7484

I-7107/17

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

Y 643443

24-7-17

I-10612/2

CONVEYANCE

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

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

25 JUL 2017

1. Date: 24th July, 2017

2. Place: Kolkata

3. Parties:

3.1 **Biswajit Biswas** *alias* **Biswajit Kumar Biswas**, son of Anil Kumar Biswas, by faith Hindu, by occupation Medical Practitioner, resident of 310, Camel Street, Police Station and Post Office Lake town, Kolkata – 700048. [PAN ADEPB3691B]
(**Vendor**, include successors-in-interest)

AND

3.2 **Vinita Gupta**, wife of Shishir Gupta, by nationality Indian, by faith Hindu, by occupation Business, residing at 30 Vidyasagar Street, Police Station- Amherst Street, Post office Amherst Street, Kolkata- 700009. [PAN AJFPG4997C]
(**Purchaser**, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

46404

A. Dey Adv.

NAME
ADD.
21 JUL 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
Court

H. C. Cal-1.

Bisvajit Biswas
Bisvajit Kumar Biswas

21 JUL 2017
21 JUL 2017

3649

Bisvajit Biswas
Bisvajit Kumar Biswas

3651

Vinita Gupta

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs
24 JUL 2017

Minta Paul.
S/o Subhash Ch. Paul.
T-68 Raghunathpur Main Road
Kol-157, P.S. Baguiati
Service

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

GRN: 19-201718-004192873-1 Payment Mode Online Payment
GRN Date: 24/07/2017 13:41:22 Bank : AXIS Bank
BRN : 3618145 BRN Date: 24/07/2017 13:41:36

DEPOSITOR'S DETAILS

Id No. : 15230001061212/5/2017
[Query No./Query Year]

Name : VINITA GUPTA
Contact No. : Mobile No. : +91 9051033251
E-mail :
Address : 30,VIDYASAGAR STREET, KOLKATA-700009
Applicant Name : Mr AYUSMAN DEY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001061212/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	114002
2	15230001061212/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	22830
		Total		136832

In Words : Rupees One Lakh Thirty Six Thousand Eight Hundred Thirty Two only

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**

4.1 **Said Property**: Land measuring 5(five) *cottah* 8(eight) *chittak* 22.5 (twenty two point five) square feet, out of demarcated land measuring 22(twenty two) *cottah* 2(two) *chittak*, out of total 68 (sixty eight) decimal, comprised in R.S./L.R. *Dag* No. 686, recorded in L.R. *Khatian* No. 1446, *Mouza* Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. **Background, Representations, Warranties and Covenants**

5.1 **Representations and Warranties Regarding Title**: The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Biswajit Biswas *alias* Biswajit Kumar Biswas**: By a registered Deed of Conveyance, dated 21st January, 2008, registered in the office of A.D.S.R. Bidhan Nagar (Salt Lake City) in Book No-I, CD Volume No. 1, Pages 15149 to 15161, Being No. 00840 for the year 2008 Kantaram Sardar sold conveyed and transferred (1) land measuring 3 (three) *cottah* 13 (thirteen) *chittak*, out of 43 (forty three) decimal, comprised in R.S./L.R. Dag No. 689 and (2) land measuring 5 (five) *cottah* 1(one) *chittak*, out of 22 (twenty two) decimal, comprised in R.S./L.R. Dag No. 690, recorded in L.R. *Khatian* No. 19 corresponding to L.R. *Khatian* 128, *Mouza* Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata *Gram Panchayat* (PGP), District North 24 Parganas AND Annapurna Sardar sold conveyed and transferred (1) land measuring 22(twenty two) cottah 2(two) chittak, out of 68 (sixty eight) decimal, comprised in R.S./L.R. Dag No. 686, recorded in L.R. *Khatian* No. 19, *Mouza* Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata *Gram Panchayat* (PGP), District North 24 Parganas to Biswajit Biswas alias Biswajit Kumar Biswas, for the consideration mentioned therein

5.1.2 **Exchange of Land**: Thereafter by a registered Deed Of Exchange dated 24th April, 2015, registered in the office of A.D.S.R. Rajarhat, in Book No-

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
অতিরিক্ত জেলা অবর নিবন্ধক
রাজারহাট, নিউ টাউন, উঃ ২৪ পঃ
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

24 JUL 2017

I, CD Volume No. 9, Pages 10649 to 10660, Being No. 04960 for the year 2015, Biswajit Biswas has exchanged land measuring 1 (one) *cottah* 12 (twelve) *chittak*, comprised in R.S./L.R. Dag No. 690 with Kantaram Sardar and by this exchange he get land measuring 1 (one) *cottah* 12 (twelve) *chittak*, comprised in R.S./L.R. Dag No. 689 from Kantaram Sardar.

