2150

I-02018/2017

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

C 288428

8-0-55947/17
28.4.17

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 Sonarpur, North 24-Parganas

28 APR 2017

DEED OF CONVEYANCE
Valued at Rs. 59,50,000.00
(Rupees Fifty Nine Lakhs Fifty Thousand) Only

THIS DEED OF CONVEYANCE is made on this the 28th day of April, 2017 (Two Thousand and Seventeen) of the CHRISTIAN ERA.

Contd...2

Mukunda Bandyopadhyay
Advocate

13584 27/4/17

5000

Lalu Mitra & Others
Natagarh KOL-113
Ghola
24 pgs (N)

Name of Vendee- Ramadipan
Name of Vendor- RAMANDIP
Date of Purchase 27/4/17
Total Amount 120,000
Signature of Vendor

Ramadip
27/4/17

Seal of the Additional District Sub Registrar, Sodepur, North 24 Parganas

Additional District Sub-Registrar
Sodepur, North 24-Parganas
28 APR 2017

Arisker Podder
S/o Bamdeb Podder
Srirampagar, P.O-Natagarh
P.S- Ghola KOL-113.
Service.

BETWEEN

1. SMT. MIRA RANI DAS, Wife of Late Nalini Ranjan Das, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, residing at: 8/A, Indraloke, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **PAN no. AZGPD0189C,**

2. SRI PRIYA RANJAN DAS, Son of Late Nalini Ranjan Das, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: 8/A, Indraloke, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **PAN no. AJXPD4842K,**

3. SRI BIKASH RANJAN DAS, Son of Late Nalini Ranjan Das, by Nationality-Indian, By Religion-Hindu, by Occupation-Service, residing at: 8/A, Indraloke, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **PAN no. CSGPD0523D,**

4. SRI SUBHASIS DAS, Son of Late Nalini Ranjan Das, by Nationality-Indian, By Religion-Hindu, by Occupation-Doctor, residing at: 8/A, Indraloke, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700110, **PAN no. CIXPD5273R,** hereinafter collectively called and referred to as the **"VENDORS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, successors, legal heirs, executors, administrators, successors, legal representative's and/or assigns) of the **FIRST PART.**

Alokendu Bandyopadhyay
Advocate

Contd...3

AND

1) SRI LALU MITRA (PAN no. AIBPM8494K), Son of Late Mantu Mitra, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at-Ambika Mukherjee Road, P.O.- Natagarh, P.S.-Ghola, Dist. North 24 Parganas, Kolkata-700113.

2) SMT. SANCHITA MITRA (PAN no. AUJPM3637Q), Wife of Sri Lalu Mitra, by Nationality - Indian, by Religion-Hindu, by occupation-Business, residing at-Ambika Mukherjee Road, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700113, hereinafter jointly called and referred to as the **"PURCHASER/S"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators, successors, legal heirs, executors, administrators, successors, legal representatives and/or assigns) of the **SECOND PART.**

WHEREAS the vendors hereof for all times heretofore have been by virtue of Inheritance from their deceased Husband and Father namely Sri Nalini Ranjan Das (Son of Late Nilratan Das), seized and possessed of and/or well and sufficiently entitled to all that the piece or parcel of land classified as "Bastu" to the extent of **3 (Three) Cottahs 8 (Eight) Chittaks** be the same little more or less **togetherwith a pucca residential building having constructed covered area of 710 Sq. Ft. more or less** standing thereon by estimation within Mouza-Natagarh, J.L. No. 15, Re.Su. 101, comprised and contained in **R.S. Dag Nos. 2009 & 2014,** under Khatian No. 409, corresponding to R.S. Khatian no. 998, P.S. Khardah, the then Additional District Sub-Registry Office Barrackpore, at present Additional District Sub-Registry

Contd...4

Alokendu Bandyopadhyay

Advocate

Office Sodepur, District North 24 parganas, which is within the local limits of Panihati Municipality, bearing holding no. 327, Indraloke, under Ward no. 33, premises at 8A, Indraloke, Sodepur, P.S. Khardah, Kolkata-700110, being morefully described in the Schedule appearing hereinafter togetherwith all the estate right, easement, interests appendages, hereditament etc. is the sole property and the prime object of this Deed of Conveyance.

AND WHEREAS the predecessor-in-title of the present vendors hereof i.e. the beloved husband of the present vendor no. 1 and the beloved father of the present vendors no. 2 to 4 hereof namely Sri Nalini Ranjan Das (Son of Late Nilratan Das) was the absolute and lawful owner of a plot of land measuring about **3 (Three) Cottahs 8 (Eight) Chittaks** within Mouza-Natagarh, J.L. No. 15, Re.Su. 101, comprised and contained in R.S. Dag No. 2009 (having land area 1 cottah 4 chittaks 13 sq.ft.) & R.S. Dag no. 2014 (having land area 2 cottah 3 chittaks 32 sq.ft.), under Khatian No. 409, corresponding to R.S. Khatian no. 998, P.S. Khardah, the then Additional District Sub-Registry Office Barrackpore, District North 24-parganas, within the local limits of the Panihati Municipality, through a Registered Bengali Deed of Sale from Sri Nikunja Mohan Bandyopadhyay (Son of Late Nalini Mohan Bandyopadhyay), being Deed no. 2308, which is executed and registered on 13.08.1977, at the office of Sub-Registrar, at Barrackpore and the same was recorded in Book no. I, Volume no. 47, noted within the pages from 263 to 266, being no. 2308, for the year 1977.

Contd...5

Alokendu Bandyopadhyay
Advocate

AND WHEREAS the said Nalini Ranjan Das while has been enjoying the actual physical possession of the said landed property he died intestate on 28.09.2012 leaving behind him his wife namely Smt. Mira Rani Das (The Vendor No. 1 hereof), three sons namely Sri Priya Ranjan Das, Sri Bikash Ranjan Das & Sri Subhasis Das (The vendor no. 2, 3 & 4 hereof) as his surviving legal heirs and successors and the landed property left by deceased Nalini Ranjan Das was devolved upon them as undivided 1/4th share in each part as per the law of Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid Smt. Mira Rani Das, Sri Priya Ranjan Das, Sri Bikash Ranjan Das & Sri Subhasis Das (the vendors no. 1 to 4 hereof) by virtue of inheritance conjointly have been possessing the said 3 (Three) Cottahs 8 (Eight) Chittaks of land togetherwith a pucca residential building standing thereon as ezmal, peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS Thus the Vendors hereof became the absolute and lawful Joint owners of 3 (Three) Cottahs 8 (Eight) Chittaks of Land & building lying and situated at Mouza-Natagarh, J.L. No. 15, Re.Su. 101, comprised and contained in R.S. Dag Nos. 2009 & 2014, under Khatian No. 409, corresponding to R.S. Khatian no. 998, P.S. Khardah, the then Additional District Sub-Registry Office Barrackpore, District North 24-parganas, within the local limits of the Panihati Municipality, and mutated their names as the recorded owners in the assessment registrar of Panihati Municipality being Holding No. 327, Indraloke, under Ward no. 33, and residing

Contd...6

Alokendu Bandyopadhyay

Advocate

there by paying the relevant rents and taxes regularly to the authority concern and enjoying as well as possessing the same peacefully, quietly and without any interruption of others by exercising all the rights, authorities and powers and also possessing a good and marketable title over the aforesaid landed property free from all sorts of encumbrances and charges.

AND WHEREAS the Vendors hereof thus having acquired all the right, title and interest into out of and over the specific property as mentioned herein above and while has been enjoying the actual physical possession thereof owing to some unavoidable personal and lawful reasons resolved to sell the landed property i.e. 3 (Three) Cottahs 8 (Eight) Chittaks of land togetherwith a pucca residential building having constructed covered area 710 sq.ft. which being Scheduled hereunder and the Purchaser being interested to purchase the same offered a sum of **Rs. 59,50,000.00 (Rupees Fifty Nine Lakhs Fifty Thousand)** Only towards the full and final consideration amount which being the highest offer, the Vendors accepted and assented to the said offer and covenented unto the Purchaser to transfer their specifically scheduled property thereof by way of sale for which appear these presents.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the said covenants and in consideration of the sum of **Rs. 59,50,000.00 (Rupees Fifty Nine Lakhs Fifty Thousand)** Only paid by the Purchaser unto the Vendors at or prior to the execution of this present (the receipt whereof the Vendors do hereby admit & acknowledge) AND of and from the same acquit release and discharge to the said Purchaser and the said property described in the schedule hereunder intended to be

Contd...7

Alokendu Bandyopadhyay
Advocate

transferred, the Vendors do hereby grant, transfer and convey unto the Purchaser ALL THAT the piece or parcel of land and building being scheduled hereunder OR HOWSOEVER OTHERWISE the said land and building now is or are situated numbered known and described TOGETHERWITH the rights, liberties, privileges, appendages, sewers, easement etc. what-so-ever in the said property appertaining therewith AND all the estate right, title, claim or demand at law or in equity of the Vendors into out of and over the scheduled property to have and hold the same unto the Purchaser for ever absolutely free from all encumbrances AND the Vendors do hereby covenant with the Purchaser not withstanding any thing or act by the Vendors made done or executed to the contrary, the Vendors has good right to grant transfer and convey the said property HEREBY granted transferred, and conveyed unto the Purchaser in the manner aforesaid AND THAT the Purchaser shall at all times hereafter quietly and peaceably enjoy the said property without any lawful eviction, interruption, claim or demand from or by the Vendors or any person claiming under them AND THAT free clear and absolutely discharged and exonerated by and at the expenses of the Vendors effectually indemnified against all manner of claims, charges, lien, attachment etc. AND FURTHER that the Vendors shall from time to time hereinafter at the request and costs of the Purchaser make the Vendors undertake to do act and perform all or any of such acts or deeds to be so necessary for the purpose of rectification and/or better enjoyment of the said property by the Purchaser in the manner aforesaid.

Words in this indenture importing singular shall include plural and vice-versa.

Words importing masculine gender shall include feminine gender or neuter gender and vice-versa.

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Alokendu Bandyopadhyay
Advocate

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land having Rayat Possessory right admeasuring more or less **3 (Three) Cottahs 8 (Eight) Chittaks of land classified as "BASTU", togetherwith a pucca residential building having constructed covered area of 710 Sq. Ft. more or less** with floor Tiles Flooring standing thereon by estimation within **Mouza-Natagárh,** J.L. No. 15, Re.Su. 101, comprised and contained in **R.S. Dag No. 2009 (having land area 1 cottah 4 chittaks 13 sq.ft.) & R.S. Dag no. 2014 (having land area 2 cottah 3 chittaks 32 sq.ft.),** under Khatian No. 409, corresponding to R.S. Khatian no. 998, P.S. Khardah, Additional District Sub-Registry Office Sodepur, District North 24-parganas, which is within the local limits of Panihati Municipality, bearing holding no. 327, Indraloke, under Ward no. 33, premises at 8/A, Indraloke, Sodepur, P.S. Khardah, Kolkata-700110, TOGETHERWITH all the estate right, easement, interests, appendages, hereditaments etc. reserved from the land and building hereby conveyed.

BUTTED AND BOUNDED BY

On the North : House of Mr. S. Chakraborty.

On the South : House of Gouranga Aich.

On the East : 20ft. Wide Indraloke Road.

On the West : House of Sri A. Chowdhury.

The Scheduled property which is vividly shown in the sketch map delineated in the **RED** Border, annexed hereto which shall from a part of this Indenture.

Alokendu Bandyopadhyay
Advocate

Contd...9

IN WITNESS WHEREOF the Vendors do hereby has set and subscribed their respective hands hereunto without any provocation in sound state of health and mind, out of their own accord on this the day, month and year first written above.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. Prasanna Kr Paul
Sodepur, Kol-110

2. Arisher Poddar
Srirampur
Hooghly-712203

Priya Ranjan Das.
Bikash Ranjan Das.
Subhasish Das.

SIGNATURE OF THE VENDORS

Lalu Mitra

Sucheta Mitra

SIGNATURE OF THE PURCHASERS

DRAFTED BY:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl. no-WB-570/2004, Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

LASER SETTER:

Prasanna Paul

Alokendu Bandyopadhyay
Advocate

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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the full and final consideration amount to the tune of **Rs. 59,50,000.00 (Rupees Fifty Nine Lakhs Fifty Thousand)** Only in the following manner:

1. By an a/c payee Cheque, being no. 056046 dated 27.10.2016, from Axis Bank, Ghola	Rs. 1,25,000.00
2. By an a/c payee Cheque, being no. 056047 dated 27.10.2016, from Axis Bank, Ghola	Rs. 1,25,000.00
3. By Valid Indian Currency on 27.10.2016	Rs. 1,00,000.00
4. By Valid Indian Currency on 27.10.2016	Rs. 1,00,000.00
5. By an a/c payee Cheque, being no. 065356 dated 05.04.2017, from Axis Bank, Ghola	Rs. 8,00,000.00
6. By an a/c payee Cheque, being no. 003019 dated 13.04.2017, from Allahabad Bank, Khardah	Rs. 13,75,000.00
7. By an a/c payee Cheque, being no. 003020 dated 28.04.2017, from Allahabad Bank, Khardah	Rs. 13,75,000.00
8. By an a/c payee Cheque, being no. 065361 dated 28.04.2017, from Axis Bank, Ghola	Rs. 5,75,000.00
9. By R.T.G.S. from Axis Bank Ghola to Syndicate Bank, Chinsurah Branch, on 28.04.2017	Rs. 13,75,000.00
Total	**Rs. 59,50,000.00**

In Words: Fifty Nine Lakhs Fifty Thousand Only.

Full and final consideration with satisfaction alongwith good health and sound mind on this the day, month and year first written above.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. Prosanna Kr. Paul
Sodepur, Kol-110

2. Anisha Poddar
Srirampur
Kol-113,

Priya Ranjan Das.

Bikash Ranjan Das.
Subhasish Das.

SIGNATURE OF THE VENDORS

Alokendu Bandyopadhyay
Advocate

PLAN OF LAND & BUILDING SITUATED AT MOUZA- NATAGARH, JL NO, RS NO-101, RS DAG NO-2009 & 2014, KHATIAN NO-409, CORRESPONDING TO RS KHATIAN-998, PS-GHOLA, DIST-24 PGS(N), HOLDING NO-327 AT INDROLOKE, UNDER PANIHATI MUNICIPALITY, WARD NO-33.

TOTAL LAND AREA- 3K 8CH 05sft
LAND IN DAG NO-2009- 1K 4CH 13sft, DAG NO-2014- 2K 3CH 32sft
COVERED AREA- 710sft

Bikash Ranjan Das.
Sutharsiok Das
SIGNATURE OF VENDOR'S

Lalu Mitra
Sucheta Mitra
SIGNATURE OF VENDEE'S

NDER RULE 44A OF THE I.R. ACT

(1) Name : SMT. MIRA RANI DAS

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

(2) Name : SRI PRIYA RANJAN DAS

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

NDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SRI BIKASH RANJAN DAS Bikash Ranjan Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Bikash Ranjan Das.

SIGNATURE OF THE PRESENTANT

(2) Name : SRI SUBHASIS DAS Subhasish Das.

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Subhasish Das.

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

NDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SRI LALU MITRA

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

(2) Name : SMT. SANCHITA MITRA

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Govt. of West Bengal

Directorate of Registration & Stamp Revenue

e-Challan

GRN: 19-201718-000694193-1 Payment Mode Online Payment

GRN Date: 27/04/2017 17:39:47 Bank : AXIS Bank

BRN : 284951913 BRN Date: 27/04/2017 17:42:22

DEPOSITOR'S DETAILS

Id No. : 15240000559479/5/2017
[Query No./Query Year]

Name : Alokendu Bandyopadhyay

Contact No. : Mobile No. : +91 9674975574

E-mail :

Address : 76, Central Road, Anandaloke, Kol-110

Applicant Name : Mr Alokendu Bandyopadhyay

Office Name :

Office Address :

Status of Depositor : Advocate

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	15240000559479/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	61884
2	15240000559479/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	428110
		Total		489994

In Words : Rupees Four Lakh Eighty Nine Thousend Nine Hundred Ninety Four only

Major Information of the Deed

Deed No :	I-1524-02018/2017	Date of Registration	28/04/2017
Query No / Year	1524-0000559479/2017	Office where deed is registered	
Query Date	25/04/2017 1:52:33 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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. 59,50,000/-		Rs. 61,86,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,33,110/- (Article:23)		Rs. 61,884/- (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:- Khardaha, Municipality: PANIHATI, Road: Indraloke, Mouza: Natagorh, Ward No: 33, Holding No:327

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	RS-2009	RS-998	Bastu	Bastu	1 Katha 4 Chatak 13 Sq Ft	19,75,000/-	19,97,187/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-2014	RS-998	Bastu	Bastu	2 Katha 3 Chatak 32 Sq Ft	34,75,000/-	35,15,311/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			5.775Dec	54,50,000 /-	55,12,498 /-	
	Grand Total :				5.775Dec	54,50,000 /-	55,12,498 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	710 Sq Ft.	5,00,000/-	6,74,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 710 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	710 sq ft	5,00,000 /-	6,74,500 /-	

Seal of the Additional District Sub Registrar, Sodepur, District North 24 Parganas

ier Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mrs Mira Rani Das Wife of Late Nalini Ranjan Das Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	 LTI 28/04/2017	28/04/2017
	8A, Indraloke,, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZGPD0189C, Status :Individual			
2	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Priya Ranjan Das Son of Late Nalini Ranjan Das Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	 LTI 28/04/2017	28/04/2017
	8A, Indraloke, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJXPD4842K, Status :Individual			
3	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Bikash Ranjan Das Son of Late Nalini Ranjan Das Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	 LTI 28/04/2017	28/04/2017
	8A, Indraloke, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CSGPD0523D, Status :Individual			
4	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Subhasis Das Son of Late Nalini Ranjan Das Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	 LTI 28/04/2017	28/04/2017
	8A, Indraloke,, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: CIXPD5273R, Status :Individual			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr LALU MITRA (Presentant)** Son of Late Mantu Mitra Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	LTI 28/04/2017	28/04/2017
	Son of Late Mantu Mitra Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIBPM8494K, Status :Individual			
	Name	Photo	Finger Print	Signature
2	**Mrs SANCHITA MITRA** Wife of Mr Lalu Mitra Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	LTI 28/04/2017	28/04/2017
	Wife of Mr Lalu Mitra Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUJPM3637Q, Status :Individual			

Identifier Details :

Name & address	
Mr Avishek Podder Son of Mr Basudeb Podder Sriram Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Mira Rani Das, Mr Priya Ranjan Das, Mr Bikash Ranjan Das, Mr Subhasis Das, Mr LALU MITRA, Mrs SANCHITA MITRA	28/04/2017

Sub Registrar, Sodepur, District North 24 Parganas

sfer of property for L1		
.No	From	To. with area (Name-Area)
1	Mrs Mira Rani Das	Mr LALU MITRA-0.261536 Dec,Mrs SANCHITA MITRA-0.261536 Dec
2	Mr Priya Ranjan Das	Mr LALU MITRA-0.261536 Dec,Mrs SANCHITA MITRA-0.261536 Dec
3	Mr Bikash Ranjan Das	Mr LALU MITRA-0.261536 Dec,Mrs SANCHITA MITRA-0.261536 Dec
4	Mr Subhasis Das	Mr LALU MITRA-0.261536 Dec,Mrs SANCHITA MITRA-0.261536 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Mira Rani Das	Mr LALU MITRA-0.460339 Dec,Mrs SANCHITA MITRA-0.460339 Dec
2	Mr Priya Ranjan Das	Mr LALU MITRA-0.460339 Dec,Mrs SANCHITA MITRA-0.460339 Dec
3	Mr Bikash Ranjan Das	Mr LALU MITRA-0.460339 Dec,Mrs SANCHITA MITRA-0.460339 Dec
4	Mr Subhasis Das	Mr LALU MITRA-0.460339 Dec,Mrs SANCHITA MITRA-0.460339 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Mira Rani Das	Mr LALU MITRA-88.75 Sq Ft,Mrs SANCHITA MITRA-88.75 Sq Ft
2	Mr Priya Ranjan Das	Mr LALU MITRA-88.75 Sq Ft,Mrs SANCHITA MITRA-88.75 Sq Ft
3	Mr Bikash Ranjan Das	Mr LALU MITRA-88.75 Sq Ft,Mrs SANCHITA MITRA-88.75 Sq Ft
4	Mr Subhasis Das	Mr LALU MITRA-88.75 Sq Ft,Mrs SANCHITA MITRA-88.75 Sq Ft

Endorsement For Deed Number : I - 152402018 / 2017

On 26-04-2017

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 61,86,998/-

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 28-04-2017

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

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

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

Presented for registration at 11:56 hrs on 28-04-2017, at the Office of the A.D.S.R. SODEPUR by Mr LALU MITRA , one of the Claimants.

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

Execution is admitted on 28/04/2017 by 1. Mrs Mira Rani Das, Wife of Late Nalini Ranjan Das, 8A, Indraloke,, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 2. Mr Priya Ranjan Das, Son of Late Nalini Ranjan Das, 8A, Indraloke, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 3. Mr Bikash Ranjan Das, Son of Late Nalini Ranjan Das, 8A, Indraloke, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 4. Mr Subhasis Das, Son of Late Nalini Ranjan Das, 8A, Indraloke,, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Professionals, 5. Mr LALU MITRA, Son of Late Mantu Mitra, Ambika Mukherjee Road, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Business, 6. Mrs SANCHITA MITRA, Wife of Mr Lalu Mitra, Ambika Mukherjee Road, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Business

Indetified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 61,884/- (A(1) = Rs 61,870/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 61,884/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/04/2017 5:42PM with Govt. Ref. No: 192017180006941931 on 27-04-2017, Amount Rs: 61,884/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 284951913 on 27-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,33,110/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,28,110/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 13584, Amount: Rs.5,000/-, Date of Purchase: 27/04/2017, Vendor name: Rana Sur
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/04/2017 5:42PM with Govt. Ref. No: 192017180006941931 on 27-04-2017, Amount Rs: 4,28,110/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 284951913 on 27-04-2017, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Additional District Sub Registrar, Sodepur, District North 24 Parganas

cate of Registration under section 60 and Rule 69.

istered in Book - I

olume number 1524-2017, Page from 56551 to 56580

being No 152402018 for the year 2017.

Seal of the Additional District Sub Registrar, Sodepur, District North 24 Parganas

Digitally signed by MAITREYEE GHOSH
Date: 2017.05.15 16:55:46 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 15-05-2017 16:55:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

FORM NO. 10
(VIDE RULE - 61)

RECEIPT FORM
(Duplicate to be filled up by carbon paper process)

No. : A/***33462

PANIHATI MUNICIPALITY
P.O. PANIHATI, NORTH 24 PARGANAS

Name of Street / Road which holding is situated : Ward- 33, BARASAT ROAD

Number of holding in the Assessment Register : 7 L ID: 56031 3

Name of Assessee : LALU MITRA & SANCHITA MITRA

Received the sum of Rupees (in Words) One Thousand Three Hundred Seventeen Only

On account of Municipal Taxes as per details below :

	Arrear		Current Year 2020-2021				
	Period	Amount (₹)	April - June 1st Qtr. Amount (₹)	July - Sep. 2nd Qtr. Amount (₹)	Oct. - Dec. 3rd Qtr. Amount (₹)	Jan. - March 4th Qtr. Amount (₹)	Total (₹)
Property Tax			330.00	330.00	330.00	330.00	1320.00
Surcharge							
Rebate						16.50	16.50
Warrant Fee							
Interest			11.00	2.75			13.75
Penalty							

Grand Total : ₹317.25
1317.25

Total : ₹ ******1317.00

Date : 04-NOV-2020 04-11-20 11:57 Collecting Sarkar

PANIHATI MUNICIPALITY

West Bengal Form No. 1077

L&LR
SBP N

খাজনার দাখিলা এবং বিবিধ তলব

9665130

1748863 প্রজার অংশ — 22.5.12

১। জেলার নাম	২। থানার নাম ও তৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদ নং
উ২৪.		BKP-II	

৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং	৯। জমির পরিমাণ
নাটাগড়	RS	১১১৮	২০৪৯ 2048	৩-৮-০৬.

১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে
নিকুঞ্জ বিহারী বন্দ্যোপাধ্যায়	লালু মিত্র

প্রজার উপর সালিয়ানা তলব — সঞ্চিতা মিত্র

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইন দেয়		মোট
					খাস জমি বাবদ লাইসেন্স ফি	অন্যান্য	সার চার্জ	সেস	
১২	১৩	১৪	১৫	১৬	১৭ (ক)	১৭ (খ)	১৮ (ক)	১৮ (খ)	১৯

ওয়াশীল 2825

	তিন সনের পূর্ববর্কার ২০	তৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	হাল সনের পূর্ববর্তী ২৩	হাল ২৪	মুদ ২৫	*অগ্রিম ২৬
খাজনা					206		
সার চার্জ							
পথ কর							
পূর্ত কর							
শিক্ষা কর							
খাস জমি বাবদ লাইসেন্স ফি							
অন্যান্য							
গ্রামীণ কর্মসংস্থান আইনে দেয়							
(ক) সার চার্জ					৩১	208	
(খ) সেস						১০	
মোট						228	
বাদ মিনাহ							

দুই শত চব্বিশ টাকা

*যে সনের বাকি ওয়াশীল তাহা লিখুন।
দ্রষ্টব্য : চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

মোট আদায় (কথায়)

আদায়কারী কর্মচারীর সহি ও তারিখ 3/10/18

SBP., Kolkata-700 015.

GOVERNMENT OF WEST BENGAL

OFFICE OF THE BLOCK LAND & LAND REFORMS OFFICER, BARRACKPORE-II
95 BARRACKPORE TRUNK ROAD, SODEPORE, PANIHATI, KOLKATA-700 114

Memo No. Conv/187/BLRO/BKP-II/SODEPORE /19 Date: 07/02/19

CERTIFICATE OF CONVERSION

Smt Sanchita Mitra
W/o- Lalu Mitra
Natagarh

Sub: Permission for Conversion / Change of Character or use of Land as prayed
CONVERSION CASE NO 1110/2018,Dtd-03-10-2018

Permission is hereby accorded for regularization of change of character or use of land or conversion of the land shown in the schedule below u/s 4 C(6) of the W.B.L.R. Act, 1955, read with rule 166(i) of the W.B.L.& L.R. Manual, 1991 on condition that the applicant shall not change the character of the land or use of it for any purpose other than what is noted under Col.7 of the schedule below without prior written permission of the collector or the undersigned and shall abide by all the provisions of W.B.L.R. Act 1955, as amended from time to time and that the permission

i) is without prejudice to any of the provisions of Chapter-II-B of W.B.L.R. Act, 1955 (West Ben. Act X of 1956);
ii) is without prejudice to the provisions of sub-section (3) of section 6 of the W.B.E.A. Act, 1953 (West Ben. Act I of 1954);
iii) is without prejudice to the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976); and
iv) is without prejudice to the provisions of the West Bengal Town & Country (Planning & Development) Act, 1979 (West Ben. Act XIII of 1979).
v) subject to obtaining such approval or permission or license from appropriate authority where such approval or permission or license is necessary.

The change of character or use of land conversion will take effect from the date of order. The Land Revenue will be determined as per sec. 23 of amended WBLR Act.

SCHEDULE

POLICE STATION	MOUZA WITH JL. NO.	KHATIAN NO.		PLOT NO.	
		Modified	L.R.	R.S.	L.R.
Ghola	Natagarh,15	2390		2009 2014	

ACRE/DEC	PREVIOUS CLASSIFICATION OF LAND	CLASSIFICATION AFTER REGULARISATION
0.01 0.02	Bagan Shali	Bastu

06/02/19

Collector u/s 4 C(6) of W.B.L.R. Act 1955, and
Block Land and Land Reforms Officer, Barrackpore - II
North 24-Parganas, Kolkata-700 114

Memo No. Conv / / 1 (1) / BLRO / BKP-II / SODEPORE Date: / / 2018

Copy forwarded for information and necessary action:-
The Revenue Inspector

Collector u/s 4C(6) of W.B.L.R. Act 1955, and
Block Land and Land Reforms Officer, Barrackpore - II

सत्यमेव जयते

GOVERNMENT OF WEST BENGAL

OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER, BARRACKPORE-II
95 BARRACKPORE TRUNK ROAD, PANIHATI, SODEPORE, KOLKATA-700 114

Memo No. M-1 /1150 BLRO / BKP-II / SODEPORE

Date: 12 /09/ 2017

CERTIFICATE OF MUTATION

NAME(S) & ADDRESS OF RECORDED TENANT(S)	MUTATION CASE No. & DATE
LALU MITRA S/O- MANTU MITRA AMBIKA MUKHARJEE ROAD PO- NATAGARH, PS- GHOLA , KOL- 700113	M/1665/17, M/1964/17 DT-23/06/17

He / She is hereby informed that his / her name has been mutated in respect of the land described in the schedule below subject to the following terms and conditions.

1. That, the revenue as fixed below is to be paid by the applicant within a reasonable time.
2. That, mutation is granted as per recorded classification in the LR / RS / ROR, any illegal conversion of such plot will invite necessary action as per provision of WBLR Act 1976.
3. That, mutation is granted without prejudice to any of the provision of chapter-II of the WBLR Act 1976.
4. That, mutation is granted without prejudice to the Urban Land (Ceiling and Regulation) Act 1976.
5. That, if in future the land in question is found to be vested, the applicant will apply to the Government for long term settlement of the land under usual terms and conditions on payment of rent. In case no such application is made, he / she would be liable to be evicted from the Government land as per law.

Schedule of Land

DISTRICT		POLICE STATION	MOUZA		JL No.
North 24 Parganas		GHOLA	NATAGARH		15
KHATIAN Nos. RS / LR	MODIFIED	PLOT Nos. RS / LR	TOTAL AREA (IN ACRE)	MUTATED AREA (IN ACRE)	SHARE
345	--	2018	0.17	0.01	820
345	--	2019	1.76	0.00	015
998	771	2009	1.89	0.01	053
998	771	2014	0.41	0.02	440
RECORDED CLASSIFICATION		REVENUE	NEW KHATIAN No.		REMARKS
DANGA SHALI BAGAN SHALI		AS PER WBLR (AMENDMENT) ACT 2005	2391 (Modified)		

11.09.17

Revenue Officer
Block Land & Land Reforms Office
Barrackpore-II, Sodepur
North 24 Parganas

Revenue Officer appointed as
Prescribed authority U/s 50 of the WBLR Act, Barrackpore-II

Memo No. M-1 / / 1 (1) / BLRO / BKP-II / SODEPORE

Date: / /2017

Copy forwarded for information and necessary action:-

The Revenue Inspector , is hereby advised to instruct the Bhumi Sahayak for correcting the concerned register and get the name authenticated by the RO / BL & LRO, after realising upto date revenue (rent / cess) as mentioned above where necessary with arrears from the applicant.

सत्यमेव जयते

GOVERNMENT OF WEST BENGAL

OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER, BARRACKPORE-II
95 BARRACKPORE TRUNK ROAD, PANIHATI, SODEPORE, KOLKATA-700 114

Memo No. M-1 / 115 / BLRO / BKP-II / SODEPORE

Date: 12 / 09 / 2017

CERTIFICATE OF MUTATION

NAME(S) & ADDRESS OF RECORDED TENANT(S)	MUTATION CASE No. & DATE
SANCHITA MITRA W/O- LALU MITRA AMBIKA MUKHARJEE ROAD PO- NATAGARH, PS- GHOLA , KOL- 700113	M/1662/17,M/1663/17 DT-23/06/17

He / She is hereby informed that his / her name has been mutated in respect of the land described in the schedule below subject to the following terms and conditions.

1. That, the revenue as fixed below is to be paid by the applicant within a reasonable time.
2. That, mutation is granted as per recorded classification in the LR / RS / ROR, any illegal conversion of such plot will invite necessary action as per provision of WBLR Act 1976.
3. That, mutation is granted without prejudice to any of the provision of chapter–II of the WBLR Act 1976.
4. That, mutation is granted without prejudice to the Urban Land (Ceiling and Regulation) Act 1976.
5. That, if in future the land in question is found to be vested, the applicant will apply to the Government for long term settlement of the land under usual terms and conditions on payment of rent. In case no such application is made, he / she would be liable to be evicted from the Government land as per law.

Schedule of Land

DISTRICT	POLICE STATION	MOUZA	JL No.
North 24 Parganas	GHOLA	NATAGARH	15

KHATIAN Nos. RS / LR	KHATIAN Nos. MODIFIED	PLOT Nos. RS / LR	TOTAL AREA (IN ACRE)	MUTATED AREA (IN ACRE)	SHARE
998	771	2009	1.89	0.01	053
998	771	2014	0.41	0.02	440
345	--	2018	0.17	0.02	820
345	--	2019	1.76	0.00	015

RECORDED CLASSIFICATION	REVENUE	NEW KHATIAN No.	REMARKS
BAGAN SHALI DANGA SHALI	AS PER WBLR (AMENDMENT) ACT 2005	2390 (Modified)	

11.09.17

Revenue Officer appointed as
Prescribed authority U/s 50 of the WBLR Act: Barrackpore-II

Block Land & Land Reforms Officer
Barrackpore-II & Sodepur
North 24 Parganas

Memo No. M-1 / / 1 (1) / BLRO / BKP-II / SODEPORE

Date: / / 2017

Copy forwarded for information and necessary action:-

The Revenue Inspector , is hereby advised to instruct the Bhumi Sahayak for correcting the concerned register and get the name authenticated by the RO / BL & LRO, after realising upto date revenue (rent / cess) as mentioned above where necessary with arrears from the applicant.

GOVERNMENT OF WEST BENGAL
OFFICE OF THE BLOCK LAND & LAND REFORMS OFFICER, BARRACKPORE-II
95 BARRACKPORE TRUNK ROAD, SODEPORE, PANIHATI, KOLKATA-700 114

Memo No. Conv/186/BLRO/BKP-II/SODEPORE /19 Date: 07/03/19

CERTIFICATE OF CONVERSION

Sri Lalu Mitra
S/o-Mantu Mitra
Natagarh

Sub: Permission for Conversion / Change of Character or use of Land as prayed.
CONVERSION CASE NO 1109/2018,Dtd-03-10-2018

Permission is hereby accorded for regularization of change of character or use of land or conversion of the land shown in the schedule below u/s 4 C(6) of the W.B.L.R. Act, 1955, read with rule 166(i) of the W.B.L.& L.R. Manual, 1991 on condition that the applicant shall not change the character of the land or use of it for any purpose other than what is noted under Col.7 of the schedule below without prior written permission of the collector or the undersigned and shall abide by all the provisions of W.B.L.R. Act 1955, as amended from time to time and that the permission

i) is without prejudice to any of the provisions of Chapter-II-B of W.B.L.R. Act, 1955 (West Ben. Act X of 1956);
ii) is without prejudice to the provisions of sub-section (3) of section 6 of the W.B.E.A. Act, 1953 (West Ben. Act I of 1954);
iii) is without prejudice to the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976); and
iv) is without prejudice to the provisions of the West Bengal Town & Country (Planning & Development) Act, 1979 (West Ben. Act XIII of 1979).
v) subject to obtaining such approval or permission or license from appropriate authority where such approval or permission or license is necessary.

The change of character or use of land conversion will take effect from the date of order. The Land Revenue will be determined as per sec. 23 of amended WBLR Act.

SCHEDULE

POLICE STATION	MOUZA WITH JL. NO.	KHATIAN NO.		PLOT NO.	
		Modified	L.R.	R.S.	L.R.
Ghola	Natagarh,15	2391		2009 2014	

ACRE/DEC	PREVIOUS CLASSIFICATION OF LAND	CLASSIFICATION AFTER REGULARISATION
0.01 0.02	Bagan Shali	Bastu

06/02/19

Collector u/s 4 C(6) of W.B.L.R. Act 1955, and
Block Land and Land Reforms Officer, Barrackpore - II
North 24-Parganas, Kolkata-700114

Memo No. Conv / / 1 (1) / BLRO / BKP-II / SODEPORE Date: / / 2018

Copy forwarded for information and necessary action:-
The Revenue Inspector

Collector u/s 4C(6) of W.B.L.R. Act 1955, and
Block Land and Land Reforms Officer, Barrackpore - II

200 Rs.

INDIA NON JUDICIAL

२००रु. Rs 200

भारत

दो सौ रुपया TWO HUNDRED RUPEES

ADMISSIBLE UNDER SECTION 26 (1) / 28 OF THE URBAN LAND (CEILING & REGULATION) ACT, 1976

A 31.50
N - 50
32/=

23

3/- PAID IN C.F.S. UNDER THE W.B. RULES, THE AMENDED UNTS

13.8.77

g(1) 30.00
g(2) 39.00
PTA 9.10
78.10
Paid on 12.8.77 in Office

13.8.77

Nikunja Mohan Banerjee

সাধারণ বিক্রয় কোবালা

মূল্য ৫০০০/ টাকা

ক্রেতা—

শ্রী নলিনী রঞ্জন দাস

পিতা শ্রী নীল রতন দাস

জাতি হিন্দু পেশা চাকুরী

সাং বালুর চক । পো: শ্রীনীলপুর

বিক্রেতা—

শ্রী নিকুঞ্জ মোহন বন্দ্যোপাধ্যায়

পিতা ৺ নলিনী মোহন বন্দ্যোপাধ্যায়

জাতি হিন্দু পেশা কৃষি

সাং ইছাপুর

A 31.50
N 50
32.00

3759
N. R. das
Baruipur West Sirajpore

Collector,
Treasury.
12-8-77

1 C X 200/-
1 C X 10/-
1 C X 6/-
2 16/-

13th 4-30 Aug 1977
at his Private residence of Calcutta
Nikunja mohan Banerji

13/8/77
Nikunja mohan Banerjee

By Nikunja mohan Banerji
Son ~~Wife~~ Widow Daughter of Late Natini mohan Banerji of 28 Pyari mohan Sure Lane Thana Bartala
District Cal-6 by Caste Hindu
by Profession Retired Bhagi

Nikunja mohan Banerjee

THUMB IMPRESSION DISPENSED WITH
SUB-REGISTRAR BARRACKPUR
13/8/77

By Santa Ker. Banerji
Son ~~Wife~~ Widow Daughter of Panchanan Banerji
of Rahara Thana Khardah
District 24 Pgs by Caste H.

10 Rs.

Nikunja Mohan Banerjee

छः रूपया

छः रूपया

SIX RUPEES भारत SIX RUPEES

Nikunja Mohan Banerjee

Nikunja mohan Banerji

Nikunja Mohan Sh

Nikunja Mohan Barua

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] বিষয়ক সাধারণ বিবরণ—

[illegible] ২০০৯ ও ২০১৪ সালে [illegible]

[illegible]

Nikunjo mohan Bo

বরাবরেষু—

বিষয়: ২০০৭ সাল, ও ২০০৮ সালের আয়কর - সুবিধা লোপ

সূত্র: ২০/১০/১০ তারিখের পরিপত্র লোপের জন্য।

সবিনয় নিবেদন এই যে, ২০০৭ সাল, আয়

সবিশেষ: ১. বিবরণ দেওয়া

তথ্যাদি: ২০০৭ সালে আয়কর বিবরণ, পরিশোধকৃত
২০০৮ সালে আয়কর - বিবরণ ১/২ ১০২ পৃষ্ঠা

নিবেদক—
শ্রী [illegible]
[illegible]

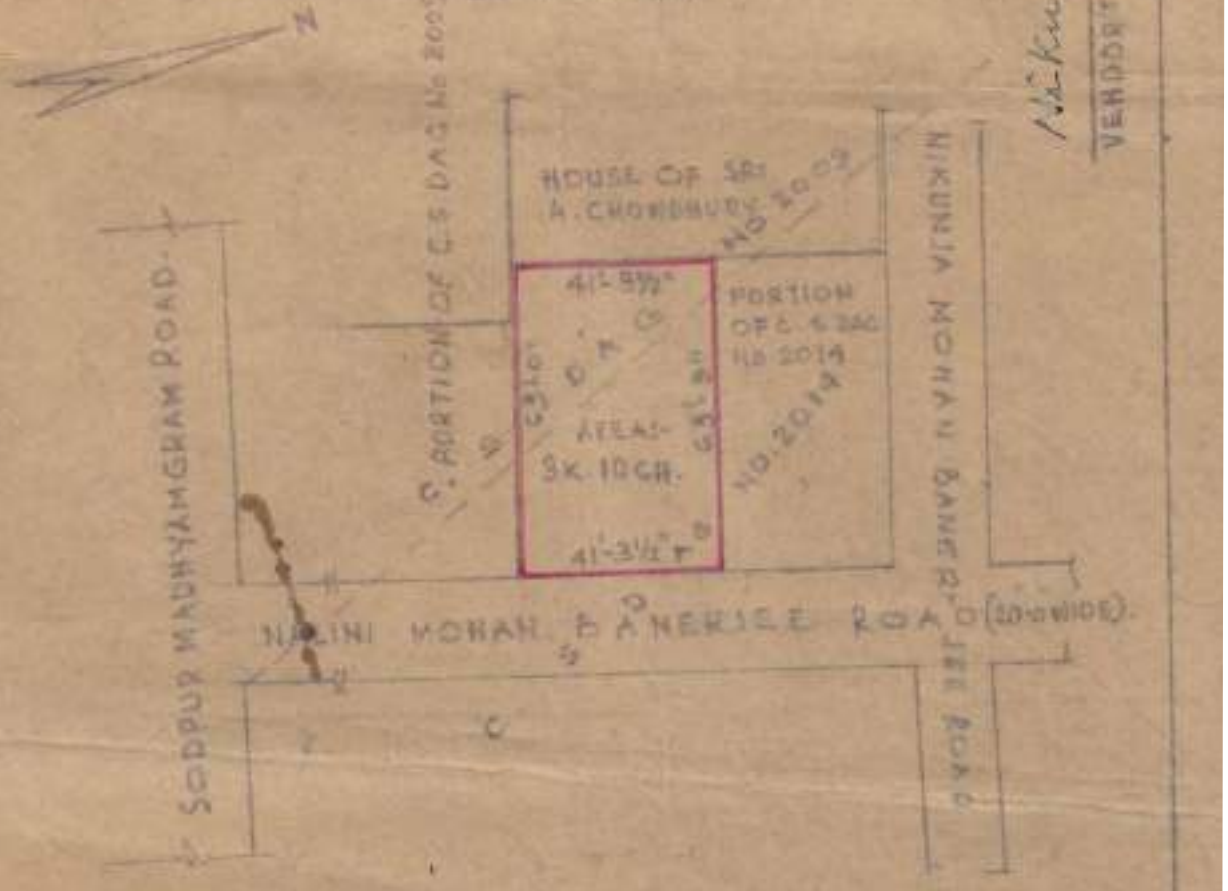
বিনীত—
[illegible]
[illegible]
কৌশলপুর ২৪ পরগনা
[illegible]
[illegible]
[illegible]

...OF A PIECE OF LAND WITHIN SONA-
...L BEING PORTION OF C.S. DAG NO. 2009-
...4 AT MOUZA-NATAGAR, J.L. NO 15, R.S. NO. 101,
...ATHAN NO 958, P.S-KHARDAH, DIST 24 PGS
...ANIHATI MUNICIPALITY HOLDING NO 1409
WARD NO. 15). SCALE-1" = 40'-0"

NOTES:- 1) AREA OF PLOT-

	KAT.	CH.	SFT	
UNDER C.S. 2009	1	5	13	SHOWN IN RED COLOUR
" " 2014	2	4	32	
	3 KAT-1	10 CH.	0.SFT/0 DECIMAL	

OR 242.5 SQ/M



VENDOR'S SIGNATURE

PREPARED BY:-

200 Rs.

No. 2308

শ্রীশ্রী দুর্গা - সহায় - সাহায্য, বিক্রয় - কোবালা
মূল্য ৫০০০, টাকা - ক্রেতা - শ্রী নলিনী রঞ্জন
দাসের পিতা শ্রী নীল রতন দাসের সম্মতি হিন্দু
পেশা - চাকুরী সাং বালুর ঘাট পশ্চিম
দিনাজপুর জেলা পশ্চিম দিনাজপুর।
বিক্রেতা - শ্রী - নিকুঞ্জ - মোহন বন্দ্যোপাধ্যায়
পিতা - ৺ নলিনী - মোহন - বন্দ্যোপাধ্যায় সম্মতি
হিন্দু পেশা বিষয় জেলা - সাং ২৮নং
পাড়ী - মোহন - সুর লেন থানা - বরতলা
কলিকাতা - ৬, কস্য রায়ত স্থিতিবান
স্বত্ব বিশিষ্ট খাস দখলী - ভূমি সমস্ত
(২.৫ শ.) Sd Nikunja Mohan Banerjee.
সাহায্য বিক্রয় - কোবালা পত্র মিদং
কার্য্যমপ্রমাণে জেলা ২৪ পরগনা থানা
হড়দহ সব রেজিষ্ট্রী - বারাকপুরের
অধীন মৌজা - নাটাগড় গ্রামে মধ্যে
নং তৌজির অন্তর্গত ভূমিদার দ্বীজেন্দ্র
কৃষ্ণ দেব গং স্থলে এক্ষেত্রে ট্র্যাকুর্ই জিসেন
ট্র্যাকট অনুসারে পশ্চিম রথঁ সরকারের
পক্ষে ২৪ পরগনার কালেক্টরের কার্য্যালয়ের
অধিন পিলখানা - সেটেলমেন্টের ৪০৯ নং
খতিয়ান ভুক্ত ২০০৯ ও ২০১৪ নং

