

430

2 4068



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹ 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. 07600 Sy 18

Vic. N-557/18

7-6-18

D 961503

Certified that the document is admitted in  
 registration. The signature sheet / sheets  
 and the endorsement sheet / sheets  
 attached with this document's are the ones  
 of this document.

(Signature)

Magistrate U/S. 7(2)  
 North 24-Parganas  
 Barisal  
 (D.P.N.-4)

7 JUN 2018  
 8 JUN 2018

**DEED OF CONVEYANCE**

This DEED OF CONVEYANCE made on this 7th day of  
 June, Two thousand and Eighteen (2018).

BETWEEN

438- 06/6/2018  
 Name: Nandan Kumar Dutta  
 Address: 132, 4-No. Jhilpan (East), KOL-131.

বাল্লাসাত কোর্ট  
 উত্তর ২৪ পরগণা  
 ক্রমিক তারিখ: 23/5/2018  
 নোট নং: 150, ৩৩০১  
 প্রেসারী অফিস, বাল্লাসাত  
 ডেপুটি জি.এ.সি. চ্যাটার্জী

Nirmal Kumar Basu

Veto  
 1482



Nirmal Kumar Basu

Veto  
 1485

Ranjit Sekhar Choudhary

Veto  
 1487

Nandan Kumar Datta

Veto  
 1488

Subi Datta Pal

Trishan Karli Ghosh

101, Main Road East, New Bakrakpur  
 KOL-131

(for  
 duly  
 1940  
 Act,  
 No.  
 Aha  
 Dist  
 SO  
 rep  
 assi  
 BA  
 Bos  
 Ko  
 SR  
 Sor  
 Ro  
 - 1  
 -  
 A

(Page : 2)

NEW BARRACKPORE CO-OPERATIVE HOMES LTD.

(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 ADJPG4821F, 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 NANDAN KUMAR DUTTA, having PAN ADTPD4123D, Son of Anil Kumar Dutta, 2. DR. MILI DUTTA

(Page : 3).

PAL having PAN AFTPD2662R, Wife of Sri Nandan Kumar Dutta, both are residing at 132, 4 No. Jhilpar (East), P.O. & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business and Service respectively, members of the Society hereinafter referred to as the "ALLOTTEES" (Which expression shall unless excused 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 Mouza - Aharampur, J.L. No. 35, P.S. Khardah then Ghola 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

(Page : 4)

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

AND WHEREAS originally the land measuring an area of

(Page : 6)

01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, was allotted to Anil Kumar Duta, who mutated the said land being Holding No. 195 under Ward No. 3 (Old 7) of New Barrackpur Municipality and thereafter he surrendered the said plot in favour of the said Society (New Barrackpur Co-operative Homes Ltd.) and accordingly said Society re-allotted the said Plot of land in favour of his son and daughter-in-law namely Nandan Kumar Dutta and Dr. Mili Dutta Pal (the Allotees herein).

AND WHEREAS the present Allotees herein, being admitted into membership of the Society and on 06 allotted a plot of land, measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag Nos. 1047 and 1048, under L.R. Khatian Nos. 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, Co-Operative Ward No. 8, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, P.S. Gholia now New Barrackpur, District - North 24 Parganas, more particularly described in Schedule "B" written hereunder and absolutely 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 respect 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 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



(Page : 8)

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 the Allotte herein into membership of the Society in respect of the aforesaid land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. be the same a little more or less and the Allottee herein mutated their names in the records of New Barrackpur Municipality under Ward No. 3, being Holding No. 195 and since then have been enjoying the same peacefully free from all encumbrances.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that in consideration of payment of Rs. 1,80,000/- (Rupees One Lakh Eighty thousand) only made by the Allottee/Predecessors-in-interest of the Allottee 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

(Page : 9)

