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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V. C. N - 313/18 D 725914  
21-3-18

454842

Certified that the document is submitted in  
regulation. The signature sheet / sheets  
and the endorsement sheet / sheets  
attached with this document are the part  
of this document.

Registrar U/S 7(2)  
North 24-Parganas  
Baresat  
(D.S.R. 1)

21 MAR 2018  
6 APR 2018

**DEED OF CONVEYANCE**

This DEED OF CONVEYANCE made on this 21st day of  
March, (Two thousand and Eighteen (2018).

BETWEEN

1717 19/03/18  
 194/1 Kali Bari Road, New Barrackpore  
 5000/-  
 কালী

বারান্দা কোর্ট  
 উত্তর ২৪ পরগণা

তারিখ 07/03/18  
 মূল্য 400000/-

স্টেশনারী অফিস, বারান্দা  
 উত্তর ২৪ পরগণা

✓ Nirmal Kumar Basu.

✓  $\frac{VETD}{814}$

Nirmal Kumar Basu.

✓  $\frac{VETD}{808}$

✓ Sitanshu Sekhar Ghosh



$\frac{VETD}{809}$

Bijon Kumar Das

$\frac{VETD}{810}$

Shipra Das

$\frac{VETD}{811}$   
 Sangita Das

Registrar U/S. 7(2)  
 North 24 Parganas  
 Barrackpore  
 (D.S.R. 4.)  
 21 MAR 2018

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(Page : 2)

NEW BARRACKPORE CO-OPERATIVE HOMES LTD.

having PAN (formerly New Barrackpore Co-operative Colony Society Ltd) duly registered under the Bengal Co-operative Societies Act, 1940 (now governed by the West Bengal Co-operative Societies Act, 1983) as a Housing Co-operative Society, vide Registration No. 20/24-Parganas of 1950 and having its present office at Aharampur, P.O & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, hereinafter referred to as "THE SOCIETY" (Which expression shall, unless excluded by or repugnant to the context mean and include its successors and assigns) represented by its Chairman SRI NIRMAL KUMAR BASU, having PAN ADZPB4506C, Son of Late Upendranath Bose, resident of Durgabari Road, P.O & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas and its Secretary SRI SITANGSHU SEKHAR GUHA, having PAN ADJPG4821E, Son of Late Prafulla Chandra Guha, resident of 6, N.S. Bose Road, P.O & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, both are by faith - Hindu, by Nationality - Indian, by Occupation - Retired, of the ONE PART.

A N D

1. SRI BIJON KUMAR DEY, having PAN ANMPD8443P, Son of Late Nitya Ranjan Dey, residing at 194/1, Kalibari Road,

(Page : 3)

P.O. & P.S. - New Barrackpur, Kolkata - 700131, District - North 24 Parganas, 2. SMT. SHIPRA DEY, having PAN AFZPD2106C, Wife of Late Anjan Dey, 3. SMT. SANGITA DEY, having PAN BHSPD5162J, daughter of Late Anjan Dey, Nos. 2-3 both are residing at 194, Kalibari Road, P.O. & P.S. - New Barrackpur, Kolkata - 700131, District - North 24 Parganas, 4. SMT. JAYITA BOSE, having PAN AJXPD2018D, daughter of Late Anjan Dey, residing at Parafulla Nagar, P.O. & P.S. - Habra, District - North 24 Parganas, Pin Code 743268, all are by faith - Hindu, by Nationality - Indian, by Occupation - No. 1 Retired, No. 2 Housewife, Nos. 3 & 4 Service, members of the Society hereinafter referred to as the "ALLOTTEES" (Which expression shall unless excluded by or repugnant to the context mean and include their heirs, successors and assigns) of the OTHER PART.