5.1.3 **Mutation:** Biswajit Biswas *alias* Biswajit Kumar Biswas has mutated his name in respect of his purchased and exchanged property, in the records of Land Reforms Settlement vide L. R. *Khatian* No. 1446.

5.1.4 **Absolute ownership of Biswajit Biswas *alias* Biswajit Kumar Biswas:** In the above mentioned circumstances, Biswajit Biswas *alias* Biswajit Kumar Biswas has become the undisputed owner of (1) land measuring 22 (twenty two) *cottah* 2 (two) *chittak* out of 68 (sixty eight) decimal, comprised in R.S/L.R. *Dag* No. 686 **And** (2) land measuring 5 (five) *cottah* 9 (nine) *chittak*, out of 43 (forty three) decimal, comprised in R.S/L.R. *Dag* No. 689 **And** (3) land measuring 3 (three) *cottah* 5 (five) *chittak*, out of 22 (twenty two) decimal, comprised in R.S./L.R. Dag No. 690, all are recorded under L R *Khatian* No. 1446, at *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, District North 24 Parganas, (collectively **Biswajit's Property**).

5.1.5 **Absolute Ownership of Said Property:** In the aforesaid statuses, the Vendor has become the undisputed owner of the Biswajit's Property. The Said Property is the part of Biswajit's Property and Subject Matter of Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

24 JUL 2017

Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding**

6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs
24 JUL 2017

Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. **Transfer**

7.1 **Hereby Made**: The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being land measuring 5 (five) *cottah* 8 (eight) *chittak* 22.5 (twenty two point five) square feet, out of demarcated land measuring 22(twenty two) *cottah* 2(two) *chittak*, out of total 68 (sixty eight) decimal, comprised in R.S./L.R. *Dag* No. 686, recorded in L.R. *Khatian* No. 1446, *Mouza* Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration**: The aforesaid transfer is being made in consideration of a sum of Rs. 22,00,000/- (Rupees twenty two lac) only paid by the Purchaser to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. **Terms of Transfer**

8.1 **Salient Terms**: The transfer being effected by this Conveyance is:

8.1.1 **Sale**: a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute**: absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances**: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances**: together with all other rights the Vendor has in the Said Property and all other appurtenances

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

24 JUL 2017

including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to**: The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification**: express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act**: all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession**: *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings**: All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession**: The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, 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.

Additional District Sub-Registrar
Bidhannagar, New Town, North 24-Pgs

8.6 **No Objection to Mutation**: The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Further Acts**: The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Land measuring 5(five) *cottah* 8(eight) *chittak* 22.5 (twenty two point five) square feet, out of demarcated land measuring 22(twenty two) *cottah* 2(two) *chittak*, out of total 68 (sixty eight) decimal, comprised in R.S./L.R. *Dag* No. 686, recorded in L.R. *Khatian* No. 1446, *Mouza* Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas and butted and bounded as follows:

Butted and bounded of Dag No. 686 in the Biswajit's Property

On the North	:	By RS/LR Dag No. 682, 691
On the East	:	By RS/LR Dag No. 690, 689
On the South	:	By RS/LR Dag No. 686
On the West	:	By RS/LR Dag No. 682, 683

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

24 JUL 2017

Summary of the Said Property

Mouza			Kalikapur			
Sl. No.	R.S/L. R *Dag* No.	Total Area (in decimal)	L.R. Khatian No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	686	68	1446	0.1342	Biswajit Kumar Biswas	9.1256 Said Property

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Biswajit Biswas
Biswajit Kumar Biswas

(Biswajit Biswas alias
Biswajit Kumar Biswas)
[Vendor]

Vinita Gupta

(Vinita Gupta)
[Purchaser]

Witnesses:

Signature _____ Signature _____

Name Sudeshna Sengupta Name Mintu Pal

Ayusman Dey

Ayusman Dey
Advocate
High Court Calcutta
Enrolment No. F/946/763/2012

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs
24 JUL 2017

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 22,00,000/- (Rupees twenty two lac) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq No. 299167	21.10.2016	Axis Bank Ltd	10,00,000/-
Chq No. 299168	21.10.2016	Axis Bank Ltd	10,00,000/-
Chq No. 370276 (Part)	12.07.2017	Axis Bank Ltd	2,00,000/-
			22,00,000/-

Biswajit Biswas
Biswajit Kumar Biswas

(Biswajit Biswas *alias*
Biswajit Kumar Biswas)
[Vendor]

Witnesses:

Signature _____
Name Sudeshna Sengupta
Father's Name Goutam Sengupta
Address 28, Mall Road Shivashi Apartment, Kolkata - 700018

Signature _____
Name Minti Paul
Father's Name S. C. Paul
Address Tepheria Main Road
Kolkata - 700157

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

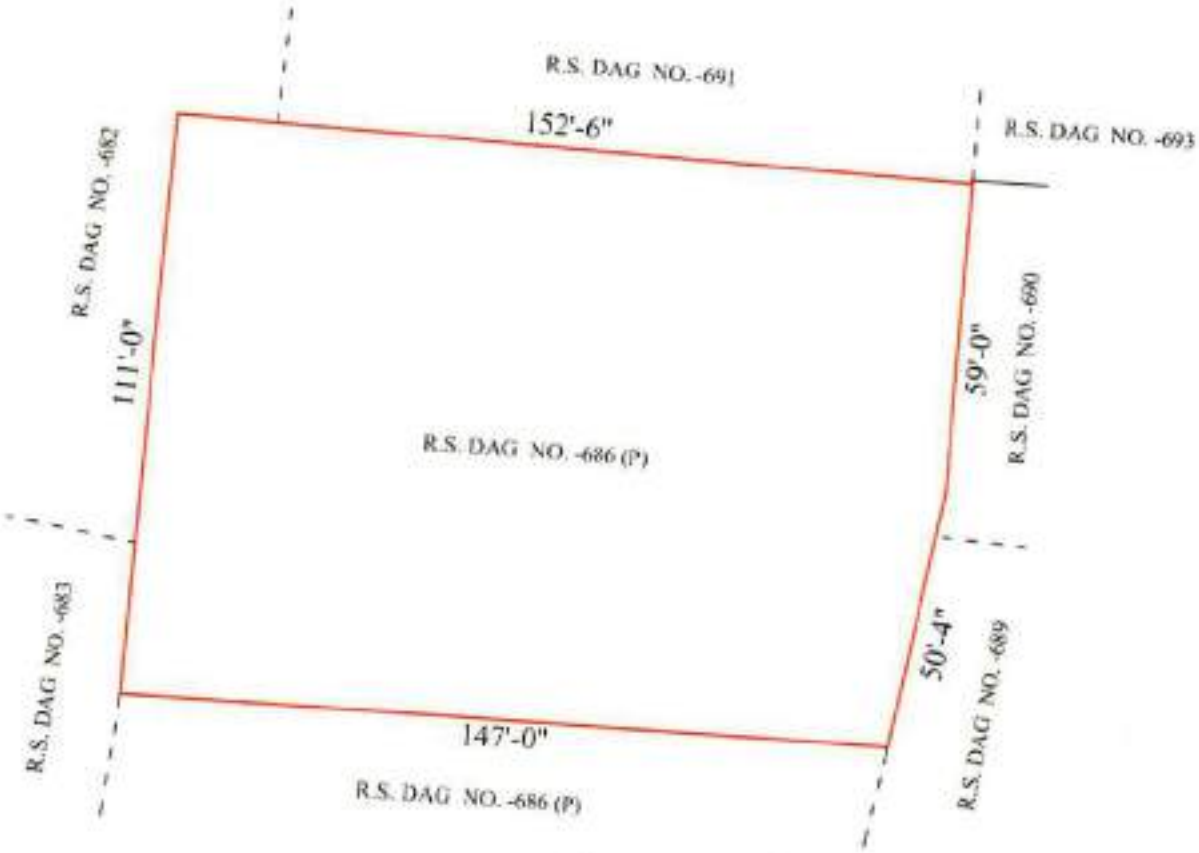
24 JUL 2017

SITE PLAN OF A LAND SITUATED AT MOUZA - KALIKAPUR, J.L. NO.- 40, RS. DAG NO: 686, L.R. KH. NO.1446, POLICE STATION- NEW TOWN, DIST- NORTH 24 PARGANAS,UNDER PATHARGHATA GRAM PANCHAYET .