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 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, alongwith 100 sq.ft. RT Shed erected thereon, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag Nos. 1047 and 1048, under L.R. Khatian Nos. 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L. No. 35, Co-Operative Ward No. 8, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, P.S. Ghola now New Barrackpur, District - North 24 Parganas, more particularly described in Schedule "B" written hereinafter under the Development plan of the Socieity (hereinafter referred to as "The said Plot" to the Allottee with the easement right to use the road abutting on the said plot and to **HAVE AND TO HOLD** the said plot unto Allottee for over but subject to the covenants contained hereinafter

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

(Page : 10)

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

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

AND THE SOCIETY doth hereby Covenant with the Allottee that subject to the terms and conditions/Covenants contained hereinbefore, the Allottee 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, 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

(Page : 11)

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, 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 Nos.

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, 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.

(Page : 13)

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 R.R & 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

ALL THAT piece and parcel of Bastu land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft.

more or less, alongwith 100 Sq.ft. RT Shed erected thereon, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag No. 1047 [14 Chittacks 41 Sq.ft. more or less, being Plot No. A under L.R. Khatian No. 1247] and L.R. Dag No. 1048 [12 Chittacks 10 Sq.ft. more or less, being Plot No. A/1 under L.R. Khatian No. 81/1] under L.R. Khatian Nos. 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L. No. 35, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, Kalibari Road, P.S. Ghola now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, 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 : Dag No. 303/1630 & Land of  
Bijon Dey & Others.

ON THE SOUTH : Dag No. 304 & Debashis Dutta.

(Page : 15)

ON THE EAST : 21'-0" wide Kalibari Road.

ON THE WEST : Dag Nos. 304, 307 and L/o Puspa  
Ranjan Dey & Debashis Dutta.

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

WITNESSES :

1. Trinath Ghosh  
101, Main Road, New Barrackpur  
KOL-131

Nirmal Kumar Basu  
Chairman  
New Barrackpur Co-operative  
Homes Ltd.

2. Pril Kumar Dutta

4 No. JHIL PAR (EAST)  
NEW BARRACKPUR, KOL-131.

Sitanshu Sekhar  
Secretary  
New Barrackpur Co-operative Homes Ltd.

SIGNATURE OF THE SOCIETY

Drafted by :

Trinath Ghosh  
F-74/852/2019  
Trinath Ghosh  
(Advocate)  
Dist. Judges' Court,

Nandan Kumar Dutta

Mih. Ghata Pal

SIGNATURE OF THE ALLOTTEES

Computer by :

Kuntal Singha Roy  
Barasat Court.



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

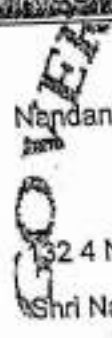
19-201819-024648919-1  
 Date: 07/08/2018 15:53:44  
 IK00PZBC19

Payment Mode: Online Payment  
 Bank: State Bank of India  
 BRN Date: 07/08/2018 15:54:31

DEPOSITOR'S DETAILS

Query No.: 16010000760056/3/2018  
 (Query No./Query Year)

Name: Nandan Kumar Dutta  
 Contact No.:  
 Email:  
 Address: 32 4 No Jhilpan East  
 Applicant Name: Shri Nandan Kumar Dutta  
 Office Name:  
 Office Address:  
 Status of Depositor: Buyer/Claimant  
 Purpose of payment / Remarks: Sale Document Payment No 3



PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	15010000760056/3/2018	Property Registration - Stamp duty	0030-02-103-003 07	66264
2	15010000760056/3/2018	Property Registration - Registration Fees	0030-03-104-001-18	11692
3	15010000760056/3/2018	Mutation/Conversion - Receipt	0029-00-800-028-27	50

Total 78206

In Words: Rupees Seventy Eight Thousand Two Hundred Six only

PLAN OF PLOT NO. A & A/1 AT MOUZALAH BARRAMPUR, I.L. NO. 35, R. S. NO. 90  
 AG NO. 303 & 304 R. S. DAG NO. 303/4/530 & 304 L. R. DAG NO. 1047 & 1048 L. R.  
 O. 1247 & 81/1 WARD NO. 10 HOLDING NO. 195 CO-OPERATIVE WARD NO. 08  
 NEW BARRACKPUR MUNICIPALITY R.S. & P.O. - NEW BARRACKPUR,  
 NORTH 24 PARGANAS

