

03224/16

I-3027/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 877822

C 877822

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

District Sub-Registrar-V
Alipore, South 24 Parganas

29 SEP 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 29th
day of September 2016 (Two Thousand Sixteen), BETWEEN

Serial... 2385 Date... 22/09/16

Name.....

Address.....

Rs... 5000/-

MRINMOY KR. ROY
M. Com. LL. B.

Advocate
Alipore Police Court
Kolkata-700027



A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

SS8778 0



District Sub-Registrar-V
Alipore, South 24 Parganas

29 SEP 2016

Identified by
Mrinmoy Kr. Roy
Advocate
s/o Late Sisir Kr. Roy
Alipore Crl. Court
Kolkata - 700027

Ratna Sen
SMT. RATNA SEN, (PAN-EJSPS9912N) wife of Sri Surya Sen by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 1/413, ~~413~~, Gariahat Road, South, Jodhpur Park, Post Office Jodhpur Park, P.S. Lake, Kolkata, District South 24 Parganas, West Bengal, Pin – 700 068, hereinafter called and referred to as the "VENDOR/OWNER" (which expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART;

-AND-

MRS. RAFAT JAHAN (PAN-AMXPJ3942R) wife of Md. Kamal Ashraf by faith Muslim, by occupation Housewife, by Nationality Indian, residing at 27 & 28 Rai Charan Ghosh Lane, P.O. and P.S. Tiljala, Kolkata, District South 24 Parganas, West Bengal, Pin – 700 039, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS one Suburban Agricultural Dairy Fisheries Ltd, having its registered Office at 75, Badri Das Temple Street, Gouribari, P.S. Manicktalla, Kolkata brought a Partition Suit against Kumud Krishna Mondal and his other co-sharers of the properties before the Ld. 3rd Sub-Judge's Court at Alipore being Title Suit No. 16, of 1941 in respect of the properties, lying and situated in Mouza Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprised in C.S. Dag No. 102 under C.S. Khatian Nos. 5 & 6, corresponding to R.S. Dag Nos. 195 and 196 under R.S. Khatian Nos. 117 and 118, P.S. the then Kasba, District formerly 24 Parganas alongwith other properties.

AND WHEREAS subsequently the above mentioned Partition Suit was finally Decreed on 14.07.1971 by the said Ld. Court on the basis of the Ld. Commissioner's Report and the necessary demarcated allotments were made among the parties of the said Suit. And in terms of Final Decree of said Partition Suit one Smt. Kamala Bala Mondal wife of Late Bhola Nath Mondal the Defendant No. 4 (KHA) and Sri Gorachand Mondal son of Late Bhola Nath Mondal as the Defendant No. 4 (KHA), both of 81/3, Tollygunge Road, P.S. Tollygunge, Kolkata 700 033, being

represented as the only legal heirs due to demise of said Bholanath Mondal, who was the Defendant No. 4 of the said Partition Suit jointly obtained or allotted ALL THAT piece and parcel of the specifically demarcated landed property measuring more or less 20 Bighas, lying in Mouza Nayabad, Touzi No. 56, J.L. No. 25, comprised in C.S. Dag No. 102 under C.S. Khatian Nos. 5 & 6, corresponding to R.S. Dag No. 195 and 196, under R.S. Khatian Nos. 117 and 118, P.S. Kasba, District presently South 24 Parganas and were in joint peaceful, occupation and possession upon the said property.

AND WHEREAS in course of time said Sri Gorachand Mondal son of Late Bholanath Mondal executed a registered General Power of Attorney in favour of his mother Smt. Kamala Bala Mondal empowering her to sell or any type of transfer and to do all acts, deeds, things in respect of his share of the said property as he was living outside India due to his Job.

AND WHEREAS subsequently said Smt. Kamala Bala Mondal due to her need of money, for herself and as the

Constituted Attorney of his son Gorachand Mondal entered into an Agreement for Sale on dated 11.01.1980 for selling of their said Landed Property, measuring more or less 20 Bighas with Sri Sasanka Sekhar Chowdhury son of Late Kali Krishna Chowdhury of 5/21, Bijoygarh, P.S. Jadavpur, Kolkata – 700 032 and Sri Dhirendra Nath Moitra son of Sri Bhuban Mohan Moitra of 2/65, Gandhi Colony, P.S. Tollygunge, Kolkata 700 040, upon receiving reasonable advance out of the total consideration money.

