

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

M 492317

27/06/2022
27/06/2022
Or 200, 18600/- ₹
27/06/2022

পশ্চিম বঙ্গ সরকার
পশ্চিম বঙ্গ সরকার
পশ্চিম বঙ্গ সরকার
পশ্চিম বঙ্গ সরকার

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 27th
day of June, in the year Two Thousand Twenty Two
(2022)

BETWEEN

District Sub Registrar IV
Registration U/B 7 (2) of
Registration 1908
Alipore, Kolkata 2A Parvaneh

Contd..., P/2

27 JUN 2022

12 APR 2022

709

500/-

Address

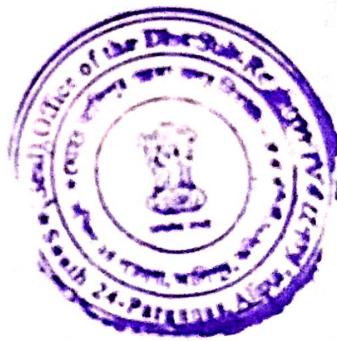
P.O.

Vendor

C. SAXERJEE (Advocate)
Alipore Police Court
Kolkata-700 027

JAYANTA Dey
ALIPURE POLICE COURT
Kolkata-27

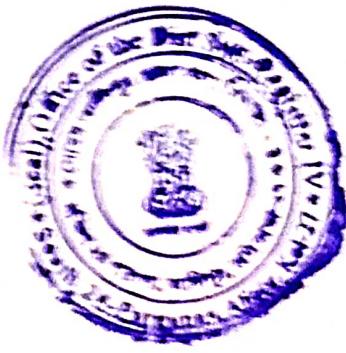
Rahil Dhor
70, Lane R. Dhor
4 Joy Nager
tel - 75



District Sub-Registration Office
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

(1) SMT. GOURI CHANDA, (PAN – AYZPC5555D), wife of Late Gopal Chanda and daughter of Late Brohmo Pada Rudra and (2) SMT. SHIPRA CHANDA, (PAN – ARQPC9011Q), wife of Late Gopal Chanda and daughter of Brohmo Pada Rudra, both by faith – Hindu, by occupation – Housewife, by Nationality – Indian, both are residing at 204, B.B. Ganguly Street, Post Office – Bowbazar, Police Station – Muchipara, Kolkata – 700012, hereinafter jointly called and referred to as "OWNERS/DEVELOPERS" (which expression unless otherwise excluded by or repugnant to the context shall mean and include their heirs, executors, successors, administrators, representatives and assigns) of the ONE PART. Represented by their Constituted Attorney namely HOME-N-DÉCOR, Proprietorship Firm, having its office at 96/3, P. Majumder Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, represented by its Proprietor namely SRI SHILADITYA DAS, (PAN – AEVPD0972K) (Aadhaar – 2159 1624 1008), son of Himanshu Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 96/3, P. Majumder Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, by virtue of registered Power of Attorney, which was duly registered in the office of the D:S.R. – III, at Alipore and recorded in Book No. IV,



District Sub-Office
Register U.S. 7 (2) of
Registration 1992
Albert Smith 24 Paragraphs

27 JUN 2022

Volume No. 1603-2017, Page from 9092 to 9110, Being No. 160300555, for the year 2017.

AND

SMT. PUSPAK DASGUPTA, (PAN - BHKPD7464F) (Aadhaar - S169 1748 6920), son of Sri Champak Dasgupta, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 11, Mallickpara, Post Office - Haltu, Police Station - Kasba now Garsa, Kolkata - 700078, hereinafter called and referred to as the "PURCHASER/EXISTING TENANT" (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS by a Deed of Conveyance dated 12th day of December, 1956 registered with the Sub-Registrar Alipore Sadar, District 24 - Parganas and recorded in Book No. I, Volume No. 147, Pages No. 12 to 16, Being Deed No. 8682, for the year 1956 one Abdul Hamid son of Late Hazi Abdul Kader, of 17, Elliot Lane, Police Station - Park Street, Calcutta therein described as the vendor sold, transferred and conveyed in favour of (1) Sri Brahmo Pada Rudra son of Motilal Rudra, (2) Sri Balai Chandra Choudhury son of Kalipada Choudhury, (3) Sri



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1963
Alipore, South 24 Parganas

27 JUN 2022

Rabindra Nath Ghosh, son of Dhirendra Nath Ghosh therein described as the purchasers all that piece and parcel of land measuring 76 Satak equivalent to 03 Bigha, 05 Cottahs, 15 Chittacks and 30.6 Square Feet more or less, comprised in portions of R.S. Dag Nos. 3396, measuring 58 Satak and R.S. Dag No. 3397 measuring 18 Satak within Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134, Police Station - Tollygunge, thereafter Kasba now Garfa, now District South 24 - Parganas.

AND WHEREAS thereafter the name of the aforesaid purchasers namely (1) Sri Brahmo Pada Rudra, (2) Sri Balai Chandra Choudhury, (3) Sri Rabindra Nath Ghosh, were recorded in the revisional settlement records as raiyat in Khatian No. 134, Dag No. 3396, of 58 Satak and 3397 of 18 Satak in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134, Police Station - Tollygunge thereafter Kasba now Garfa, now District South 24 - Parganas and they paid rent regularly to the Collectorate 24 - Parganas.

AND WHEREAS thereafter the said purchasers namely (1) Sri Brahmo Pada Rudra, (2) Sri Balai Chandra Choudhury, (3) Sri Rabindra Nath Ghosh, mutually amicable partitioned the said property each having land measuring 25.33 Decimals more or less, in Mouza - Kasba, J.L. No. 13, Ra. Sar. No. 233, Touzi No. 145, R.S. Khatian No. 134, Police



District Sub-Registrar - IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

Station - Tollygunge thereafter Kasba now Garfa, now District South 24 - Parganas.