SCALE - 1" = 16' - 0"

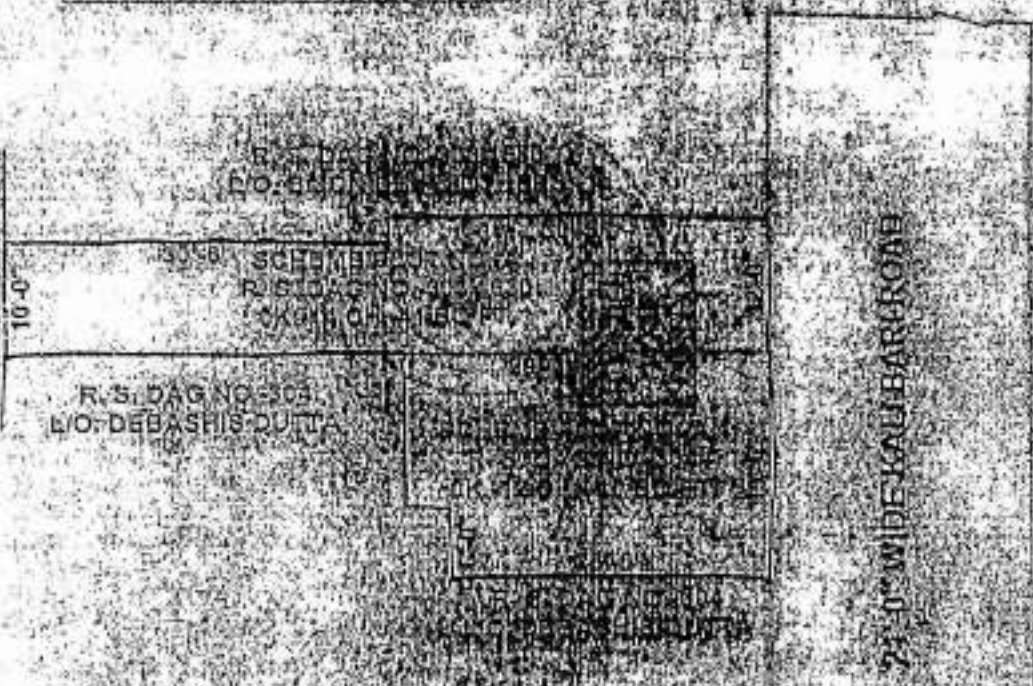
SCHEDULE OF LAND



PLOT NO.	C. S. DAG NO.	R. S. DAG NO.	L. R. DAG NO.	LAND AREA
A	303	303/4/530	1047	0K-14 CH. 41 SOFT
A/1	304	304	1048	0K-12 CH. 40 SOFT

TOTAL LAND AREA IN CH. AND SOFT  
 R. T. SHED AREA IN SQ. FT.

R. S. DAG NO. 307  
 L/O. PUSPA RANJAN DEY  
 10'-0"



24'-0" WIDE KALU BAR ROAB

Chairman  
 New Barrackpur Co-operative  
 Homes Ltd.  
*Pravas Datta*

*Prasanna Kumar*  
 Secretary  
 New Barrackpur Co-operative Homes

SIG. OF CHAIRMAN

SIGN OF SECRETARY

*Pravas Datta*  
 PROVAS DATTA  
 (D.C.E.)

Planner, Estimator, Surveyor  
 New Barrackpur Municipal  
 RES. NO. 1047

*Prasanna Kumar*  
 Secretary












SIGN OF ALLOTTEE

DRAWN BY

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

Name .....