AND WHEREAS thereafter in due time said Sasanka Sekhar Chowdhury and said Dhirendra Nath Moitra requested to said Kamala Bala Mondal to execute and register the sale deed in respect of the said property measuring more or less 20 Bighas in their favour but said Kamala Bala Mondal refused to Sale of the said property and finding no other way said Sasanka Sekhar Chowdhury and Dhirendra Nath Moitra brought a suit for specific performance of Contract against said Smt. Kamala Bala Mondal before the Ld. 3rd Sub Judge at Alipore vide Title Suit No. 264 of 1982 and the said suit was finally decreed on 29.03.1984 in favour of said Sasanka Sekhar Chowdhury and Dhirendra Nath Moitra and Finally said Sasanka Sekhar Chowdhury and Dhirendra Nath

Moitra purchased the said property measuring 20 Bighas more or less lying in Mouza Nayabad, R. S. No. 3, Touzi No. 56, J.L. No. 25, comprised in R.S. Dag No. 195 and 196 under R.S. Khatian No. 117 and 118, in their names in pursuance of said Order /Decree passed by the Ld. 3rd Sub Judge at Alipore by virtue of a registered Sale Deed, registered through Court, in the Office of S.R. at Alipore on dated 12.12.1984 and recorded in Book No. 1, Volume No. 65, Pages from 348 to 359, Being Deed No. 5725 for the Year 1984 duly executed by Mr. B.K. Lala, the Ld. Subordinate Judge, 3rd Court at Alipore on behalf of said Smt. Kamala Bala Mondal and her son, said Sri Gorachand Mondal, wife and son of Late Bhola Nath Mondal respectively in compliance with the Decree passed by said Court in respect of T. S. 264, of 1982 and subsequently Title Execution Case No. 24/ 1984 of the same Court.

AND WHEREAS in course of time while said Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra were jointly enjoying, occupying and possessing their said property measuring more or less 20 Bighas, sold, conveyed and transferred a

quantum of land measuring more or less 2 Bighas 10 Cottahs out of their said landed property measuring 20 Bighas by virtue of a registered Sale Deed, registered in the Office of S. R. at Alipore on dated 15.01.1985 and recorded in Book No. 1, Volume No. 4, Pages from 270 to 277, Being Deed No. 220 for the Year 1985 for valuable consideration to one Smt. Minati Chowdhury wife of Sri Prabir Kumar Chowdhury of Mahajati Nagar, P.O. Birati, Kolkata 700 051.

AND WHEREAS while said Minati Chowdhury was in occupation upon her above said purchased property measuring more or less 2 Bighas 10 Cottahs she ²³divided her above said property into several small plots of land and declared for absolute sale of the said plots of land and being informed, the present Owner / Vendor by virtue of a Sale Deed, registered in the Office of DSR at Alipore on dated 15.03.1986 and recorded in Book No. 1, Volume No. 94, Pages from 214 to 228, Being Deed No. 4705 for the Year 1986, purchased ALL THAT the piece and parcel of a plot of land measuring more or less 2 Cottahs 12 Chittacks 36 sq.ft. being Scheme Plot No. 37, lying in Mouza Nayabad, R. S.

No. 3, Touzi No. 56, J.L. No. 25, comprised in R.S. Dag Nos. 195 and 196, under R.S. Khatian Nos. 117 and 118, Police Station Kasba presently Purba Jadavpur within the limits of the Kolkata Municipal Corporation, Ward No. 109, Kolkata 700 099, District South 24 Parganas and subsequently mutated the said property in her name before the KMC which is presently known as KMC Premises No. 1659, Nayabad, Kolkata 700 099 under Assessee No. 31-109-08-1659-0 and in course of time constructed a R.T. Shed dwelling structure thereupon.

AND WHEREAS in the manner aforesaid by way of purchase the Owner/Vendor herein is the lawful absolute Owner in respect of ALL THAT the piece and parcel of a plot of land measuring more or less 2 Cottahs 12 Chittacks 36 sq.ft. being Scheme Plot No. 37, alongwith 200 sq.ft. R. T. Shed structure thereon lying in Moza Nayabad, Touzi No. 56, J.L. No. 25, comprised in R.S. Dag Nos. 195 and 196, under R.S. Khatian Nos. 117 and 118, Police Station presently Purba Jadavpur within the limits of the Kolkata Municipal Corporation, Ward No. 109, being KMC. Premises No. 1659, Nayabad, Kolkata 700 099,

District South 24 Parganas, more fully described in the SCHEDULE hereunder written and for the sake of brevity hereinafter referred to as the SAID PROPERTY free from all encumbrances and whatsoever in nature.

AND WHEREAS due to urgent need of money for lawful purposes, the Vendor herein declared for absolute sale of the said property being ALL THAT the piece and parcel of a plot of land measuring more or less 2 Cottahs 12 Chittacks 36 sq.ft. being Scheme Plot No. 37, along with 200 sq.ft. R. T. Shed structure thereon lying in Mouza Nayabad, Touzi, No. 56, J.L. No. 25, comprised in R.S. Dag Nos. 195 and 196, under R.S. Khatian Nos. 117 and 118, Police Station presently Purba Jadavpur within the limits of the Kolkata Municipal Corporation, Ward No. 109, being KMC. Premises No. 1659, Nayabad, Kolkata 700 099, District South 24 Parganas as more fully described in the Schedule hereunder written and being informed about the said same, the Purchaser herein offered the Vendor to purchase the said property at or for a total consideration price of Rs. 30,00,000/- (Rupees Thirty Lakhs) only and the Vendor herein accepted the offered of the Purchaser and agreed for sale the

said property in her favour at or for the said proposed price offered by the Purchaser herein being considering the reasonable price as per the present market in respect of the said property free from all encumbrances of whatsoever in nature.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of said sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only, well and truly paid by the Purchaser to the Vendor on or before execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo. of Consideration hereunder written and release and discharge the Purchaser of and from the payment of the same and every part thereof and the Vendor performs the absolute sale in favour of the Purchaser herein and doth hereby acquit, release and forever discharge the Purchaser as well as the said plot of land hereby sold) and the Vendor doth hereby grant, transfer, convey, sell, assure and assign unto and to the Purchaser ALL THAT the piece and parcel of a plot of land measuring more or less 2 Cottahs 12 Chittacks 36 sq.ft. being Scheme Plot No. 37, alongwith R. T. Shed structure measuring

200 sq.ft. more or less, lying in Mouza Nayabad, Touzi No. 56, J.L. No. 25, comprised in R.S. Dag Nos. 195 and 196, under R.S. Khatian Nos. 117 and 118, Police Station presently Purba Jadavpur within the limits of the Kolkata Municipal Corporation, Ward No. 109, being KMC. Premises No. 1659, Nayabad, Kolkata 700 099, District South 24 Parganas as more fully and specifically described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and depicted by "RED" border lines OR HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHERWITH all paths, passages, ways sewers, drains, ditches, hedges, water, watercourses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate right, title, interest, claim and demand

whatsoever both at law and in equity of the Vendor into or upon the said land and every part thereof which now are or hereafter may be in the custody, power control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land so to be unto and to use of the Purchaser absolutely forever free from all encumbrances and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendor now have good, right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the SAID PROPERTY hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and delivered vacant possession of the SAID PROPERTY simultaneously with the execution of these presents AND that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the Collector, 24 Parganas South for the State of West Bengal and in the Office of the Kolkata Municipal Corporation upon getting her

name mutated in the Office of the BL & L. R. O and the Kolkata Municipal Corporation concerned and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or intrust for the Vendor or any of her predecessors -in- title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the Vendor or any of her predecessors- in -title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the SAID PROPERTY or any part thereof from under or intrust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the SAID PROPERTY to and unto the Purchaser as shall or may be reasonably required.

THE VENDOR FURTHER DECLARE AND COVENANT
WITH THE PURCHASER as follows:-

That the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispensens or any attachment. Nor the property is vested nor acquired or required by the Government or Semi Government / Public Body nor notified for any Scheme of the KMDA, KIT, KMC or any other body /authority, which is clear in title.