AND WHEREAS the said Balai Chandra Choudhury and Rabindra Nath Ghosh, by different kobala sold therein allotted to the different purchasers out of which the said Balai Chandra Choudhury sold 04 Cottahs of land to one purchaser Smt. Jharna Majumder wife of Sri Bhaben Majumder of 28/7B, Nakuleshwar Bhattacharjee Lane, Calcutta - 700026 now Kolkata - 700026, by a kobala dated 15/11/1967 which was registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 145, Pages No. 206 to 209, Being No. 8201, for the year 1967 in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station - Tollygunge thereafter Kasba now Garfa, now District South 24 - Parganas.

AND WHEREAS the said Brohma Pada Rudra sold 04 Cottahs land to Nirmal Chandra Chattopadhyay, son of Late Manindra Nath Chattopadhyay, of 6/1, Mukherjee Para Lane, Calcutta - 700026 now Kolkata - 700026, at present 61/3, K.K. Roy Chowdhury Road, Barisha, Police Station - Thakurpukur, Calcutta - 700008 now Kolkata - 700008, by a Kobala dated 27/10/1965 which was registered in the office of the Sub-Registrar at Alipore and recorded in



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

Book No. I, Volume No. 144, Pages No. 210 to 214, Being Deed No. 8187, for the year 1965 in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station - Tollygunge thereafter Kasba now Garfa, now District South 24 - Parganas.

AND WHEREAS the Smt. Ila Das wife of Sri Suhrid Das, of 4D, Gour De Lane, Police Station - Muchipara, Calcutta - 700012 now Kolkata - 700012, one of the purchaser purchased land from the aforesaid owners and filed a suit for partition being T.S. No. 136 of 1975 in the Court of the Third Assistant District Judge at Alipore, District South 24 - Parganas of all that piece and parcel of land hereditaments as comprised in Revisional Khatian No. 134, Plot No. 3396 and 3397, Touzi No. 145, J.L. No. 13, R.S. No. 233, of Mouza - Kasba, commonly known as Haltu, Police Station - Jadavpur now Garfa, containing a total area by estimation 76 Satak of land Plot No. 3396 of area 58 Satak and Plot No. 3397 of area 18 Satak and which was decreed in preliminary form and a Learned partition commissioner was appointed by the Learned Court for partition of the abovementioned suit land.

AND WHEREAS in the meantime the said Brohma Pada Rudra died intestate on 20/05/1980 leaving behind him surviving legal heirs namely his wife Ranibala Rudra and three sons namely (1) Sri Arun



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

Rudra, (2) Sri Barun Rudra Alias Gobinda Rudra, (3) Sri Goutam Rudra Alias Gouranga Rudra and three daughters namely (1) Smt. Gouri Chanda, (2) Smt. Shipra Chanda, (3) Smt. Jaya Bhowmick Nee Rudra, they were substituted as parties of defendant No. 1, in place of Brohma Pada Rudra in the aforesaid partition suit.

AND WHEREAS the Learned partition commissioner submitted report together with plan, map to the Learned 3rd Assistant District Judge at Alipore, District South 24 – Parganas and the passed final decree, being order No. 164, dated 7th day of October, 1988 that the preliminary decree already passed by this Court is made final and the report of the Learned Partition Commissioner together with plan, map and proceedings were made part of the final decree.

AND WHEREAS in terms of the said final decree the parties namely (1) Sri Arun Rudra, (2) Sri Barun Rudra Alias Gobinda Rudra, (3) Sri Goutam Rudra Alias Gouranga Rudra, (4) Smt. Gouri Chanda, (5) Smt. Shipra Chanda, (6) Smt. Jaya Bhowmick Nee Rudra and their mother allotted land area measuring 11 Cottahs, 05 Chittacks and 10.2 Square Feet more or less, in Mouza – Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station – Tollygunge thereafter Kasba now Garfa, District South 24 – Parganas.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

AND WHEREAS the said Ranibala Rudra died intestate on 25/10/1990 leaving behind her the parties herein namely (1) Sri Arun Rudra, (2) Sri Barun Rudra Alias Gobinda Rudra, (3) Sri Gouram Rudra Alias Gouranga Rudra, (4) Smt. Gouri Chanda, (5) Smt. Shipra Chanda, (6) Smt. Jaya Bhowmick Nee Rudra, as her sole legal heirs who became entitled the absolute owner of land area measuring 11 Cottahs, 05 Chittacks and 10.2 Square Feet more or less, in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station - Tollygunge thereafter Kasba now Garfa and also known as Premises No. 76/1, Kayastha Para Main Road, Police Station - Kasba, Kolkata - 700078, District South 24 - Parganas.

AND WHEREAS out of total land area measuring 11 Cottahs, 05 Chittacks and 10.2 Square Feet more or less, a demarcated piece of land measuring 01 Cottah, 14 Chittacks and 03 Square Feet more or less, kept is an ajmali property between the parties herein and land measuring 05 Chittacks and 37 Square Feet encroach with the development K.M.C. Road and balance area of measuring 09 Cottahs, 01 Chittacks and 15 Square Feet more or less, is the subject matter of Partition Deed in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station -



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

Tollygunge thereafter Kasba now Garsa and also known as Premises No. 76/1, Kayastha Para Main Road, Police Station - Kasba, Kolkata - 700078, District South 24 - Parganas.

AND WHEREAS by a registered Deed of Partition, made between Owners of the property in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station - Tollygunge thereafter Kasba now Garsa and also known as Premises No. 76/1, Kayastha Para Main Road, Police Station - Kasba, Kolkata - 700078, District South 24 - Parganas dated 04/08/2014 made between (1) SRI ARUN RUDRA, (2) SRI BARUN RUDRA ALIAS GOBINDA RUDRA, (3) SRI GAUTAM RUDRA ALIAS GOURANGA RUDRA AND (4) SMT. JAYA BHOWMICK NEE RUDRA referred to as the party of the FIRST PART and (1) SMT. GOURI CHANDA, (2) SMT. SHIPRA CHANDA, the said party of the SECOND PART and the party of SECOND PART were allotted by the said registered Deed of Partition of ALL THAT the piece and parcel of land measuring about 03 Cottahs, 00 Chittack and 00 Square Feet be the same a little more or less, together with kutchha structure, comprised of and contained in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, Police Station - Tollygunge thereafter Kasba now Garsa and also known as Premises No. 76/1, Kayastha



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

Para Main Road, Police Station - Kasba, Kolkata - 700078, District South 24 - Parganas and the said Deed of Partition was registered before the A.R.A. - I, at Kolkata and recorded in Book No. I, Being No. 7103, for the year 2014.

AND WHEREAS after the aforesaid partitioned deed the said (1) SMT. GOURI CHANDA, (2) SMT. SHIPRA CHANDA (the Owners/Developers herein) became the absolute joint Owners of **ALL THAT** the piece and parcel of land measuring an area of **03** Cottahs, **00** Chittack and **00** Square Feet be the same a little more or less, together with kutchha structure, lying and situated at Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprised in R.S. Dag No. 3396, appertaining to R.S. Khatian No. 134, within the limits of the Kolkata Municipal Corporation, at Premises No. 76/1, Kayastha Para Main Road, under Ward No. 106, Police Station - Kasba now Garfa, Kolkata - 700078, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest, hereinafter for the sake of brevity referred to as the "**said Property**" free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS while having peacefully seized and possessed the said property, the aforesaid (1) SMT. GOURI CHANDA, (2) SMT. SHIPRA CHANDA (the Owners/Developers herein), therein mutated their



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

names in the Assessment records of the Kolkata Municipal Corporation, subsequently the aforesaid Corporation have assessed their names in the assessment roll and re-numbered the aforesaid property as K.M.C. Premises No. 76/2, Kayasthapara Main Road under Ward No. 106, Police Station - Kasba now Garfa, Kolkata - 700078 and has been possessing and enjoying the same, by paying the relevant rates and taxes to the concerned authority under Assessee No. 311060906766, hereinafter for the sake of brevity referred to as the "**said Premises**" and enjoying the absolute right, title and interest over the aforesaid property, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS thus the said Owners/Developers herein, became the sixteen-annas joint Owners of ALL THAT piece and parcel of undivided land measuring about 03 Cottahs, 00 Chittack and 00 Square Feet be the same a little more or less, together with kurchha structure, lying and situated at Mouza - Kasba, J.L. No. 13, R.S. No. 233; Touzi No. 145, comprised in R.S. Dag No. 3396, appertaining to R.S. Khatian No. 134, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 76/2, Kayasthapara Main Road, under Ward No. 106, Police Station - Kasba now Garfa, Kolkata - 700078, within the jurisdiction of D.S.R. at Alipore, in the



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

District South 24 - Parganas, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written at the first of these present and have been uninterrupted by enjoying all rights, title, interest and possession, without any kind of hindrance, objection, obstruction, interference, lispenden, mortgage, trusts, requisition and acquisition, claims and demands whatsoever or howsoever, free from all sorts of encumbrances, liens, charges, attachment, lispendence and liabilities etc.

AND WHEREAS the said Owners/Developers being desirous to construct a G+III storied building, on the said property, accordingly the said Owners/Vendors therein by their own qualified Architect started the construction of the G+III storied building on the said property under the supervision and instruction of their Architect, the said Owners/Vendors therein have completed the construction of the G+III storied building on the said property and after the completion of the said G+III Storied Residential Building on the said property, the said Owners/Developers have started to sale, transfer, conveyed to the intending purchasers as well as existing occupier/tenant, on the basis of Ownership.

AND WHEREAS due to various reasons the said Owners/Developers therein executed a registered Power of Attorney which was duly



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

registered in the office of the D.S.R. - III, at Alipore and recorded in Book No. IV, Volume No. 1603-2017, Page from 9092 to 9110, Being No. 160300555, for the year 2017 in respect to transfer their flat and other covered space on behalf of the said Owners/Developers to the intending purchaser and four existing occupier four residential flat as ownership basis.

AND WHEREAS as per the terms and conditions between the said Owners/Developers and the said Purchaser/Existing Tenant the said Purchaser has paid the entire consideration sum of **Rs.50,000/-** (**Rupees Fifty Thousand**) only, to the said Owners/Vendors and soon after receiving the entire consideration from the said Purchaser herein in respect of the Flat, being Flat No. 2-A, measuring an area of 600 Square Feet super built up area more or less, on the Second Floor, at the West Side, of the G+III storied building standing thereon, at and being K.M.C. Premises No. 76/2, Kayasthapara Main Road, under Ward No. 106, Police Station – Kasba now Garfa, Kolkata – 700078, within the jurisdiction of D.S.R. at Alipore, in the District South 24 – Parganas, the said Owners/Developers through their Constituted Attorney shall bound to transfer the said Flat unto and in favour of



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

the said Purchaser herein by virtue of a Registered Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said consideration sum of **Rs.50,000/- (Rupees Fifty Thousand)** only, paid by the Purchaser to the Owners/Developers at or before the execution of these present (the receipt whereof the Owners/Developers doth hereby and well as by the memo hereunder written, admits and acknowledge towards the cost of the said Flat, along with common area and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the said Flat, appurtenant hereto) the Owners/Developers doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser **ALL THAT** piece and parcel of one self-contained residential **Flat**, measuring an area of **600 Square Feet** super built up area more or less, on the **Second Floor**, at the **West Side**, of the G+III Storied Building standing thereon, lying and situated at Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprised in R.S. Dag No. 3396, appertaining to R.S. Khatian No. 134, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 76/2, Kayasthapara Main Road, under Ward No. 106, Police Station - Kasba



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

now Garfa, Kolkata - 700078, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas, TOGETHER WITH together with undivided un-partitioned and proportionate share and interest in the land, along with proportionate yard, areas, sewers, drains, water, water courses, paths, passages, rights, light, liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or in any wise appertaining thereto or that the same or any part thereof is usually held, used, occupied, enjoyed or accepted or reputed or known as part or parcel appurtenant hereto **AND** all the estate, right, title, interest, property, claim and demand whatsoever of the Owners/Developers into upon or in respect of the said appurtenant hereto **AND ALSO TOGETHER WITH** the free unfettered transferable and heritable right to have the said Flat and the common portions proportionately constructed and made habitable and tenantable and to own use occupy and enjoy the same as absolute Owner thereof **AND ALSO TOGETHER** with the easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Flat hereunder written **TO HAVE AND TO HOLD** the same and every part thereof and all other rights and benefits hereby granted, sold, conveyed, transferred,



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

assigned to the Purchaser absolutely and forever free from all sorts of encumbrances liens, lis pendents and attachments.

**THE OWNERS/DEVELOPERS HEREBY COVENANT
WITH THE PURCHASER** as follows:

- 1) **THAT** notwithstanding any act deed, matter or thing by the Owners/Developers done or executed or knowingly suffered to the contrary the Owners/Developers are now lawfully and rightfully and absolutely seized and possessed or and/or otherwise well and sufficiently entitled to the undivided share and all other benefits and right and each and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser, in the manner aforesaid Flat for perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever to alter, defect, encumber or make void the same.
- 2) **AND THAT** notwithstanding any such act, deed, matter or thing whatsoever done as aforesaid Flat, the Owners/Developers now have good right, full power and absolute authority to grant, sell, convey, transfer, assigns and assure the undivided share and all other benefits and right hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

- 3) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, posses, use and enjoy the said Flat, appurtenant hereto including the undivided share of land and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid so to be receive all rents, issues and to receive all rents, issues and profits thereof without any lawful hindrance, eviction, interruption, claim and demand whatsoever from or by the Owners/Developers or any person lawfully or equitably claiming from under or in trust for the Owners/Developers and thus the Purchaser became the absolute Owner of the said Flat, in the building with right to transfer, sell, mortgages, gift, exchange or to let out in full.
- 4). **AND THAT** the said Flat appurtenant hereto including the undivided proportionate share of the land and all other benefits and right hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be and each and every part thereof are now free from all claim, demands, encumbrances, liens, lis pendents, attachments, leases, uses, debutters, or trusts made or suffered by the Owners/Developers or any person having or lawfully claiming any estate or interest therein from under or in trust for the Owners/Developers.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

- 5) **AND THAT** the Owners/Developers shall indemnify and keep the Purchaser indemnified against all charges, encumbrances, liens, lis pendents, attachments, uses, debutters, trusts, created or made by the Owners/Developers or any person lawfully or equitably or rightfully claiming as aforesaid from the Owners/Developers and all claims, demand, actions and proceeding as may be occasioned by reason thereof.
- 6) **AND FURTHER THAT** the said Owners/Developers and all persons having or rightfully claiming any estate or interest in the undivided share or any part thereof from time to time and all times hereafter at the request and at the costs of the Purchaser do and execute or cause to be done and all executed all such acts, deeds, matter and thing whatsoever for further better and more perfectly assuring the undivided share and all other benefits and right hereby granted, sold, transferred, assigned and assures unto and the Purchaser in the manner aforesaid as shall or maybe reasonably required by the Purchaser.
- 7) **AND ALSO THAT** the said Owners/Developers have not at any time done or executed or knowledge suffered or been party or parties to any act, deed, matter or thing whereby the undivided share and all other benefits and rights hereby granted, sold, conveyed, transferred assigned.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

- 8) **AND FURTHER THAT** the said Owners/Developers shall at the costs and expenses of all the Purchaser produce or cause to be produced before the Purchaser or his agent or agents or as be required by the Purchaser all original deeds and documents as are in anyway relating to the said Flat is in the custody and control or the Owners/Developers and shall also at the like request and costs deliver such copies and/or extracts there from.

**AND THE PURCHASER DOETH HEREBY COVENANT WITH
THE OWNERS/DEVELOPERS** as follows:

- A) That the Purchaser shall never claim partition of the said undivided share of the land common area of the building and services and the same shall always remain imparibly.
- B) That apart from the said Flat appurtenant hereto the Purchaser shall not has nor shall claim any right, title or interest of any nature whatsoever in any other part or parts of the building and the land save and subject to the right to use the common areas in common with the Co-owners.
- C) That Purchaser shall observe fulfill and perform all the beneficial use and enjoyment of the Flat and for the common purpose by the Co-owners of the said G+III Storied Building standing thereon.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

- D) To Co-operate with the Co-owners in the acts relating to common purposes and to pay proportionate share of the common expenses regularly and punctually.
- E) To pay regularly and punctually all outgoing and the revenue rates and taxes in respect of the said Flat and the land/property and the common portions proportionately for the period after the date of delivery.
- F) To pay regularly and punctually for all charges for the electricity consumed in the said unit wholly and the common parts proportionately.
- G) To keep and maintain the units, a periphery wall, sewers, drains pipes and appurtenances within the unit in a good state of repair and conditions.
- H) Not to use the unit of any illegal or immoral purpose or for any purpose which may or is likely to cause nuisance or annoyance to the owners and occupiers of the other units in the same building or to the owners or occupiers of the neighborhood properties.
- I) Not to store in the unit any goods or hazardous or combustible nature or which are heavy as to affect the construction or the structure of the said building or any part thereof saves as be required for normal residential purpose.
- J) Not to do anything in the said unit which may cause or tend to cause damage to any flooring or ceiling or any unit over or below



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

or adjacent to the said unit or in any manner interfere with the peaceful use and enjoyment thereof or any open space passage, stairs, landings or other amenities available for common use.

- (E) Not to change the outer elevations of the building or decorate the exterior of the unit otherwise than in the manner similar to which the same is to present decorated.
- (F) That the Purchaser shall get her Flat separately mutated in the Record of the Kolkata Municipal Corporation and shall pay all taxes and impositions along with the proportionate common expenses and in respect of taxes on the entire Building and premises and water charges other taxes and impositions from the date of execution and registration of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

(Description of the Entire Property)

ALL THAT piece and parcel of land measuring about **03 (Three) Cotahs, 00 (Zero) Chittack and 00 (Zero) Square Feet** be the same a little more or less, along with G+III Storied Building standing thereon, lying and situated at Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprised in R.S. Dag No. 3396, appertaining to R.S. Khatian No. 134, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 76/2, Kayasthapara Main Road, under Ward No. 106, Police Station - Kasba now Garfa, Kolkata - 700078, within the jurisdiction of D.S.R. at Alipore, in the



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

District Sindh 24 - Parganas, Assessment No. 311060906766, along with all rights of easements and appurtenances civil amenities and facilities in the said premises, together with all rights, paths, passages, ways, easement right and interest and the said Premises and/or building and the aforesaid land is butted and bounded on the following manner:-

ON THE NORTH	:	R.S. Dag No. 3396;
ON THE SOUTH	:	R.S. Dag No. 3396;
ON THE EAST	:	R.S. Dag No. 3359;
ON THE WEST	:	12' Feet Wide K.M.C. Road.

-- THE SECOND SCHEDULE ABOVE REFERRED TO :-

(Description of the Sold Flat)

ALL THAT piece and parcel of one self-contained residential Flat, having Tiles Flooring, being Flat No. 2-A, measuring an area of 600 Square Feet super built up area more or less, on the Second Floor, at the West Side, consisting of Two Bedrooms, One Kitchen-cum-Drawing-cum-Dining-cum-Living Room, One Toilet and One Balcony, of the G+3 Storied Building standing thereon, without having Lift Facility in the said Building, lying and situated at Mouza - Kasba, J.E. No. 43, R.S. No. 233, Touzi No. 145, comprised in R.S. Dag No. 3396, appertaining to R.S. Khatian No. 134, within the limits of the



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

Kolkata Municipal Corporation, at and being K.M.C. Premises No. 76/2, Kayasthaphara Main Road, under Ward No. 106, Police Station - Kasbu now Garfa, Kolkata - 700078, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas, **TOGETHER WITH** undivided imparible proportionate share and interest underneath the land of the said premises, along with all fittings and fixtures, along with common rights and facilities over the said Plot of the land said premises, which is more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, together with the right of common areas, use, benefits and enjoyments and privileges in all common parts in reservoir, sanitation, common electricity, water, water courses, fittings and fixtures, installations whatsoever and appurtenances quasi-easements rights, privileges and enjoyment and obligation whatsoever and one copy of the floor plan annexed herewith as marked coloured **RED** border.

:: THE THIRD SCHEDULE ABOVE REFERRED TO ::-

(Rights to use for Common Portion)

1. Underground and surface drains, sewers main water connection from the Kolkata Municipal Corporation to the underground reservoir, main water delivery pipe lines from underground reservoir to overhead water tanks all distribution pipe lines to



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

kitchen and toilets of different units and/or to the common portion.

2. Water pumps and motors, electrical distribution boards, sub-distribution boards, electrical wiring and other installations and fittings and main electric meter.
3. The passages through which the water and sewerage evacuation pipes will pass from the flat to main drains common to the building.
4. Boundary walls, main gates, drive ways to the premises and building.
5. Electrical wiring and other fittings and lighting of the common portions.
6. Vacant space around the said premises.
7. The spaces within the building comprised of ingress and egress of the staircases, landing, lobbies etc.
8. Septic tanks soak pit etc.
9. Stair cases.
10. All other facilities and amenities in the premise which are intended for common use.
11. Ultimate roof of the building.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

-:: THE FOURTH SCHEDULE ABOVE REFERRED TO ::-

(Common Expenses)

1. All cost of maintenances, operating, replacing and white and colour washing, painting, rebuilding reconstructing, decorating and lighting of the common portions including building and boundary walls.
2. The salaries and other expenses for all persons employed for the common purposes.
3. Expenses and deposits for supplier of common utilities to the holders of the flats/units.
4. Municipal and other rates, taxes and levies outgoings and taxes by any other statutory authority save those separately assessed or incurred for any flats.
5. Litigation expenses incurred for the common purposes as of purchase of flat.
6. All other expenses and outgoings as are deemed necessary by the owner of the flats or incidental for the common purposes including creating of a fund for replacement, renovation, painting and/or periodical repairing of the common portions.
7. All expenses relating to repairing and maintaining the rain water pipe, water pipe, sanitary pipe, gas pipe, electric pipes, etc. including building tube well if only enjoyed and used by the Purchaser in common along with other flat owner's.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

IN WITNESS WHEREOF the Parties herein put their respective sign and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of:

WITNESSES:-

1. Rahul Deka
Dipak Nagarkar
 Tol- 75

2. Dilipanjan Patnaik
 80/6, Panbechel Road
 Kolkata 700078

HOME - N - DECOR
 Celebrity Home
 Proprietor
 An authorized attorney of
 Cross Roads & Sigma Club

Commissioned Attorney of the
 OWNERS/DEVELOPERS

Dipak Dasgupta

SIGNATURE OF THE
 PURCHASER/TENANT

Drafted by me:

Dilipanjan Patnaik
 Advocate
 Type Imp: F-1226/03
 PRINT ZONE,
 Alipore Police Court,
 Kolkata - 700027.

Sarfraz Ahmed.



District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

MEMO OF CONSIDERATION

RECEIVED on and from the within named PURCHASER within mentioned sum of Total Consideration sum of **Rs.50,000/- (Rupees Fifty Thousand) only**, mentioned in the respective "**SECOND SCHEDULE**" hereinabove, by following manner:

Date	Cheque/Draft No.	Bank/Branch	Amount (Rs.)
27.06.22.	050572	SBI	Rs. 50,000/-
			/
			TOTAL Rs.50,000/-

(RUPEES FIFTY THOUSAND) ONLY

WITNESSES

1. *Rahil Dhor*

2. *Rajapar Patelwala*

HOME - N - DECOR
Santosh Shri
Proprietor
As constituted attorney
Gauri Chonde & Bhagya Chanda

**SIGNATURE OF THE
OWNERS/DEVELOPERS**



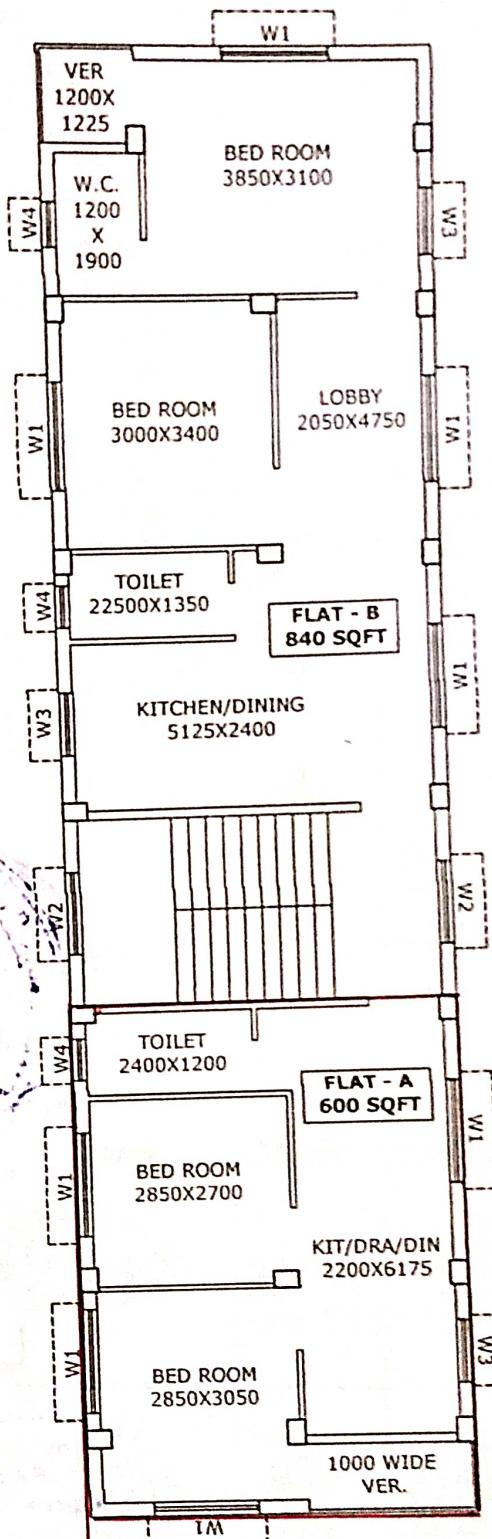
District Sub-Registrar-V
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED

27 JUN 2022

FLOOR PLAN WITH PARKING LAYOUT FOR BUILDING SITUATED AT PREMISES
 NO. , 76/2, KAYASTHA PARA MAIN ROAD, KOLKATA 700078, WARD -106,
 BOROUGH-XII, UNDER K.M.C. OF R.S. DAG NO. 3396, R.S. KHATIAN NO. 134,
 J.L. NO. - 13, OF MOUZA - KASBA, P.S. - GARFA

AREA OF FLAT 2A : 600 SqFt (Super Build Up) SHOWN IN RED BORDER



N ↕

HOME - N - DECOR

Sinbadilal &
Proprietor

As constituted attorney of
Gouri Chanda &
Shyama Chanda.

Puspak Dasgupta

SECOND FLOOR PLAN

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

Name.....

Signature.....

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

Name.....

Signature.....

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

Name.....SHILADITYA DAS.....

Signature.....shiladitya das.....



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230057786211	Payment Mode:	Online Payment
GRN Date:	23/06/2022 22:10:51	Bank/Gateway:	State Bank of India
BRN :	IK0BTCKHQ6	BRN Date:	23/06/2022 22:12:18
Payment Status:	Successful	Payment Ref. No:	2001868778/3/2022 <small>Query No & Query Year</small>

Depositor Details

Depositor's Name:	Tanmoy Dhar
Address:	Ajoynagar
Mobile:	8981314794
Depositor Status:	Others
Query No:	2001868778
Applicant's Name:	Mr M Mondal
Identification No:	2001868778/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001868778/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	69720
2	2001868778/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	17564
Total				87284

IN WORDS: EIGHTY SEVEN THOUSAND TWO HUNDRED EIGHTY FOUR ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001868778/2022	Office where deed will be registered
Query Date	21/06/2022 12:14:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	M Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674053218, Status : Advocate	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4305] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 50,000/-		Rs. 17,55,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 70,220/- (Article:23)		Rs. 17,564/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Apartment Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 76/2, Ward No: 106, Road: Kayastha Para Main Road, Pin Code : 700078

Sch. No.	Mouza/Road Zone	Plot	Khatia n	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Build Area of the Apartment: 600	50,000/-	17,55,000/-	Flat No: 2 A, Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. , New Flat ,Status of Completion : Completed

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt GOURI CHANDA Wife of Late GOPAL CHANDA,204, B.B. GANGULY STREET, City:- , P.O:- BOWBAZAR, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AYxxxxxx5D, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2001868778 of 2022, Printed On : Jun 23 2022 9:55PM, Generated from wbregistration.gov.in

Owner and Land or Building Details as received from KMO				
Sc. No.	Property Identification by KMO	Registered Dood Details	Owner Details of Property	Land or Building Details
1.	Assessment No.: 311060906788 Premises No.: 76/2 Ward No.: 106 Street Name: KAYASTHAPARA MAIN ROAD	Reference Dood No.: 10713/2014 Date of Registration: Aug 04, 2014 Office Where Registered: ARA, KOL	Owner Name: BM1 GOVIND CHANDRA & BM1 SHIPRA CHANDRA Owner Address: 29/63, RAYABITHA PARA MAIN ROAD, KOLKATA-70 Pin No.: 700070	Plan Barction No.: 2018120299 Building Type: Residential Building Height: 12.360 Metre Is Heritage: N Plot Area: 200.167 Sq.Metre Total Floor Area: 334.423 Sq.Metre Covered Parking Area: 66.733 Sq.Metre

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days, (i.e. upto 21-07-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective dood in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001868778 of 2022, Printed On : Jun 21 2022 12:24PM, Generated from wbregistration.gov.in

आपकर विमान

INCOME TAX DEPARTMENT

PUSPAK DASGUPTA

CHAMPAK KUMAR DASGUPTA



भारत सरकार

GOVT. OF INDIA

28/03/1989

Permanent Account Number

BHKPD7464F

Puspak Dasgupta

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/मिलने पर कृपया सूचित करें/लौटाएं :

आपकर पैन सेशन पर्टीट, UTHTSL
प्लाट नं: ३, सेक्टर ११, सेक्टर ११, बेलापुर
नवी मुंबई-४०० ६१४



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভাৰত সরকাৰ
Unique Identification Authority of India
Government of India
তালিকাভুক্তিৰ আই ডি / Enrollment No.: 1215/SC/35/41445

To
পুষ্পক দাশগুপ্ত
Puspak Dasgupta
11 MALLICK PARA
Haltu
Haltu
Circus Avenue Kolkata
West Bengal 700078
7890580322

22/02/2016
337393539



MA373935395FT



আপনার আধার সংখ্যা / Your Aadhar No.

8169 1748 6926

আমার আধার, আমার পরিচয়



ভাৰত সরকাৰ
Government of India



পুষ্পক দাশগুপ্ত
Puspak Dasgupta
পিতা : চম্পক কুমাৰ দাশগুপ্ত
Father : CHAMPAK KUMAR DASGUPTA
জন্মতাৰিখ / DOB : 28/03/1989
পুরুষ / Male



8169 1748 6926

আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1604-07005/2022	Date of Registration	27/06/2022
Query No / Year	1604-2001868778/2022	Office where deed is registered	
Query Date	21/06/2022 12:14:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	M Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674053218, Status :Advocate		
Transaction	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 17,55,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70,220/- (Article:23)	Rs. 17,596/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 76/2, Ward No: 106, Road: Kayastha Para Main Road, Pin Code : 700078

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Built-up Area: 600	50,000/-	17,55,000/-	Flat No: 2 A, Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. , New Flat ,Status of Completion : Completed

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt GOURI CHANDA Wife of Late GOPAL CHANDA 204, B.B. GANGULY STREET, City:- , P.O:- BOWBAZAR, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AYxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Smt SHIPRA CHANDA
 Wife of Late GOPAL CHANDA 204, B.B. GANGLY STREET, City:-, P.O:- BOWBAZAR, P.S:-Mudhipara,
 District-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: House wife,
 Citizen of: India, PAN No.: AExxxxxx1Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by
 Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt PUSPAK DASGUPTA Daughter of Shri CHAMPAK DASGUPTA Executed by: Self, Date of Execution: 27/06/2022 Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office	 27/06/2022	 L11 27/06/2022	 27/06/2022

Daughter of Shri CHAMPAK DASGUPTA 11, MALLICKPARA, City:-, P.O:- HALTU, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BHXXXXXX4F, Aadhaar No: 81xxxxxxxxx6920, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022
 Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SHILADITYA DAS (Presentant) Son of Mr HIMANSHU DAS Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 Jun 27 2022 1:27PM	 L11 27/06/2022	 27/06/2022

96/3, P. MAJUMDER ROAD, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx2K, Aadhaar No: 21xxxxxxxxx1008 Status : Attorney, Attorney of : Smt GOURI CHANDA, Smt SHIPRA CHANDA

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DHAR Son of Late R DHAR AJAYNAGAR, City:-, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 27/06/2022	 27/06/2022	 27/06/2022

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Smt GOURI CHANDA	Smt PUSPAK DASGUPTA-300.00000 Sq Ft
2	Smt SHIPRA CHANDA	Smt PUSPAK DASGUPTA-300.00000 Sq Ft

On 27-06-2022

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 13:05 hrs on 27-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SHILADITYA DAS .

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 17,55,000/-

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

Execution is admitted on 27/06/2022 by Smt PUSPAK DASGUPTA, Daughter of Shri CHAMPAK DASGUPTA, 11, MALLICKPARA, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAYNAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Executed by Attorney

Execution by Shri SHILADITYA DAS, , Son of Mr HIMANSHU DAS, 96/3, P. MAJUMDER ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Business as the constituted attorney of 1. Smt GOURI CHANDA 204, B.B. GANGULY STREET, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, 2. Smt SHIPRA CHANDA 204, B.B. GANGULY STREET, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012 is admitted by him

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAYNAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,596/- (A(1) = Rs 17,550/- E = Rs 14/- H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,564/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/06/2022 10:12PM with Govt. Ref. No: 192022230057786211 on 23-06-2022, Amount Rs: 17,564/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTCKHQ6 on 23-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 70,220/- and Stamp Duty paid by Stamp Rs 500/-

Certified that required Stamp Duty payable for this document is Rs. 70,220/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 69,720/-

Description of Stamp

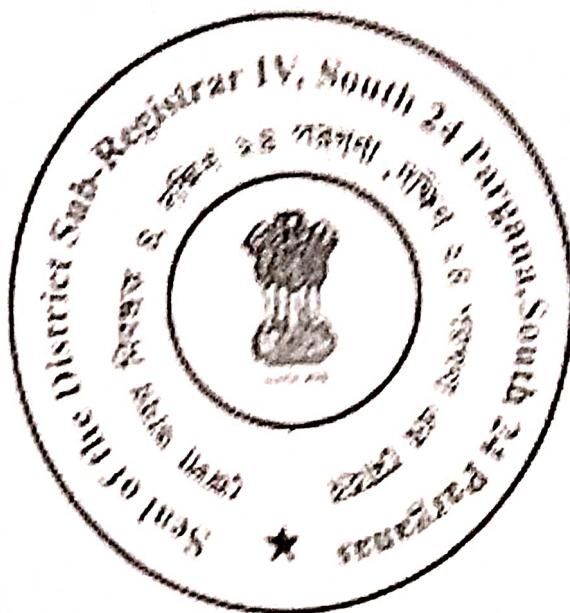
1. Stamp: Type: Impressed, Serial no 709, Amount: Rs.500/-, Date of Purchase: 12/04/2022, Vendor name: J Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/06/2022 10:12PM with Govt. Ref. No: 192022230057786211 on 23-06-2022, Amount Rs: 69,720/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTCKHQ6 on 23-06-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 63.

Registered in Book - I

Volume number 1604-2022, Page from 221942 to 221978
being No 160407005 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.29 15:27:10 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)

(Anupam Halder) 2022/06/29 03:27:10 PM

DISTRICT SUB-REGISTRAR

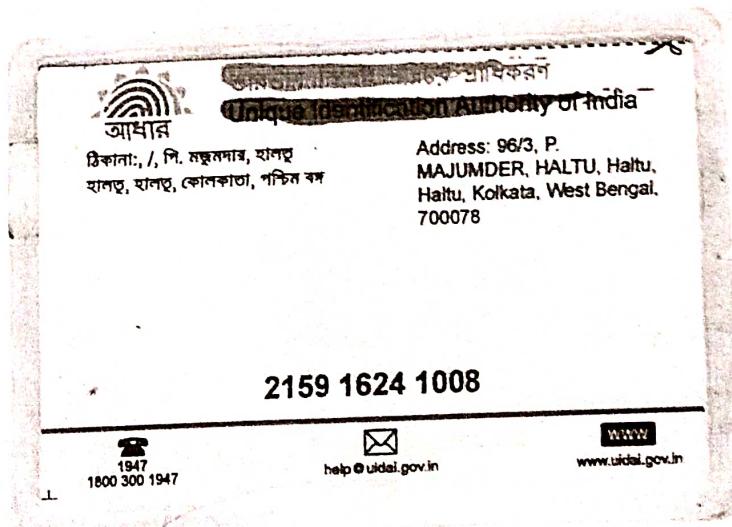
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)



আধার - সাধারণ মানুষের অধিকার



2	Smt SHIPRA CHANDA Wife of Late GOPAL CHANDA,204, B.B. GANGULY STREET, City:- , P.O:- BOWBAZAR, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No, ARxxxxxx1Q, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Attorney	Individual	Executed by: Attorney
---	---	------------	-----------------------

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt PUSPAK DASGUPTA Daughter of Shri CHAMPAK DASGUPTA,11, MALLICKPARA, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BHxxxxxx4F, Aadhaar No.: 81xxxxxxxx6920, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & Address	Attorney of
1	Shri SHILADITYA DAS Son of Mr HIMANSHU DAS96/3, P. MAJUMDER ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx2K, Aadhaar No.: 21xxxxxxxx1008	Smt GOURI CHANDA, Smt SHIPRA CHANDA

Identifier Details :

Name & address	
Mr RAHUL DHAR Son of Late R DHAR AJAYNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri SHILADITYA DAS, Smt PUSPAK DASGUPTA	

Transfer of property for A1

SI.No	From	To, with area (Name-Area)
1	Smt GOURI CHANDA	Smt PUSPAK DASGUPTA-300 Sq Ft
2	Smt SHIPRA CHANDA	Smt PUSPAK DASGUPTA-300 Sq Ft



Query No: 2001868778 of 2022, Printed On : Jun 21 2022 12:24PM, Generated from wbregistration.gov.in