AREA = 5 KH. 08 CH. 22.5 SFT

N

SCALE:- N.T.S.



Biswajit Kumar Biswal

Biswajit Biswal

SIGNATURE OF VENDOR

Vinita Gupta

SIGNATURE OF PURCHASER

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

24 JUL 2017

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or					
	 Bisvajit Biswal Bisvajit Kumar Biswal	Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
	 Vinita Gupta	Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR • SANCHIGHANAS • RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
24 JUL 2017

Major Information of the Deed

Deed No :	**I-1523-07107/2017**	**Date of Registration**	**25/07/2017**
Query No / Year	**1523-0001061212/2017**	**Office where deed is registered**	
Query Date	**21/07/2017 11:49:17 AM**	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	AYUSMAN DEY T 68 TEGHORIA MAIN ROAD,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9051033251, 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. 22,00,000/-		Rs. 22,81,641/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,14,102/- (Article:23)		Rs. 22,830/- (Article:A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

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-686	LR-1446	Bastu	Bagan	5 Katha 8 Chatak 22.5 Sq Ft	22,00,000/-	22,81,641/-	
	Grand Total :				**9.1266Dec**	**22,00,000 /-**	**22,81,641 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr BISWAJIT BISWAS, (Alias: Mr BISWAJIT KUMAR BISWAS) (Presentant)** Son of Mr ANIL KUMAR BISWAS 310 CAMEL STREET, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADEPB3691B, Status :Individual, Executed by: Self, Date of Execution: 24/07/2017 , Admitted by: Self, Date of Admission: 24/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2017 , Admitted by: Self, Date of Admission: 24/07/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**VINITA GUPTA** Wife of Mr SHISHIR GUPTA 30 VIDYASAGAR STREET, P.O:- AMHERST STREET, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJFPG4997C, Status :Individual, Executed by: Self, Date of Execution: 24/07/2017 , Admitted by: Self, Date of Admission: 24/07/2017 ,Place : Pvt. Residence

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Identifier Details :

Name & address
Mr MINTU PAUL Son of Mr SUBHAS CHANDRA PAUL T 68 TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr BISWAJIT BISWAS, VINITA GUPTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT BISWAS	VINITA GUPTA-9.12656 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 686(Corresponding RS Plot No:- 686), LR Khatian No:- 1446	Owner:বিশ্বজীত কুমার বিশ্বাস, Gurdian:অনিল কুমার, Address:92 ক্যানেল ষ্ট্রীট,শ্রী ভূমি, Classification:বাগান, Area:0.37000000 Acre,

Endorsement For Deed Number : I - 152307107 / 2017

On 21-07-2017

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 22,81,641/-

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

On 24-07-2017

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

Presented for registration at 17:50 hrs on 24-07-2017, at the Private residence by Mr BISWAJIT BISWAS Alias Mr BISWAJIT KUMAR BISWAS,Executant.

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

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

Execution is admitted on 24/07/2017 by 1. Mr BISWAJIT BISWAS, Alias Mr BISWAJIT KUMAR BISWAS, Son of Mr ANIL KUMAR BISWAS, 310 CAMEL STREET, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Professionals, 2. VINITA GUPTA, Wife of Mr SHISHIR GUPTA, 30 VIDYASAGAR STREET, P.O: AMHERST STREET, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife

Indetified by Mr MINTU PAUL, , , Son of Mr SUBHAS CHANDRA PAUL, T 68 TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

On 25-07-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,830/- (A(1) = Rs 22,816/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,830/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2017 1:41PM with Govt. Ref. No: 192017180041928731 on 24-07-2017, Amount Rs: 22,830/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 3618145 on 24-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,14,102/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,14,002/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 46404, Amount: Rs.100/-, Date of Purchase: 21/07/2017, Vendor name: Suranjan Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2017 1:41PM with Govt. Ref. No: 192017180041928731 on 24-07-2017, Amount Rs: 1,14,002/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 3618145 on 24-07-2017, Head of Account 0030-02-103-003-02

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

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR SINGUR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 202890 to 202907

being No 152307107 for the year 2017.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 parganas

Digitally signed by DEBASISH DHAR
Date: 2017.08.01 10:49:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01-08-2017 10:49:00

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS