BL-A.  
KOL-89.

Swapna Neogi alias  
Swapna Niyogi

\_\_\_\_\_  
SIGNATURE OF THE OWNER

2. Debapriya Guha.  
Debapriya Guha.  
34, Lake town,  
Block - B  
Kolkata - 700089.

D.S. CONSTRUCTION

Silvir Ray  
Proprietor

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

**MEMO OF CONSIDERATION**

|   |                                  |
|---|----------------------------------|
| 1) Paid by Cheque No. 027747 dated 01.06.2018 on Allahabad Bank, Lake Town Branch, Kolkata. | Rs. 7,00,000.00                  |
| 2) Paid by Cheque No. 027743 dated 11.06.2018 on Allahabad Bank, Lake Town Branch, Kolkata. | Rs. 17,00,000.00                 |
| 3) Paid by Cash dated 17.06.2018  | Rs. 2,00,000.00                  |
| 4) Paid by Cheque No. 039167 dated 22.06.2018 on Allahabad Bank, Lake Town Branch, Kolkata. | Rs. 35,00,000.00                 |
| 5) Paid by Cheque No. 027765 dated 24.07.2018 on Allahabad Bank, Lake Town Branch, Kolkata. | Rs. 8,99,000.00                  |
| 6) Paid by Cheque No. 027757 dated 25.07.2018 on Allahabad Bank, Lake Town Branch, Kolkata. | Rs. 15,00,000.00                 |
| 7) Paid by Cheque No. 027760 dated 25.07.2018 on Allahabad Bank, Lake Town Branch, Kolkata. | Rs. 15,00,000.00                 |
| 8) TDS @ 1% under Section 194/A   | Rs. 1,01,000.00                  |
| <b>Total :</b>  | <b><u>Rs. 1,01,00,000.00</u></b> |

(Rupees One Crore One Lac only)

Witness: -

1. *Tameghna Guha Neogi*  
*Tameghna Guha Neogi*  
 Kalyan. B.L.A.  
 K-89

2. *Debariya Guha*  
*Debariya Guha*  
 34, Lake Town, Block-B  
 Kolkata - 700089.

Drafted by :-*Swapna Neogi alias Swapna Niyogi*

SIGNATURE OF THE VENDOR

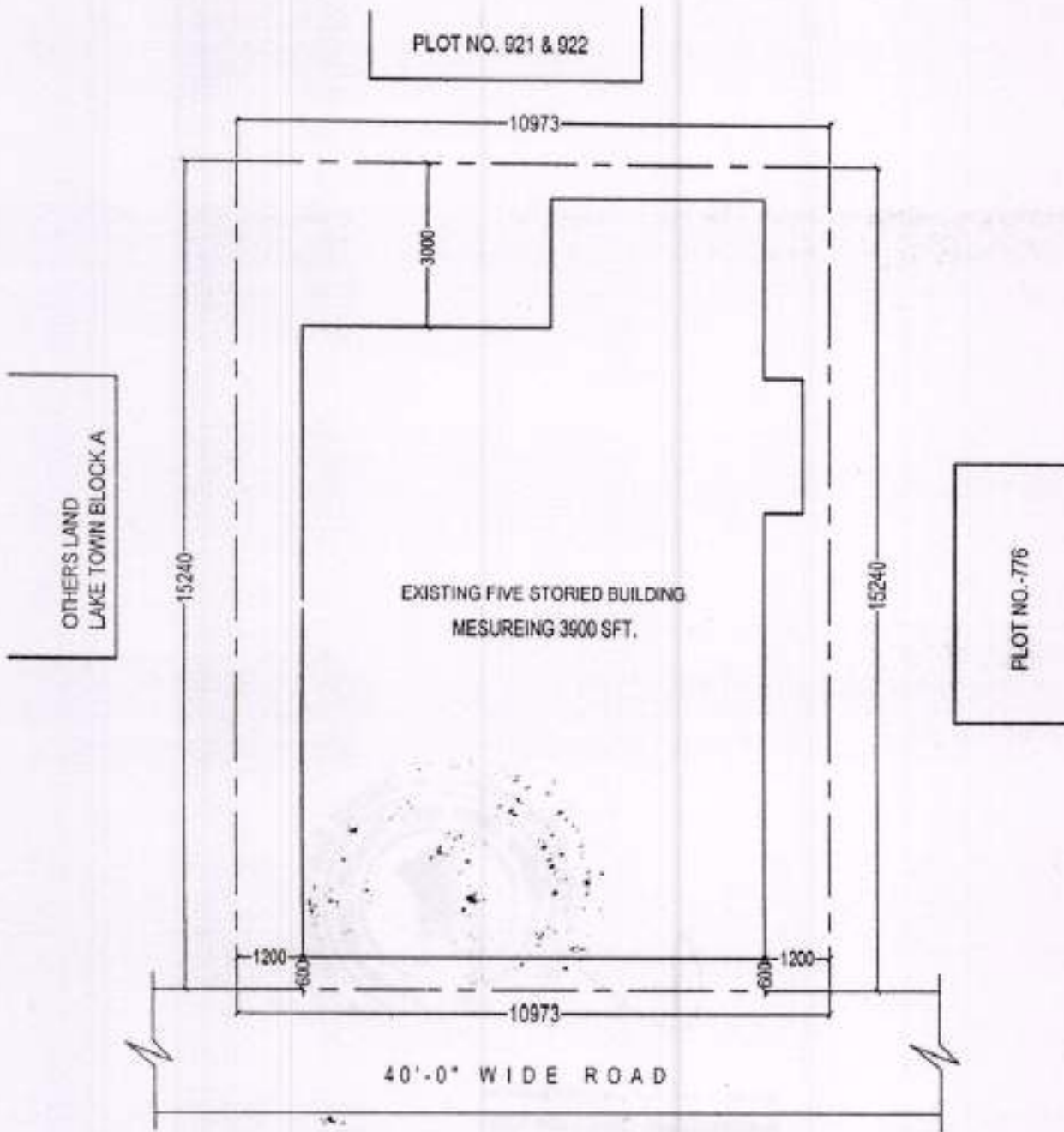
**MR. ARUN KUMAR BHAUMIK (ADVOCATE)**

Calcutta High Court, Reg. No. WB-905/1983  
 63/21, Dum Dum Road, Surer Math,  
 P.O. - Motijheel, P.S. - Dum Dum,  
 Kolkata - 700 074, Dial - 9830038790,  
 e-mail ID - arun\_bhoumik@yahoo.com

*Silviya Ray*

REGISTRY SITE PLAN FOR PREMISES NO. - P-774, LAKE TOWN, BLOCK - A, KOL- 89,  
HOLDING NO: 1220, LAKE TOWN, BLOCK -A, J.L. NO. - 24, R.S. DAG NO.-414, L.R. DAG  
NO. - 629 , R.S. KHATIAN NO.-774, WARD NO. - 30, MOUZA - PATIPUKUR, P.S-LAKE  
TOWN, DIST.-24 PGS(N) UNDER S.D.D.M.

SCALE-NOT TO SCALE, ALL DIMENSIONS ARE IN MM.  
PROPOSED PORTION SHOWN IN RED.   
AREA OF LAND :- 02K-08CH-00 SQ.FT



Swapna Naggi alias Swapna Nayagi

SIGNATURE OF VENDOR

D. S. CONSTRUCTION

Sibir Ray

Proprietor

SIGNATURE OF VENDEE

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

GRN: 19-201819-026559117-1  
GRN Date: 24/07/2018 15:41:35  
BRN : IK00RQUKP6  
Payment Mode Online Payment  
Bank : State Bank of India  
BRN Date: 24/07/2018 15:42:30

DEPOSITOR'S DETAILS

Name : ARUN KUMAR BHAUMIK  
Contact No. : 03325602531  
E-mail : arun\_bhoumik@yahoo.com  
Address : 6321 DUM DUM ROAD SURERBATH KOLKATA 700074  
Applicant Name : Mr ARUN KUMAR BHAUMIK  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 8  
Id No. : 15040001184178/8/2018  
(Query No./Query Year)

I-1417/2018.

PAYMENT DETAILS

| Sl. No.      | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount (₹)     |
|--------------|-----------------------|--|--------------------|----------------|
| 1            | 15040001184178/8/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1080569        |
| 2            | 15040001184178/8/2018 | Property Registration- Registration Fees | 0030-03-104-001-18 | 152235         |
| <b>Total</b> |                       |  |                    | <b>1212804</b> |

In Words : Rupees Twelve Lakh Twelve Thousand Eight Hundred Four only














Silvin Ray












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

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

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

|  |     |   |   |  |   |   |
|--|-----|---|---|--|---|---|
| <br><i>Swapna Neogi alias<br/>Swapna Niyogi</i> | LH. |  |  |  |  |  |
|  | RH. |  |  |  |  |  |

ATTESTED: *Swapna Neogi alias Swapna Niyogi*

|  |     |   |   |  |   |   |
|--|-----|---|---|--|---|---|
| <br><i>Sibir Ray</i> | LH. |   |   |   |   |   |
|  | RH. |  |  |  |  |  |

ATTESTED: *Sibir Ray*

|       |     |  |  |  |  |  |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. |  |  |  |  |  |
|       | RH. |  |  |  |  |  |

ATTESTED: *Sibir Ray*

आयकर विभाग  
INCOME DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SWAPNA NEOGI  
SATINDRA CHANDRA BHOSNIK

21/12/1947

परमार्थिक आय का नोटिस

AMGN06350

Swapna Neogi

10/1/1948



Swapna Neogi alias Swapna Niyogi



Income Tax PAN Services Unit, TIDNS  
Plot No. 3, Sector 19, CBD Banglore  
New Mumbai - 400 614

एक पार्स को भेजे पर कृपया ध्यान दें / टीएनएस  
संख्या के साथ संलग्न है।  
पता नं. 3, सेक्टर 19, सीडीबी बंगलूर  
नई मुंबई - 400 614



Silvia Roy



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACRPR4815M



नाम / NAME  
SIBIR ROY

पिता का नाम / FATHER'S NAME  
PRABIR KUMAR ROY

जन्म तिथि / DATE OF BIRTH  
17-12-1969

हस्ताक्षर / SIGNATURE

*Sibir Roy*

*Sibir Roy*

असिस्टेंट कमिश्नर, ई. टी. डी.

COMMISSIONER OF INCOME-TAX, W.S. - II

*Sibir Roy*

इस कार्ड से खो / गिरा जाने पर कृपया जल्दी करने वाले अधिकारी को सूचित / वापस कर दें  
सहायक असिस्टेंट कमिश्नर,  
ई. टी. डी.,  
बोयंग्टी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/seen, kindly inform/return to the issuing authority :-  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



## Major Information of the Deed

|   |   |  |            |
|---|---|--|------------|
| Deed No :                               | I-1504-01417/2018   | Date of Registration                               | 25/07/2018 |
| Query No / Year                         | 1504-0001184178/2018  | Office where deed is registered                    |            |
| Query Date                              | 23/07/2018 12:55:03 PM  | A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | ARUN KUMAR BHAUMIK<br>63/21, DUM DUM ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830038790, 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. 1,01,00,000/-                       | Rs. 1,52,22,126/-   |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |  |            |
| Rs. 10,65,569/- (Article:23)            | Rs. 1,52,235/- (Article:A(1), E)  |  |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |  |            |

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No. P 774, Ward No: 30, Holding No:1220

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|----------------------|-------------|----------------|-------------------|--------------|------------------|-------------------------|-----------------------|---------------------------------|
| L1                   | LR-629      | LR-774         | Bastu             | Bastu        | 2 Katha 8 Chatak | 77,24,000/-             | 1,25,00,000/-         | Width of Approach Road: 40 Ft., |
| <b>Grand Total :</b> |             |                |                   |              | <b>4.125Dec</b>  | <b>77,24,000 /-</b>     | <b>125,00,000 /-</b>  |                                 |



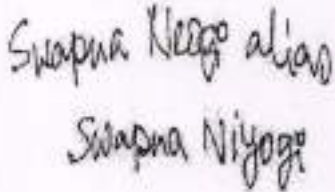
### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 3900 Sq Ft.       | 23,76,000/-             | 27,22,126/-           | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 865 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 865 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 865 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 865 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 440 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>3900 sq ft</b> | <b>23,76,000 /-</b>     | <b>27,22,126 /-</b>   |                           |

Major Information of the Deed :- I-1504-01417/2018-25/07/2018

*Silvi Roy*



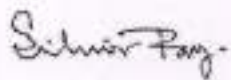
**Seller Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Fingerprint  | Signature   |
|  | <b>Mrs SWAPNA NEOGI,</b><br>(Alias: Mrs SWAPNA NIYOGI)<br>Wife of Late Tushar Kanti Niyogi<br>Executed by: Self, Date of Execution: 25/07/2018<br>, Admitted by: Self, Date of Admission: 25/07/2018 ,Place : Office | <br>25/07/2018 | <br>LTI<br>25/07/2018 | <br>25/07/2018 |
| P-774, Lake Town, Block/Sector: A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMOPN0635Q, Status :Individual, Executed by: Self, Date of Execution: 25/07/2018<br>, Admitted by: Self, Date of Admission: 25/07/2018 ,Place : Office |  |   |  |   |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | <b>D.S. CONSTRUCTION</b><br>17/C, Gorakshabasi Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: ACRPR4815M, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |  |   |
|---|--|---|--|---|
| 1   | Name   | Photo   | Finger Print   | Signature   |
|   | <b>Mr SIBIR ROY (Presentant )</b><br>Son of Late Prabir Kumar Roy<br>Date of Execution - 25/07/2018, , Admitted by: Self, Date of Admission: 25/07/2018, Place of Admission of Execution: Office | <br>Jul 25 2018 1:19PM | <br>LTI<br>25/07/2018 | <br>25/07/2018 |
| 237, Gorakshabasi Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACRPR4815M Status : Representative, Representative of : D.S. CONSTRUCTION (as PROPRIETOR) |  |   |  |   |

**Identifier Details :**

| Name & address  |  |
|---|--|
| Mr MIHIR KUMAR KUNDU<br>Son of Late Naresh Chandra Kundu<br>25, Anandagarh, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs SWAPNA NEOGI, Mr SIBIR ROY |  |

Major Information of the Deed :- I-1504-01417/2018-25/07/2018

*Sibir Roy*

25/07/2018

Nishu Kumar Kundu

## Transfer of property for L1

| Sl.No | From             | To. with area (Name-Area)   |
|-------|------------------|-----------------------------|
| 1     | Mrs SWAPNA NEOGI | D.S. CONSTRUCTION-4.125 Dec |

## Transfer of property for S1

| Sl.No | From             | To. with area (Name-Area)             |
|-------|------------------|---------------------------------------|
| 1     | Mrs SWAPNA NEOGI | D.S. CONSTRUCTION-3900.00000000 Sq Ft |

## Endorsement For Deed Number : I - 150401417 / 2018

On 23-07-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,52,22,126/-



Debajyoti Bandyopadhyay  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
 North 24-Parganas, West Bengal

On 25-07-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:03 hrs on 25-07-2018, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SIBIR ROY .

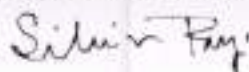
Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )

Execution is admitted on 25/07/2018 by Mrs SWAPNA NEOGI, Alias Mrs SWAPNA NIYOGI, Wife of Late Tushar Kanti Niyogi, P-774, Lake Town, Sector: A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife

Indetified by Mr MIHIR KUMAR KUNDU, , Son of Late Naresh Chandra Kundu, 25, Anandagarh, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Major information of the Deed :- I-1504-01417/2018-25/07/2018

27/07/2018 Query No:-15040001184178 / 2018 Deed No : I - 150401417 / 2018, Document is digitally signed.



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

Execution is admitted on 25-07-2018 by Mr SIBIR ROY, PROPRIETOR, D.S. CONSTRUCTION (Sole Proprietorship), 17/C, Gorakshabasi Road, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Mr MIHIR KUMAR KUNDU, , Son of Late Naresh Chandra Kundu, 25, Anandagarh, P.O. Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,52,235/- ( A(1) = Rs 1,52,221/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,52,235/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2018 3:42PM with Govt. Ref. No: 192018190265591171 on 24-07-2018, Amount Rs: 1,52,235/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00RQUKP6 on 24-07-2018, Head of Account 0030-03-104-001-16

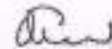
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,65,569/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10,60,569/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1517, Amount: Rs.5,000/-, Date of Purchase: 16/05/2018, Vendor name: Ranjita Paul

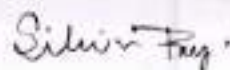
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2018 3:42PM with Govt. Ref. No: 192018190265591171 on 24-07-2018, Amount Rs: 10,60,569/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00RQUKP6 on 24-07-2018, Head of Account 0030-02-103-003-02



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1504-01417/2018-25/07/2018

27/07/2018 Query No:-15040001184178 / 2018 Deed No :- 150401417 / 2018, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2018, Page from 55591 to 55615

being No 150401417 for the year 2018.



Digitally signed by Debajyoti  
Bandyopadhyay  
Date: 2018.07.27 11:45:15 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 07/27/18 11:44:59 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)