Status - Presentant/Executant/Claimant/Attorney/Principa/Guardian/Testator (✓)

 Arun Kumar Basu	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					








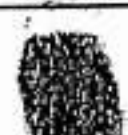



All the above fingerprints are of the abovenamed person and attested by the said person

Arun Kumar Basu

Signature of the Presentant / Executant / Claimant / Attorney / Principa / Guardian / Testator. (✓)

(2) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principa/Guardian/Testator (✓)

 Sitanath Sekhar Ghosh	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

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

Sitanath Sekhar Ghosh

Signature of the Presentant / Executant / Claimant / Attorney / Principa / Guardian / Testator. (✓)

(3) Name Nandan Kumar Mukherjee

Status - Presentant/Executant/Claimant/Attorney/Principa/Guardian/Testator (✓)

 Nandan Kumar Mukherjee	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

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

Nandan Kumar Mukherjee












Signature of the Presentant / Executant / Claimant / Attorney / Principa / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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

*M. S. Pal*

Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE 	RING 	MIDDLE 	FORE 	THUMB 
	R.H.	THUMB 	FORE 	MIDDLE 	RING 	LITTLE 

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

Signature of *M. S. Pal*  
 Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)  
 (2) Name  
 Status - Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

PHOTO	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)  
 (3) Name  
 Status - Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



PHOTO	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

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
4	Smt Mili Dutta Pal 132, 4 No Jhilpar East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Buyer			Mili Dutta Pal 07/06/2018
Sl 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 Sekhar Guha, Shri Nandan Kumar Dutta, Smt Mili Dutta Pal		Tushar Kanti Ghosh 7.6.18	

(Sujata Tarafdar)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
NORTH 24-PARGANAS  
North 24-Parganas, West  
Bengal



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1501000557/2018	Date of Application	07/06/2018
Query No / Year	15010000760056/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of Query No	Shri Nandan Kumar Dutta		
Stamp duty Payable	Rs.71,264/-		
Registration Fees Payable	Rs.11,892/-		
Applicant Name of the Visit Commission	Mr T Ghosh		
Applicant Address	barasat		
Place of Commission	132, 4 No. Jhilpar East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131		
Expected Date and Time of Commission	07/06/2018 6:52 PM .		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			









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 15010000760056/2018

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 Durgabari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Seller			Nirmal Kumar Basu 7/7/18
2	Shri Sitanshu Sekhar Guha 6, N.S. Road, P.O:- New Barrackpur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700131	Seller			Sitanshu Sekhar Guha 8/7/18
3	Shri Nandan Kumar Dutta 132, 4 No. Jhilper East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Buyer			Nandan Kumar Dutta 07/06/18

## Major Information of the Deed

No :	I-1501-04068/2018	Date of Registration	08/06/2018
No / Year	1501-0000760056 / 2018	Office where deed is registered	
Registration Date	15/05/2018 5:29:43 PM	D.S.R. - I NORTH 24-PARGANAS, District, North 24-Parganas	
Applicant Name, Address Other Details	Nandan Kumar Datta 132, 4 No Jhalpar East, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL Mobile No. : 9874510779, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,80,000/-	Rs. 11,87,406/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 71,264/- (Article:23)	Rs. 11,892/- (Article:A(1), E, M(b))		
Remarks	Received Rs. 50/- (100% only) from the applicant for issuing the assessment slip (Urban area)		

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1047	LR-81/1	Bastu	Bastu	14 Chatak 41 Sq Ft	80,000/-	6,36,052/-	Width of Approach Road: 21 Ft, Adjacent to Metal Road,
L2	LR-1048	LR-81/1	Bastu	Bastu	12 Chatak 10 Sq Ft	70,000/-	5,21,354/-	Width of Approach Road: 21 Ft, Adjacent to Metal Road,
<b>TOTAL :</b>					<b>2.7981Dec</b>	<b>1,50,000 /-</b>	<b>11,57,406 /-</b>	
<b>Grand Total :</b>					<b>2.7981Dec</b>	<b>1,50,000 /-</b>	<b>11,57,406 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles, Shed, extent of Completion: Complete

<b>Total :</b>	100 sq ft	30,000 /-	30,000 /-
----------------	-----------	-----------	-----------

Major Information of the Deed :- I-1501-04068/2018-08/06/2018



**Details :****Name,Address,Photo,Finger print and Signature****Shri Nirmal Kumar Basu (Presentant )**

Son of Late Upendra Nath Basu Gargaban 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.:: ADZPU4506C, Status: Individual, Executed by: Self, Date of Execution: 07/06/2018

, Admitted by: Self, Date of Admission: 07/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/06/2018

, Admitted by: Self, Date of Admission: 07/06/2018 ,Place : Pvt. Residence

**2 Shri Sitanshu Sekhar Guha**

Son of Late Prafulla Chandra Guha G, N.S. 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.:: ADJPG4821F, Status: Individual, Executed by: Self, Date of Execution: 07/06/2018

, Admitted by: Self, Date of Admission: 07/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/06/2018

, Admitted by: Self, Date of Admission: 07/06/2018 ,Place : Pvt. Residence

**Buyer Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Nandan Kumar Dutta</b> Son of Anil Kumar Dutta 132, 4 No. Jhalpar 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, PAN No.:: ADTPD4123D, Status: Individual, Executed by: Self, Date of Execution: 07/06/2018 , Admitted by: Self, Date of Admission: 07/06/2018 ,Place : Pvt. Residence
2	<b>Smt Mili Dutta Pal</b> Daughter of Shri Nandan Kumar Pal 132, 4 No Jhalpar East, 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.:: AFTPD2662R, Status: Individual, Executed by: Self, Date of Execution: 07/06/2018 , Admitted by: Self, Date of Admission: 07/06/2018 ,Place : Pvt. Residence

**Identifier Details :**

Name & address
<b>Shri Tushar Kanti Ghosh</b> 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, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Identifier Of Shri Nirmal Kumar Basu, Shri Sitanshu Sekhar Guha, Shri Nandan Kumar Dutta, Smt Mili Dutta Pal

Major Information of the Deed :- I-1501-04068/2018 08/06/2018

of property for L1

From	To, with area (Name-Area)
Shri Nirmal Kumar Basu Shri Sitanshu Sekhar Guha	Shri Nandan Kumar Dutta 0.384427 Dec, Smt Mili Dutta Pal-0.384427 Dec Shri Nandan Kumar Dutta 0.384427 Dec, Smt Mili Dutta Pal-0.384427 Dec

Transfer of property for L2

From	To, with area (Name-Area)
Shri Nirmal Kumar Basu Shri Sitanshu Sekhar Guha	Shri Nandan Kumar Dutta 0.315104 Dec, Smt Mili Dutta Pal-0.315104 Dec Shri Nandan Kumar Dutta 0.315104 Dec, Smt Mili Dutta Pal-0.315104 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Shri Nirmal Kumar Basu	Shri Nandan Kumar Dutta 25.00000000 Sq Ft, Smt Mili Dutta Pal-25.00000000 Sq Ft
2	Shri Sitanshu Sekhar Guha	Shri Nandan Kumar Dutta-25.00000000 Sq Ft, Smt Mili Dutta Pal-25.00000000 Sq Ft

Endorsement of Deed Number - I - 150104068 / 2018

On 06/06-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,87,406/-

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

On 07/06-2018

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

Presented for registration at 20:18 hrs on 07-06-2018, at the Private residence by Shri Nirmal Kumar Basu, one of the Exocutants.

Major Information of the Deed - I 1501 04068/2018-06/06/2018

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

is admitted on 07/06/2018 by 1. Shri Ramal Kumar Dasu, Son of Late Upendra Nath Dasu, Durgaban Road, Barrackpur, Thana: Khardaha, North 24-Parganas, Wt. ST BI-NGAI, India, PIN - 700131, by caste Hindu, by profession Retired Person, 2. Shri Sasashu Seshu Chha, Son of Late Prafulla Chandra Guha, 6, N.S. Road P.O. Barrackpur, Thana: Khardaha, North 24-Parganas, Wt. ST BI-NGAI, India, PIN - 700131, by caste Hindu, by profession Retired Person, 3. Shri Nandan Kumar Datta, Son of Ani Kumar Dutta, 132, 4 No. Jhilpar East, P.O. New Barrackpur, Thana: Khardaha, North 24-Parganas, Wt. ST BI-NGAI, India, PIN - 700131, by caste Hindu, by profession Business, 4. Smt. Mili Datta Pal, Daughter of Shri Nandan Kumar Pal, 132, 4 No. Jhilpar East, P.O. New Barrackpur, Thana: Khardaha, North 24-Parganas, Wt. ST BI-NGAI, India, PIN - 700131, by caste Hindu, by profession Housewife

Admitted by Shri Tushar Kanti Ghosh, Son of Late Tarapada Ghosh, 101 Main Road East, P.O: New Barrackpur Thana: Khardaha, North 24-Parganas, Wt. ST BI-NGAI, India, PIN - 700131, by caste Hindu, by profession Business

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

07/06/2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 11,892/- ( A(1) = Rs. 11,874/-, E = Rs. 14/-, M (b) = Rs. 4/- ) and Registration Fees paid by Cash Rs. 0/-, by online = Rs. 11,892/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2018 3:54PM with Govt. Ref. No: 192018190246489191 on 07-06-2018, Amount Rs: 11,892/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK001213C19 on 07-06-2018, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,264/- and Stamp Duty paid by Stamp Rs. 5,000/- by online = Rs. 66,264/-

Description of Stamp

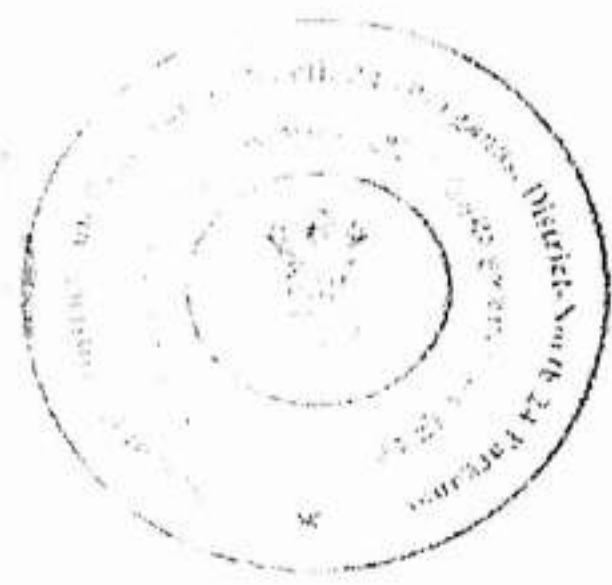
- 1. Stamp: Type: Court Fees, Amount: Rs. 10/-
- 2. Stamp: Type: Impressed, Serial no 438, Amount: Rs. 5,000/-, Date of Purchase: 06/06/2018, Vendor name: S Challengerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2018 3:54PM with Govt. Ref. No: 192018190246489191 on 07-06-2018, Amount Rs: 66,264/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK001213C19 on 07-06-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed - I-1501-04068/2018-08/06/2018

Registered under the Registration Act, 1908 and Rule 17B,  
West Bengal.  
Volume number 1503-2018 Page 6001-10214 to 10250  
Registration number 10214/2018



Digitally signed by SUJATA TARAFDAR  
DN: cn=SUJATA TARAFDAR, o=SUJATA TARAFDAR  
Date: 2018.06.20 12:49:26 +05:30  
Reason: Sujata Signing of Deed.

Sujata Tarafdar) 6/20/2018 (12:49:11 PM)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24 PARGANAS  
West Bengal.

(This document is digitally signed.)