WHEREAS The Government of West Bengal (hereinafter referred to as "The Government" acquired by making a Notification under section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. dated 30th August, 1957 under section 6 of the aforesaid Act which was published at page 3528 of the Calcutta Gazette, Part I, dated 30th August, 1957, C.S. Plot No. Nos. set out in Schedule "A" hereinafter, in Mouza Masunda, J.L. No. 34 and

(Page : 4)

Mouza - Aharampur, J.L. No. 35, P.S. Khardah then Chola now New Barrackpore, District - 24 Parganas (now North 24 Parganas) measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

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

AND WHEREAS by an Agreement which was executed and between the Society and the Government, on the 29th November, 1853, (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of Development as set forth in the Scheme, within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the Government

(Page : 5)

agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

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

AND WHEREAS the Society completed the said development work in accordance with the lay out plan and the terms and conditions of the said AGREEMENT, inter alia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the Development Plan of the said scheme amongst the members of the Society who were all refugees from the then Eastern Pakistan (now in Bangladesh) after setting apart 28.40 acres of land of the land common to Scheme Nos. I and III, of the said development plan to be used for common purpose of Scheme No. I and III.

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots to respective allottees under their Memo No. 878-L-Dev. dated 18.01.1958 of the

(Page : 6)

Land and Land Revenue Department, Land Development Branch,  
Government of West Bengal.

AND WHEREAS the predecessor father of the present Allottee No. 1 namely Nitya Ranjan Dey (now deceased), being admitted into membership of the Society and in the year 1954, allotted a plot of land measuring an area of 05 Cottahs, be the same a little more or less, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247. Iying and situated at MOUZA - AHARAMPUR, J.L. No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding No. 194, P.S. - Ghola now New Barrackpur, District - North 24 Parganas and the said Nitya Ranjan Dey (now deceased) was in possession of the said plot of land.

AND WHEREAS during in peaceful possession over the aforesaid Plot of land, said Nitya Ranjan Dey, died intestate in the year of 1994, leaving behind his two sons namely Anjan Dey (now deceased) and Bijon Kumar Dey (the Allottee No. 1 herein), as his only legal heirs and successors, who jointly inherited the aforesaid Plot of land, according to Hindu Succession Act as equal share and jointly seized and possessed the same.

AND WHEREAS said Anjan Dey, died intestate in the year

(Page : 7)

of 2017, leaving behind his wife Shipra Dey (the Allottee No. 2 herein) and two daughters namely Sangita Dey (the Allottee No. 3 herein) and Jayita Bose (the Allottee No. 4 herein), as his only legal heirs and successors, who jointly inherited the share of Late Anjan Dey out of the aforesaid Plot of land, according to Hindu Succession Act as equal share and jointly seized and possessed the same.

AND WHEREAS the Society in terms of the said Agreement paid the necessary amount to the Government on account of compensation in respct of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceedings in connection with such acquisition, as per demands made by the Government for time to time.

AND WHEREAS the Society, thereafter, requested the State of West Bengal to execute a proper Deed of Conveyance in favour of the Society for the purpose of vesting the said lands in the Society in accordance with the said Agreement.

AND WHEREAS in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the Society by an indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970



(Page : 8)

of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza - Masunda, J.L No - 34, and Mouza - Aharampur, J.L. No. 35 and Mouza - Kodalia, J.L No - 36 all under P.S. - Khardah then Ghola now New Barrackpore, District - North 24 Parganas, contained in C.S. Plot numbers as described in schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance togetherwith modification made by the government of West Bengal Land and Land Reforms Department, Land Reforms Branch notification No. 2705-L.Dev/5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deeds.

AND WHEREAS the Society of the First Part herein, admitted all the Allottes herein into membership of the Society in respect of the aforesaid land measuring an area of 05 Cottahs, alongwith adjacent land measuring an area of 05 Chittacks, i.e. total 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less and the Allottes herein mutated their names in the records of New Barrackpur Municipality under Ward No. 3, being Holding No. 194, Kalibari Road and since then they have been

(Page : 9)

enjoying the same peacefully free from all encumbrances.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH  
that in consideration of payment of Rs. 1,90,000/- (Rupees one lakh ninety thousand) only made by the Allottees/Predecessors-in-interest of the Allottees by way of full consideration and/or price for the said plot of land (the receipt of which the Society doth hereby acknowledge) the Society doth hereby convey/transfer sell absolutely and for ever, free from all encumbrances but, subject to the Covenants contained hereinafter, the said plot of land, measuring an area of 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding No. 194, P.S. Ghola now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, District - North 24 Parganas, more particularly described in Schedule "B" written hereinafter under the Development plan of the Society (hereinafter referred to as "The said Plot" to the Allottees with the easement right to use the road abutting on the said plot and to HAVE AND TO HOLD the said plot unto Allottees for over but subject to the covenants contained hereinafter :

(Page : 10)

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

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

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

AND THE SOCIETY doth hereby Covenant with the Allottees that subject to the terms and conditions/Covenants contained hereinbefore, the Allottees shall at all times hereafter peaceably and eqietly hold and enjoy the said plot and enjoy all easement rights, privileges, profils advantages and all other appurtances whatsoever to the said plot. Without any intervention from the Society, by mutating his/her/their name with the Municipality,

(Page : 11)

Government and all concerned and by paying Government Revenue, all taxes, levies and outgoings.

THE SCHEDULE "A" ABOVE REFERRED TO

Notification being No. 708 L. Dev. dated 18/01/1951 published in Calcutta Gazette dated 01/02/1951 Page 247.

Declaration u/s 6 of L.D.P. Act, 1948 No. 16362 L.Dev. dated 30/08/1957 published in the Calcutta Gazette Extra Ordinary dated 30/08/1957, Page No. 3528, P.S - Khardah now New Barrackpore, District - North 24 Parganas.

Area of Land: more or less 181.27 Acres

Mouza - Masunda ; C.S. Dag Nos.

80, 81, 100, 201, 202, 216, 218, 223, 228, 233, 234, 241, 244, 246,  
248, 249, 252, 254, 255, 256, 260, 261, 262, 263, 264, 266, 295, 296,  
297, 302, 317, 318, 326, 327, 332, 333, 334, 335, 336,, 337, 338,  
339, 340, 341, 342, 352, 355, 359, 361, 366, 374, 380, 383, 384, 386,  
388, 389, 390, 391, 392, 393, 395, 396, 398, 405, 409, 413, 437, 438,  
441, 447, 448, 449, 450, 454, 457, 458, 459, 494, 511, 513, 520, 521,  
522, 523, 524, 525, 551, 559, 826, 827, 830, 831, 833, 835, 840, 841,  
842, 844, 845, 846, 847, 851, 852, 853, 854, 855, 856, 857, 859, 860,  
861, 862, 863, 864, 865, 867, 869, 870, 871, 873, 874, 875, 876, 877,  
878, 879, 881, 882, 883, 885, 887, 891, 893, 895, 896, 897, 898, 899,

(Page : 12)

900, 901, 902, 904, 913, 939, 941, 942, 943, 944, 948, 949, 950, 951, 956, 957, 959, 971, 972, 983, 984, 985, 986, 987, 988, 989, 992, 993, 994, 995, 996, 1002, 1017, 1042, 1047, 1056, 1091, 1093, 1094, 1095, 1096, 1099, 1105, 1107, and 1108.

Area of Land: more or less 87.785 Acres

Mouza - Aharampur C.S. Dag Nbs.

15, 22, 23, 30, 42, 58, 60, 61, 62, 64, 65, 67, 68, 69, 70, 71, 72, 74, 78, 79, 83, 88, 107, 108, 110, 111, 112, 113, 116, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 182, 183, 185, 188, 189, 200, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 241, 242, 243, 245, 246, 247, 249, 250, 252, 254, 255, 263, 266, 267, 268, 270, 271, 272, 274, 275, 277, 278, 279, 281, 282, 286, 287, 288, 289, 290, 293, 294, 296, 298, 302, 303, 304, 306, 321, 324, 332, 334, 335, 336, 337, 338, 339, 340, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 356, 360, 411, 415, 423, 424, 425, 426, 427, 428, 429, 430, 431, 433, 434, 435, 436, 438, 439, 440, 441, 442, 444, 445, 446, 447, 450, 451, 453, 454, 455, 456, 459, 462, 463, 465, 468, 469, 474, 479, 480, 487, 488, 494, 502, 503, 505, 506, 507, 508,

(Page : 13)

509, 512, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525,  
526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539,  
540, 541, 542, 543, 544, 545, 546, 547, 548, 553, 554, 555 to 609,  
612, 614, 615, 617, to 648, 663, 664, 665 and parts of CS. No.  
21, 25, 359.

Mouza - Kodalia : J.L. No. 36, C.S. Dag Nos.

229, 230, 231, 232, 233, 234, 235, 236, 238, 239, 668, 669, 670, 671,  
672.

Land acquired in favour of RR & R Deptt. transferred to  
New Barrackpur Co-operative Homes Ltd. in exchange of land  
acquired for New Barrackpur Co-operative Homes Ltd. transferred  
to the RR & R Deptt. for purpose of contiguity.

Mouza - Aharampur : C.S. Dag No.

19, 20, 95, 97, 184, 190, 196, 197, 201, 202, 305, 307, 319, 320,  
322, 323, 331, 409, 410, 412, 416, 419, 421, 422, 443, 448, 449, 464,  
475, 486, 500, 501, 504, 513, 558, 559.

Mouza - Masunda : C.S. Dag No.

213, 214, 219, 220, 222, 229, 235, 247, 250, 251, 253, 267, 273, 285,  
346, 442, 471, 828, 829, 832, 836, 837, 838, 839, 843, 858, 866, 868,  
884, 886, 888, 890, 903, 990, 991, 997, 999, 1051, 1058, 1092.

THE SCHEDULE "B" ABOVE REFERRED TO

*How the owners  
got SK - 5 ch 20 sep  
as the  
original  
was made  
only SK.  
It is  
beyond  
their  
Right??*

ALL THAT piece and parcel of Bastu land measuring an area of 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less, alongwith 145 Sq.ft. one-storied cemented flooring building erected thereon, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247, lying and situated at MGUZA - AHARAMPUR, J.L. No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding No. 194, P.S. Ghola now New Barrackpore, Co-Op Ward No. 8, A.D.S.R.O. Barrackpur now Sodepur, District - North 24 Parganas, out of the lands mentioned in the Schedule "A" hereinabove, TOGETHER WITH all type of easement rights, appurtenances, advantages, facilities, privileges available on/ attached with the said Plot of land, which is delineated and demarcated by RED colour border in the annexed Sketch Map/Blue Print. The annexed Map, Fingerprints and Colour Photographs of the Parties herein will be treated as a part of this Deed.

BUTTED AND BOUNDED BY

- ON THE NORTH : L/o Sarbani Sarkar.  
ON THE SOUTH : L/o Nandan Dutta.  
ON THE EAST : 20'-0" wide Kalibari Extension Road.  
ON THE WEST : Subrata Chatterjee & Ajoy Nandy.

IN WITNESS WHEREOF the SOCIETY have hereunto set and subscribed their hands and seals on the day, month and year first above written.

Signed, Sealed and Delivered in presence of following

WITNESSES :

1. Tulshar Kanti Ghosh.  
101, Main Road east  
New Barrack Pur  
KOL-131
2. Arpan Jey  
194 Kalibari road  
New Barrack Pur  
KOL - 700131

Nirmal Kromat Basu

- Chairman  
New Barrackpore Co-operative  
Homes Ltd.

8: tanishu Sokkar Ghosh

Secretary  
New Barrackpur Co-Operative Homes Ltd.  
SIGNATURE OF THE SOCIETY

Drafted by :

Trinath Ghosh

F. 72/8833/2018.

Trinath Ghosh  
(Advocate)  
Dist. Judges' Court,

Computer by :

K. Sangeeta Ray  
(Kuntal Singha Roy)  
Barasat Court.

1. Bijon Kr. Dey

2. Shireca Dey

3. Sangita Dey

4. Jayita Bose












SIGNATURE OF THE ALLOTTEES



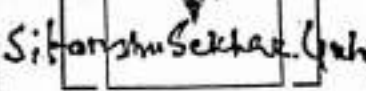










**UNDER RULE 44A OF THE I.R. ACT 1908**

**N.B.- LR BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS**

SIGNATURE OF THE  
PRESIDENT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

 Nirmal Kumar Basu	LH.					
	RH.					

ATTESTED :- *Nirmal Kumar Basu*

 Sitanshu Sekhar Gupta	LH.					
	RH.					

ATTESTED :- *Sitanshu Sekhar Gupta*

 Bigon Kr. Das	LH.					
	RH.					

ATTESTED :- *Bigon Kr. Das*

SIGNATURE OF THE  
PRESIDENT/  
CUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

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

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



LH.					
RH.					

ATTESTED :- *Shipra Dey*



LH.					
RH.					

ATTESTED :- *Sangita Dey*



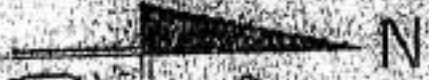
LH.					
RH.					

ATTESTED :- *Jayita Bose*

RS DAG NO- 164/1/1974 NO- 104/1/1974 ER KHATAN NO- 1247  
 PARTIAL WARD NO- 08 WARD NO- 03 HOLDING NO- 194 UNDER NEW  
 BARRACKPUR MUNICIPALITY, P.S- NEW BARRACKPUR, DIST- 24 PARGANAS  
 (NORTH)

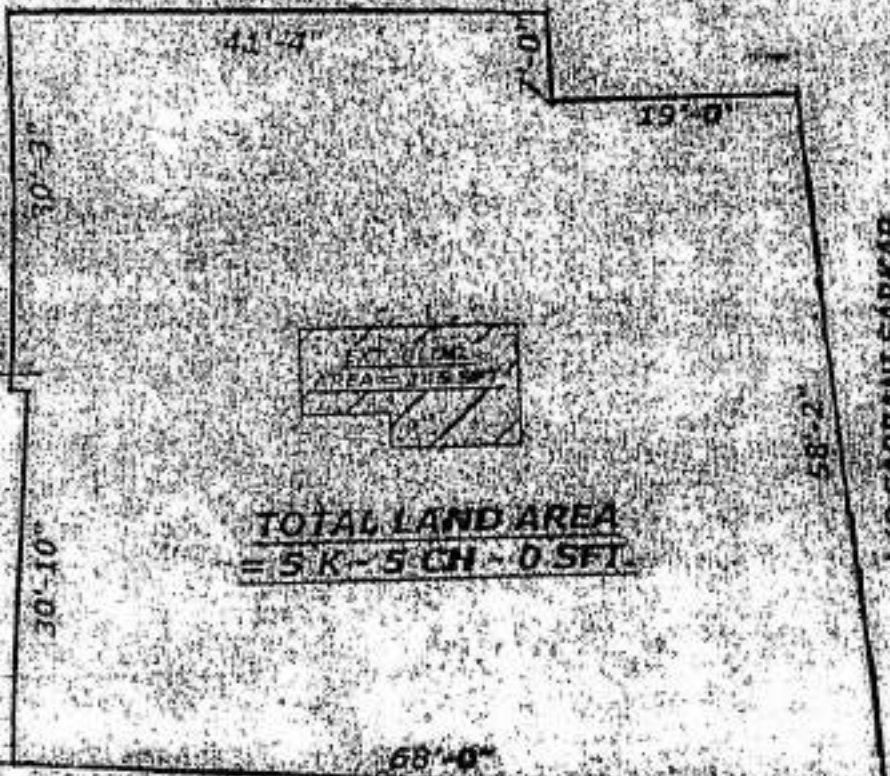
L/O SUBRATA CHATTERJEE

L/O AJAY NANDY

  
 Bijon K. Das  
 Shripada Dey  
 Sangita Dey  
 Jayanta Bose

L/O NANDAN DUTTA

L/O SARBANI SARKAR



SIG. OF ALLOTY

*Sitaram Chatterjee*

SIG. OF SECRETARY

Secretary  
 New Barrackpur Co-Operative Homes Ltd

20'-0" WIDE KALIBARI EXTENSION ROAD

SITE PLAN  
 SCALE - 1" = 10'-0"

*Nirmal Kumar Bose*  
 Chairman  
 New Barrackpur Co-operative  
SIG. OF CHAIRMAN  
 Homes Ltd.

AREA STATEMENT

TOTAL LAND AREA = 5 K - 5 CH - 0 SFT.