Sd. Nikunja Mohan Banerjee

১৯২০/৩১ নং সার্ট (৪ ই ২) Sd Nikunja Mohan Banerjee, তারিখে রেজিষ্ট্রীকৃত
এক কেস কোবালার দ্বারা বিক্রয় করেন।
তদনন্তর আমার পিতা আমাদের তাঁহার
কেবল মাত্র উত্তরাধিকারী পুত্র রাখিয়া
পরলোকগমন করায় আমি পিতৃত্যক্ত
সম্পত্তিতে বৈধ পুত্রে প্রাপ্ত
হইয়া উহাতে সহস্বত্বান ও দখল-
দখলীকার সাব্যস্থায় আমি গত ইং
৩১।৩।২০ তারিখের রেজিষ্ট্রীকৃত আমার
পিতার নামে সার্টিফিকেট পূর্ব চন্দ্র
মহাপাত্রের কৃত পূর্বোক্ত বিক্রয়
কোবালা আইন অসিদ্ধ বিবেচনা করিয়া
উক্ত কোবালা রদ ও রহিত করণ জন্যে মোং
আলীপুর দ্বিতীয় সাবরেজিষ্টার জজ আদালতের
১৯৩২ সালের ৭৬ নং ডিক্রিমূলে মোকদ্দমা
দায়ের করিয়া আমা দ্বিতীয় এ্যাডিসন্যাল
সাবরেজিষ্টার জজ আদালতের ১৯৩৪/১১ নং
ডিক্রি মূলে মোকদ্দমার ১।৫।৩৫
তারিখে ডিক্রী মূলে অন্যান্য সম্পত্তি
সহ উপরোক্ত ও নিম্নতপশীল
বর্ণিত ২০০৯ ও

আদালত ধারা দখলে প্রাপ্ত হইয়া
তদবধি উহাতে আমি অনেক ঘটনা
সহ সংশ্রবে যেমন আমার রকমে সম্ভবানও
ধারা দখলে দখলীকার আছি, এমন
আমার উপকার বিবেচনা প্রয়োজনে
২৩মায় আমি আমার নিজ সহ
দখলী- উপরোক্ত ও নিম্নতপশীল
বর্ণিত সম্পত্তি বিক্রয় করিবার
খোরপোষ করায় আপনি উহা সমমেত
-ত ও সাবেকমত মূল্য- সং ৫০০০, পাঁচ
হাজার উচ্চ- পনে- খরিদ করিবার ইচ্ছা-
প্রকাশ- করায় আমি তাহাতে সম্মত
হইয়া সেই ইচ্ছায় উপরোক্ত ও নিম্নতপশীল
বর্ণিত -জেমুদী- ছক এবং অত্র সংলগ্ন
নকশায় লাল বর্ণের বর্ডার দ্বারা চিহ্নিত
চিহ্নিত ও সাদা- সুতুত /০॥৷৷৮ কাঠা সমেত
জমায় ঐ নকশায় চিহ্নিত ~~প্রস্তু~~-
২০' ফুট প্রস্থ রাস্তার দেখিয়া চলাচলের
-সর্ব্বপ্রকার -দরবস্ত. ২ কুক্ষ সাকুল্য সং
৫০০০, টাকা (পাঁচ হাজার) ও Nikunja
Mohan Banerjee). মূল্যে আপনাকে
-এত দ্বারা -সাফ্ বিক্রয় করিয়া ও
-উহা আপনার দখলে

উক্ত বিক্রীত সম্পত্তিতে আমার যে কিছু স্বত্ব স্বামিত্ব লভ্য হক হকিয়ত অধিকার ও দখলাদী ছিল বা আছে, তৎসমুদয় অদ্য হইতে আপনাকে বর্ত্তাইল ও আপনার হইল, আপনি অদ্য হইতে আমার সাবতীয় নিব্বাঢ় স্বত্বে সম্পূর্ন স্বত্ববান এবং ইচ্ছা মত দান বিক্রয়াদি হস্তান্তর করনের স্বত্বাধিকারী হইয়া ২৪ পরগনার কালেক্টরীতে আপনার নিজ নাম পত্তনে কার্য্য সমাধারী যাহা যেমন সন সাল আদায় দিয়া দাখিলা গ্রহনে পুত্র পৌত্রাদি ওয়ারিশান ও স্থলাভিষিক্তগন ক্রমে পরম সুখে ভোগ দখল করিতে থাকুন। কস্মিন কালে উহাতে আমি বা আমার কোন ওয়ারিশান বা স্থলাভিষিক্ত প্রভৃতি কেহ দাবী দাওয়া করিতে পারিবনা ও পারিবে না, যদি করি বা করে তাহা সম্পূর্ন বাতিল ও নামঞ্জুর হইবে, প্রকাশ থাকে যে, উক্ত সম্পত্তি সম্পূর্ন নির্দ্দায় ও নির্দ্দোষ অবস্থায় আপনাকে বিক্রয় করিলাম। উহা কোন স্থানে কোন প্রকারে হস্তান্তর করা বা

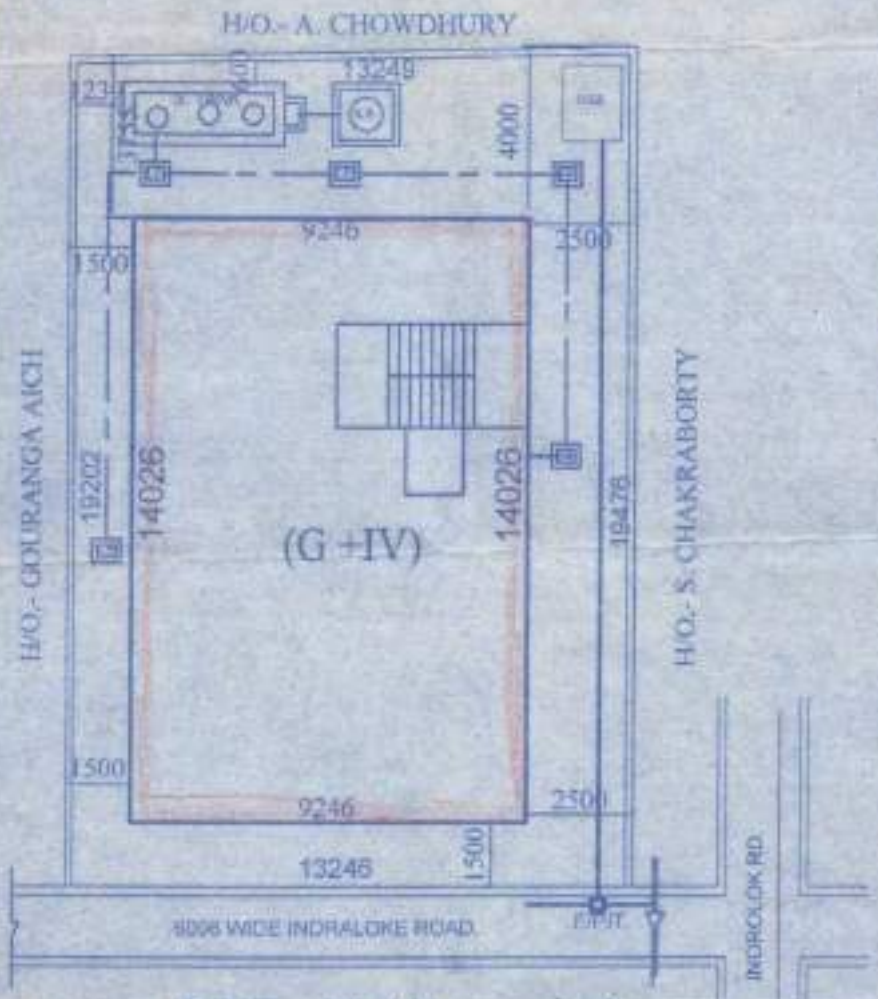
আমানত হইতে ক্রয় করা নাই বা
কাহারও নিকটে চাঁদা দেওয়া নাই বা কাহাকেও
ও প্রজা বিলি করা নাই বা ল্যাণ্ড এ্যাকুইজিশন
কালেক্টার বাহাদুর কর্তৃক গৃহীত হয় না
বা অন্যের কাহাকেও বিক্রয় করিবার চুক্তি
করি নাই বা বায়না লই নাই অথবা ইহাতে
অন্যের কোন সাবিতে অংশীদার নাই, যদি
ভবিষ্যতে কোনরূপ (ও গুরু) sd Nikunja
Mohan Banerjee. এরূপ প্রকাশ পায়
বা আমার স্বত্ব দখলের দোষে কাহারও
কর্তৃক আমার বিরুদ্ধ স্বত্ব ও দখলের কোন
রূপ বাধা ঘটে তাহা হইলে আমি
ওয়ারিশান স্থলাভিষিক্তগণ ক্রমে আইন
আদালতে আপিল এবং আমার সাবতীয়
ক্ষতি পূরণের দায়ী হইব। এতদর্থে
কোবালা নিখিত মূল্যের কোর্ট ফি
আদ্য নগদ বুঝিয়া পাইয়া আমার ইচ্ছায়
সুস্থ শরীরে অন্যের বিনানুরোধে এই
স্বত্ব ত্যাগী সাফ বিক্রয় কোবালা
সম্পাদন করিয়া দিলাম, ইতি সন
১৩৮৪/২৮ শে শ্রাবণ ইং ১৯৭৭/১৩ই
আগষ্ট, তপশীল বিক্রীত সম্পত্তির
বিবরণ, - জেলা ২৪ পরগনা সাব
রেজিষ্ট্রি সদর সাব রেজিষ্ট্রী কাছারি পুরের আমীন
কার্যালয় হাবড়া মিউনিসিপ্যালিটির অধীনস্থ
মৌজা নাগেরবাজার প্রগনা হবেলী এল. নং ১৫ বে.

সেটেলমেন্টের ৪০৯ নং খতিয়ান ভুক্ত ৭৯৫
দিয়ুতি বাদ সম্বন্ধীয় বর্গিত ২২, উনা-
সমাপ অন্তর্গত ২০০৯ ও ২০১৪ দুই হাজার
নয় ও দুই হাজার চৌদ্দ নং দাগের
সমাক্রমে বাগান ও বাসি জমির মধ্যে-
নিম্ন লিখিত চৌহাদী-ভুক্ত এবং অত্র
সংলগ্ন নকশাতে লাল বর্ণিত বর্ডার দ্বারা
বেষ্টিত চিহ্নিত ও সাব স্থূল ৬ ১১০ সাড়ে
তিন কাঠা ২ং সাবেক ০৬ কাঠা জমির
কাত বর্গিত হারাহারী ০৫৫ শ: সমাপ
জমি স্বামী সর্ব্বজিত ইংরেজদার সম্বন্ধীয়
দরবস্তু হইতে সম্প্রতি ক্রয় বিক্রয়
হইল, যাহা বর্তমান রিভিশ্যনাল সো: মে:
.১১৮ নং খতিয়ান ভুক্ত যাহা
বাসি মাটী- মিউনিসিপিউ্যালী হাউ ১৫ নং
ওয়ার্ডের ১৪০৯ নং হোল্ডিং ভুক্ত (স্বীকৃত)
Sd Nikunja Mohan Banerjee, 836
ঐ ২০১৪ নং দাগের ও ২০০৯ নং দাগের
অংশ- সুধিন্দু শেখর ভট্টাচার্য্য পুত্র ২০'
ফুট অংশ প্রদত্ত নীলমণি- মোহন ব্যানার্জী
- ডেড দলিল, সো: মে: ঐ ২০০৯
দাগের অংশ বাদ দিয়া ঐ চৌহদ্দীর বাড়ী-
অংশমধ্যে- ২০০৯ নং দাগের অন্তর্গত
চিহ্নিত /১/১৩ কাঠা ২০১৪ নং দাগের
অন্তর্গত চিহ্নিত /২ ১৩২ কাঠা, লেখক
শ্রীর কার্য কুমার বন্দ্যোপাধ্যায়

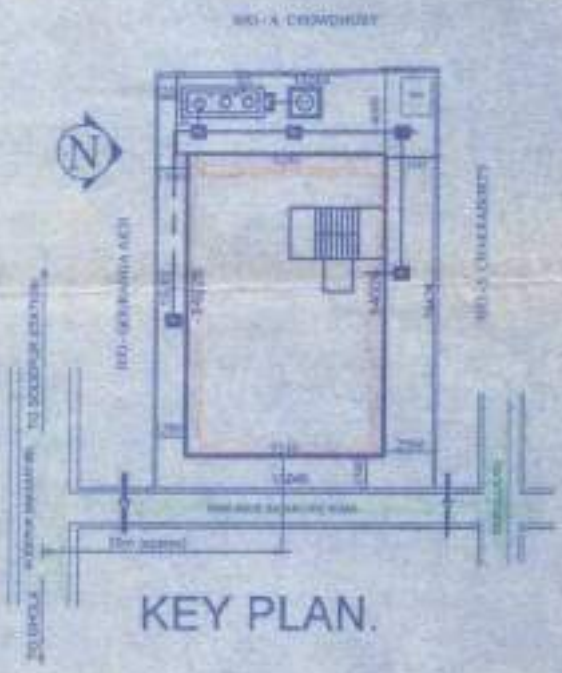
[illegible] বরাহনগর ইদারাদী- শ্রী [illegible] চন্দ্র
রায় [illegible]- [illegible] -[illegible]
২৪ পরগনা নীলমোহন- [illegible]
২৮ নং বিশ্বাসী -[illegible]
-কলিকাতা- ৬ ।

Registration
Book no I
Volume no. 47
Page 263 to 266
Being no 2308
for the year 1977
(Seal)
P. K. [illegible]
Sub-Registrar Baranagar
24.8.77

SITE PLAN AT J.L.NO - 15,R.S. NO- 101, UNDER KHATIAN NO.- 409, R.S.KH. NO:- 998
MODIFIED KHATIAN NO.- 2390, 2991,DAG.NO- 2009&2014. MOUZA - NATAGARH
P.S.-KHARDAH,WARD NO-33,HOLDING NO- 327, INDRALOK ROAD. UNDE
PANIHATI MUNICIPALITY, DIST 24 PGS.(N).



SITE PLAN.



KEY PLAN.

LEGEND

1) LAND AREA = 212.55 SQM. (3K - 8CH. 0 SFT)

2) PERMISABLE GR. COVERAGE 63 %

3) PROPOSED GR. COVERAGE 126.0 SQM

4) WIDTH OF ROAD = 6096 M.

5) TOTAL COV.AREA = 126.0 X 5 = 630 SQM.

6) HIGHT OF BUILDING 14.5 M.

1) Lalu Mitra

2) Sanchita Mitra

OWNERS sig.

OWNERS NAME :- 1) MR.LALU MITRA.
2) SMT SANCHITA MITRA.

SK. A. MALAKAR, M. ARCH. (
Architect & Urban Designar
CA/98/22865

PANIHATI MUNICIPAL OFFICE

B.T. ROAD, PANIHATI, KOLKATA - 700 114
Phone : 2553-2909 / 2563 4457 • Fax : 2553-1487

No. AI / 3070 W / 33 / Mtn. Certificate Dated 12/09/2017

To
Sri / Smt. / M/s. 1) Lalu Mitra S/o. Lt. Mantu Mitra
2) Sanchita Mitra W/o. Lalu Mitra,
Ambika Mukherjee Road,
P.O. Natagarh,
Kol - 700 113.

Structure / Vacant Land

Sub : Mutation Certificate of Name

Ref : Your application dated 12/09/2017

Mutation / Correction Meeting Dated 29/07/2017

P/A ..... Meeting Dated .....

Sir/Madam,

With reference to the above, this is to inform you that your name has been recorded as owner of holding No. 327 Sl. No. 860 Name of the Road Barasat Road under Ward No. 33 of this Municipality, whose quarterly taxes have been fixed at ₹ 330.00 . Therefore, you are requested to pay the taxes accordingly.

Yours faithfully,

12/09/17
Assessment-In-Charge/Inspector
Panihati Municipality

12.09.17
Prepared by

Chairman
Panihati Municipality