There is no case, suit or proceeding pending before any Court of Law against the said land. The Vendor sold the SAID PROPERTY while having good and marketable title therein and free from all encumbrances and delivered possession thereof to the Purchaser.

That the Vendor hereby confirms this absolute sale in respect of the said property in favour of the Purchaser by executing and registering these presents. If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor

shall be liable for the same, refunding the whole consideration money with compensation.

If any error or omission is transpired in this Deed in future, the Vendor shall at the costs and request of the Purchaser do and execute or cause to be done and executed any supplementary deed or deed of rectification / declaration in favour of the Purchaser free of remuneration.

The Purchaser her heirs, executors, successors, representatives, administrators and assigns shall be allowed and / or permitted or entitled to use in perpetuity to the 40'ft Wide kutcha road attached to the SAID PROPERTY as shown in the Plan annexed hereto with right to take electric, tap water, gas, telephone and cable, connections through the said 40'ft wide kutcha road with all easement rights thereto.

SCHEDULE ABOVE REFERRED TO: -

ALL THAT the piece and parcel of a plot of land measuring more or less 2 Cottahs 12 Chittacks 36 sq.ft. being Scheme Plot No. 37, alongwith 10 Years Old, 200 sq.ft. R. T. Shed structure

thereupon lying in Mouza Nayabad, R.S. No. 2, Touzi No. 56, J.L. No. 25, comprised in R.S. Dag Nos. 195 and 196, under R.S. Khatian Nos. 117 and 118, Police Station Kasba presently Purba Jadavpur within the limits of the Kolkata Municipal Corporation, Ward No. 109, being KMC Premises No. 1659, Nayabad, and Assessee No. 31-109-08-1659-0, Kolkata 700 099, District South 24 Parganas within the registering jurisdiction of Additional District Sub Registry Office at Sealdah and District Registry Office at Alipore, the property hereby sold by this Indenture is specifically shown in the site plan marked with 'RED' borders annexed herewith as the part and parcel of this Indenture which is butted and bounded as follows:

<u>ON THE NORTH</u>	By Plot No. 25;
<u>ON THE SOUTH</u>	By 40'Ft. wide Kutcha Road
<u>ON THE EAST</u>	By Plot No. 38
<u>ON THE WEST</u>	By Plot No. 36(Purchaser's own Plot of Land);

IN WITNESS WHEREOF the parties hereto have set and
subscribed their respective hands on the day month and year first
above written.

SIGNED IN PRESENCE OF

WITNESSES: -

1. *Gunga Sen*
28/3 Barikhat Road (Bour)
Kolkata - 700031

Ratna Sen
=====

SIGNATURE OF THE VENDOR

2. *Bikram Saha*
2. *Chit Nayaband*
Vol - 99
2. *Kebayan Nayaband*
1683, Nayaband,
Vol - 99

Rajesh Teken
=====

SIGNATURE OF PURCHASER

Drafted by me:-

Mrinmoy K. Roy

Mrinmoy Kumar Roy
Advocate
WB/477/1998
Alipore Police Court,
Alipore,
Kolkata 700 027.

Typed by me:-
R. K. Banerjee
R. K. Banerjee
14/2, P. M. Road,
Kolkata 700 078

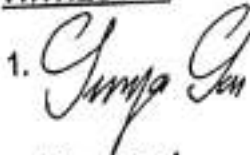
MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchaser the within mentioned sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only as the total consideration price in respect of the Schedule mentioned property in the following manner: -

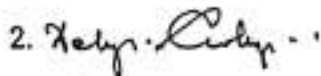
- | | | |
|----|--|-----------------|
| 1) | By D.D., No. 076700 date 28.09.2016
issued by Kotak Mahindra bank, Ballygunge br. | Rs. 20,00,000/- |
| 2) | By D.D., No. 076701 date 29.09.2016
issued by Kotak Mahindra Bank, Ballygunge br. | Rs. 10,00,000/- |
| | | Rs. 30,00,000/- |
| | | ===== |

(Rupees Thirty Lakhs) only

WITNESSES: -

1. 

Bikram Sahu

2. 

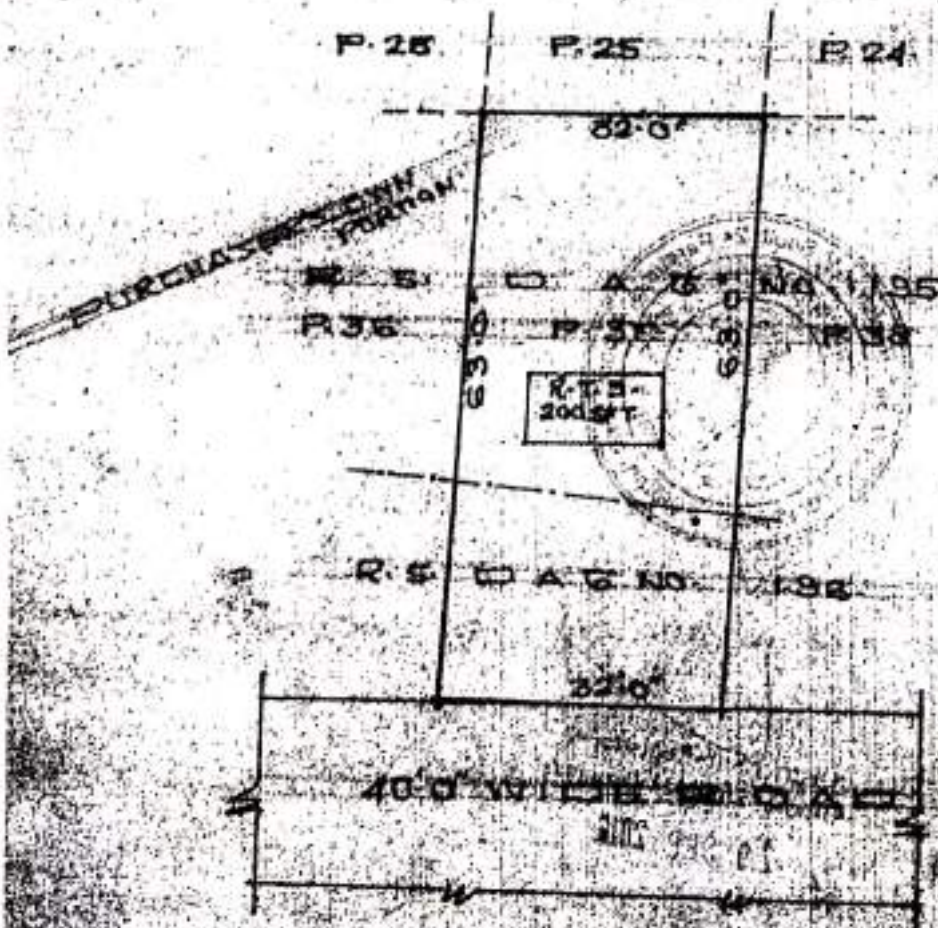


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SIGNATURE OF THE VENDOR

PLAN OF LAND AT MOLUA NAYABAD, J. L. NO 25,
 R.S. DAG NO-195 & 196, R.S. KHATAN NO-117 & 118, PLOT NO 37,
 K.M.C. PREMISES NO-1659, NAYABAD, KOLKATA-700089,
 R.S. PURBA JADAYPUR UNDER K.M.C. WARD NO-109,
 DIST. SOUTH-24 PGS.

TOTAL LAND AREA 2K 12 CH 36 SFT (M/9) SHOWN IN RED BORDER
 R.T. 5HEK 200 SQ FT
 R.S. DAG NO-195 AREA 1K 11 CH 33 SFT (M/9) SCALE 1:200
 R.S. DAG NO-196 AREA 1K 01 CH 03 SFT (M/9)














Mr. B. Banerjee
 Surveyor, Planner, Bluplan
 Alipore Police Court
 Lic. No. 10471/70

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				












Name _____

Signature _____

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name _____

Signature Rabir Sen

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name _____

Signature Rabir Sen

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

19-201617-002438381-1

Payment Mode Online Payment

GRN Date: 23/09/2016 17:38:23

Bank : Corporation Bank

BRN Date: 23/09/2016 05:55:44

BRN : CS23092016053772

DEPOSITOR'S DETAILS

Name : A/R TRADING.COM
Contact No. : 9831191045 Mobile No. : 91 9831191045
E-mail :
Address : 27 RAI CHARAN GHOSH LANE
KOLKATA-700039
Applicant Name : Shri Minmoy Kumar Roy
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document

Id No. : 16300001306637/1/2016

[Query No./Query Year]

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	16300001306637/1/2016	Property Registration Stamp duty	0030-02-103-003-02	220290
2	16300001306637/1/2016	Property Registration Fees	0030-03-104-001-16	41312

Total

261602

In Words : Rupees Two Lakh Sixty One Thousand Six Hundred Two only

Major Information of the Deed

Deed No. :	I-1630-03027/2016	Date of Registration	9/29/2016 11:11:29 AM
Query No./Year	1630-0001306637/2016	Office where deed is registered	
Query Date	20/09/2016 8:07:01 PM	D.S.R. - V SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Minmoy Kumar Roy Alipore Criminal Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433558314, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Setforth Value	Rs. 30,00,000/-		
Stamp Duty Paid (SD)	Rs. 2,25,290/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Market Value	Rs. 37,54,500/-		
Registration Fee Paid	Rs. 41,340/- (Article:A(1), E, M(b))		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 1659, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 12 Chatak 36 Sq Ft	29,50,000/-	36,96,000/-	Width of Approach Road: 40 Ft.
Grand Total :				4.62Dec	29,50,000 /-	36,96,000 /-	

Structure Details :



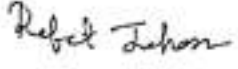
Sch No	Structure Details	Area of Structures	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	50,000/-	58,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	58,500 /-	

Seller Details :

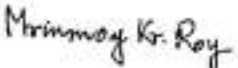
S/No	Name	Address	Photo	Fingerprint	Signature
1	Smt Ratna Sen Wife of Shri Surya Sen Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 , Place : Office				
			29/09/2016	LT 29/09/2016	29/09/2016

11/413, Gariahat Road, South, Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. EJSP59912N, Status :Individual

Buyer Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Mrs Rafat Jahan Wife of Md Kamal Ashraf Executed by: Self, Date of Execution: 29/09/2016 Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Office				
<p>Wife of Md Kamal Ashraf Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. AMXPJ3942R, Status :Individual</p>					

Identifier Details :

Name & address	Date
Shri Minmoy Kumar Roy Son of Late Sisir Kumar Roy Alipore Criminal Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Smt Ratna Sen, Mrs Rafat Jahan	29/09/2016
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ratna Sen	Mrs Rafat Jahan-4.62 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ratna Sen	Mrs Rafat Jahan-200 Sq Ft

Endorsement For Deed Number : I - 163003027 / 2016

On 29-09-2016

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 11:08 hrs on 29-09-2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs Rafat Jahan, Claimant.

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 37,54,500/-

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

Execution is admitted on 29/09/2016 by 1. Smt Ratna Sen, Wife of Shri Surya Sen, 1/413, Gariahat Road, South, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 2. Mrs Rafat Jahan, Wife of Md Kamal Ashraf, 27 And 28, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife

Indetified by Shri Mrinmoy Kumar Roy, Son of Late Sisir Kumar Roy, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 41,340/- (A(1) = Rs 41,294/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 28/-, by online = Rs 41,312/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2016 5:55AM with Govt. Ref. No: 192016170024383811 on 23-09-2016, Amount Rs: 41,312/-, Bank: Corporation Bank (CORP0000052), Ref. No. CS23092016053772 on 23-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,25,290/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,20,290/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 877822, Amount: Rs.5,000/-, Date of Purchase: 22/09/2016, Vendor name: A K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2016 5:55AM with Govt. Ref. No: 192016170024383811 on 23-09-2016, Amount Rs: 2,20,290/-,
Bank: Corporation Bank (CORP0000052), Ref. No. CS23092016053772 on 23-09-2016, Head of Account 0030-02-103-003-02

UK Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2016, Page from 87049 to 87074
being No 163003027 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.10.03 10:57:27 +05:30
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 03-10-2016 10:57:27
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)