*Pravas Datta*  
 PROVAS DATTA  
 (DCE)  
 Planner, Estimator, Surveyor  
 New Barrackpur  
 RES NO. .... 2/16/1974

DRAWN BY









Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15010000454842/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Nirmal Kumar Basu 278/2, Durgabari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700131	Seller			Nirmal Kumar Basu 21.3.18
2	Shri Sitanshu Sekhar Guha 5, Netaji Subhas Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Seller			Sitanshu Sekhar Guha 21/3/18
3	Smt Shipra Dey 194, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Buyer			Shipra Dey 21/3/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Sangita Dey 194, Kalbari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Buyer			Sangita Dey 21/3/18
5	Smt Jayita Bose Prafulla Nagar, P.O:- Habra, P.S:- Habra, District:- North 24-Parganas, West Bengal. India, PIN - 743268	Buyer			Jayita Bose 21/3/18
6	Shri Bijon Kumar Dey 194/1, Kalbari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700131	Buyer			Bijon Kumar Dey 21/3/18
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Shri Tushar Kanti Ghosh Son of Late Tarapada Ghosh 101, Main Road East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Shri Nirmal Kumar Basu, Shri Sitanshu Senapati Guha, Smt Shipra Dey, Smt Sangita Dey, Smt Jayita Bose, Shri Bijon Kumar Dey		Tushar Kanti Ghosh 21/3, 2018	

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

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

19-201819-021461789-1

Payment Mode

Online Payment

Date: 06/04/2018 15:49:02

Bank:

State Bank of India

IK000DGEM5

BRN Date: 06/04/2018 15:50:02

**DEPOSITOR'S DETAILS**

Name : Shipra Dey  
Contact No. :  
E-mail :  
Address : 94 Kallbari road  
Applicant Name : Smt Shipra Dey

Mobile No. : 91-9874516225

Ch No. : 15010000454842/9/2018

(Query No./Query Year)

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale executed by Cooperative society in f/o member

**PAYMENT DETAILS**

Sl No	Identification No	Head of AC Description	Head of AC	Amount ₹
1	15010000454842/9/2018	Property Registration-Stamp duty	0030-02-103-003-02	6410
2	15010000454842/9/2018	Property Registration-Registration Fees	0030-03-104-001-16	1911
3	15010000454842/9/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	876
<b>Total</b>				<b>9197</b>

In Words : Rupees Nine Thousand One Hundred Ninety Seven only

*E. Payment Receipt*

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

19-201819-021461789-1      Payment Mode      Online Payment  
 Date: 06/04/2018 15:49:02      Bank:      State Bank of India  
 IK000DGEM5      BRN Date: 06/04/2018 15:50:02

**DEPOSITOR'S DETAILS**

Id.No. : 15010000454842/9/2018  
 [Query No./Query Year]  
 Name : Shipra Dey      Mobile No. : 91-9874546225  
 Contact No. :  
 E-mail :  
 Address : 194 Kalibari road  
 Applicant Name : Smt Shipra Dey  
 Office Name :  
 Office Address :  
 Status of Depositor : Buyer/Claimant  
 Purpose of payment / Remarks : Sale, sale executed by Cooperative society in l/o member

**PAYMENT DETAILS**

Sr No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15010000454842/9/2018	Property Registration-Stamp duty	0030-02-103-003-02	6410
2	15010000454842/9/2018	Property Registration-Registration Fees	0030-03-104-001-16	1911
3	15010000454842/9/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	676
<b>Total</b>				<b>9197</b>

In Words : Rupees Nine Thousand One Hundred Ninety Seven only

*Handwritten signature and stamp*

## Major Information of the Deed

<b>Deed No.</b>	I-1501-02693/2018	<b>Date of Registration</b>	06/04/2018
<b>Deed No.</b>	1501-0000454842/2018	<b>Office where deed is registered</b>	
<b>Date and Time</b>	19/03/2018 5:18:24 PM	<b>D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas</b>	
<b>Applicant Name, Address and other Details</b>	Shipra Dey 194, Kalibari Road, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9874516225, Status : Buyer/Claimant		
<b>Category</b>	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
<b>Market Value</b>	Rs. 1,90,000/-	<b>Market Value</b>	Rs. 37,34,528/-
<b>Stamp Duty Paid (Sq)</b>	Rs. 11,410/- (Article:23)	<b>Registration Fee Paid</b>	Rs. 1,911/- (Article:A(1), E. M(b))
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

### Land Details :

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

Sl. No.	Plot Number	Khatian Number	Land Use	Area of Land Proposed	Area of Land	Market Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1047	LR-1247	Bastu	Bastu	5 Katha 5 Chatak	1,00,000/-	36,25,778/-	Width of Approach Road 20 Ft Adjacent to Meta Road,
<b>Grand Total :</b>					<b>8.7656Dec</b>	<b>1,00,000 /-</b>	<b>36,25,778 /-</b>	

### Structure Details :

Sl. No.	Structure Details	Area of Structure	Market Value (In Rs.)	Market Value (In Rs.)	Other Details
1	On Land L1	145 Sq Ft.	90,000/-	1,08,750/-	Structure Type Structure

Gr. Floor, Area of floor : 145 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type Pucca, Extent of Completion: Complete

<b>Total :</b>	145 sq ft	90,000 /-	1,08,750 /-	
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### Signer Details :

<b>Name, Address, Photo, Finger Print and Signature</b>	
<p><b>Shri Nirmal Kumar Basu (Presentant)</b>                  Son of Late Upendra Nath Basu 278/2, Durgabari Road, P.O:- New Barrackpur, P S - Khardaha, District: North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation Retired Person, Member of: India, PAN No.: ADZPB4506C, Status : Individual, Executed by: Self, Date of Execution: 21/03/2018, Admitted by: Self, Date of Admission: 21/03/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/03/2018, Admitted by: Self, Date of Admission: 21/03/2018, Place : Pvt. Residence</p>	

Major Information of the Deed :- I-1501-02693/2018-06/04/2018



**Stanshu Sekhar Guha**

Late Pratulla Chandra Guha 5, Netaji Subhas Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North  
 Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen  
 of India, PAN No.:: ADJPG4821F, Status :Individual, Executed by: Self, Date of Execution: 21/03/2018  
 Admitted by: Self, Date of Admission: 21/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of  
 Execution: 21/03/2018  
 Admitted by: Self, Date of Admission: 21/03/2018 ,Place : Pvt. Residence

**Details :**

Name Address Photo Finger print Hand Signature

**Smt Shipra Dey**

Daughter of Late Anjan Dey 194, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-  
 Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of  
 India, PAN No.:: AFZPD2106C, Status :Individual, Executed by: Self, Date of Execution: 21/03/2018  
 Admitted by: Self, Date of Admission: 21/03/2018 ,Place : Pvt. Residence

**2 Smt Sangita Dey**

Daughter of Late Anjan Dey 194, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-  
 Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of  
 India, PAN No.:: BHSPD5162J, Status :Individual, Executed by: Self, Date of Execution: 21/03/2018  
 Admitted by: Self, Date of Admission: 21/03/2018 ,Place : Pvt. Residence

**3 Smt Jayita Bose**

Daughter of Late Anjan Dey Pratulla Nagar, P.O:- Habra, P.S:- Habra, District:-North 24-Parganas, West Bengal,  
 India, PIN - 743268 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.::  
 AJXPD2018D, Status :Individual, Executed by: Self, Date of Execution: 21/03/2018  
 Admitted by: Self, Date of Admission: 21/03/2018 ,Place : Pvt. Residence

**4 Shri Bijon Kumar Dey**

Son of Late Nitya Ranjan Dey 194/1, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24  
 Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of  
 India, PAN No.:: ANMPD8443P, Status :Individual, Executed by: Self, Date of Execution: 21/03/2018  
 Admitted by: Self, Date of Admission: 21/03/2018 ,Place : Pvt. Residence

**Identifier Details :****Shri Tushar Kanti Ghosh**

Son of Late Tarapada Ghosh  
 11, Main Road East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN -  
 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Shri Nirmal Kumar Basu, Shri  
 Stanshu Sekhar Guha, Smt Shipra Dey, Smt Sangita Dey, Smt Jayita Bose, Shri Bijon Kumar Dey

Major Information of the Deed :- I-1501-02693/2018-08/04/2018

From	To, with area (Name-Area)
Nirmal Kumar Basu	Smt Shipra Dey-1.0957 Dec, Smt Sangita Dey-1.0957 Dec, Smt Jayita Bose-1.0957 Dec, Shri Bijon Kumar Dey-1.0957 Dec
Shri Sitanshu Sekhar Guha	Smt Shipra Dey-1.0957 Dec, Smt Sangita Dey-1.0957 Dec, Smt Jayita Bose-1.0957 Dec, Shri Bijon Kumar Dey-1.0957 Dec

From	To, with area (Name-Area)
Shri Nirmal Kumar Basu	Smt Shipra Dey-18.12500000 Sq Ft, Smt Sangita Dey-18.12500000 Sq Ft, Smt Jayita Bose-18.12500000 Sq Ft, Shri Bijon Kumar Dey-18.12500000 Sq Ft
Shri Sitanshu Sekhar Guha	Smt Shipra Dey-18.12500000 Sq Ft, Smt Sangita Dey-18.12500000 Sq Ft, Smt Jayita Bose-18.12500000 Sq Ft, Shri Bijon Kumar Dey-18.12500000 Sq Ft


**and Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kalibari Road, Mouza: ...

Schedule Number	Plot & Khatian Number	Details of Land
L1	LR Plot No:- 1047 (Corresponding RS Plot No:- 1630), LR Khatian No:- 1247	Owner: ... Gurdian: ... Address: ... Classification: ... Area: 0.15000000 Acre

Endorsement For Deed Number : I - 150102693 / 2018

As per the provisions of the Market Value (WB) Rules of 2004, I have certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 7,34,528/-

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

Presented for registration at 19:35 hrs on 21-03-2018, at the Private residence by Shri Nirmal Kumar Basu the Executants.

Major Information of the Deed :- I-1501-02693/2018-08/04/2018

admitted on 21/03/2018 by 1. Shri Nirmal Kumar Basu, Son of Late Upendra Nath Basu, 278/2, Durgabari, New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Profession Retired Person, 2. Shri Sitanshu Sekhar Guha, Son of Late Prafulla Chandra Guha, 5, Netaji P.O: New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by Profession Retired Person, 3. Smt Shipra Dey, Daughter of Late Anjan Dey, 194, Kalibari Road, P.C Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by House wife, 4. Smt Sangita Dey, Daughter of Late Anjan Dey, 194, Kalibari Road, P.O: New Barrackpur, Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 5. Sangita Bose, Daughter of Late Anjan Dey, Prafulla Nagar, P.O: Habra, Thana: Habra, North 24-Parganas, WEST BENGAL, India, PIN - 743268, by caste Hindu, by Profession Service, 6. Shri Bijon Kumar Dey, Son of Late Anjan Dey, 194/1, Kalibari Road, P.O: New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Retired Person, 7. Shri Tushar Kanti Ghosh, Son of Late Tarapada Ghosh, 101, Main Road East, P.O: New Barrackpur, Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business

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

04-2018

**Certificate of Admissibility (Rule 43 West Bengal Registration Rules, 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 27 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,911/- ( A(1) = Rs 1,900/- , E = Rs 7/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,911/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2018 3:50PM with Govt. Ref. No: 192018190214817891 on 06-04-2018, Amount Rs: 1,911/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK00ODGEM5 on 06-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 11,410/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 6,410/-  
Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 1717, Amount: Rs.5,000/-, Date of Purchase: 19/03/2018, Vendor name: S Chatterjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2018 3:50PM with Govt. Ref. No: 192018190214817891 on 06-04-2018, Amount Rs: 6,410/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK00ODGEM5 on 06-04-2018, Head of Account 0030-02-103-003-02

NA

Remitted vide 1014-F.T. Dated 23/08/2017 of Finance Department, Government of West Bengal, on 06-04-2018

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

Major Information of the Deed :- I-1501-02893/2018-06/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2018, Page from 62204 to 62238

Serial No 150102693 for the year 2018.



Digitally signed by SUPRIYA  
CHATTOPADHAY  
Date: 2018.04.11 16:45:48 +05:30  
Reason: Digital Signing of Deed.

*Supriya*

Supriya Chattopadhyay) 4/11/2018 4:45:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)