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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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23/11/23
01:56 P.M.
Q-2-286008/23
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is executed this the 23rd day of November, in the year TWO THOUSAND AND TWENTY THREE (2023) in the Christian Era.

BETWEEN

[Signature]
Adv.

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

[Signature]
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

ক্রমিক নং 1347 তারিখ 21/11/23

মূল্য : 100/-

ক্রেতা : T. Gupta, Advocate

বিক্রয় : Banerjee from Court, 24 Pgs W

ডেডার : Ranjita Paul

কোম্পানির নাম : ডেডার

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Identified by,
Ranjit Dutta
S/o. Ashoke Dutta
Of 24/42, A.K. Mukherjee Road,
P.O. Nandana, P.S. Baranagar,
Kolkata-700090, 24 Pgs (N.).
Occupation - Service.

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

(1) **SRI NILOY DEBNATH** (PAN. **AMJPD0985E** & **AADHAAR NO. 7637 7661 6029**), son of late Subhash Chandra Debnath, by occupation- Service, (2) **SMT. SANGHAMITRA BISWAS** (PAN. **AJGPB7269P** & **AADHAAR NO. 4585 3382 9448**), wife of Sri Tapash Biswas, by occupation- House wife, (3) **SMT. KALPANA NATH** (PAN. **AQZPN6162B** & **AADHAAR NO. 6690 8711 2421**), daughter of Late Satish Chandra Debnath, wife of Jagadish Chandra Nath, by occupation- House wife, (4) **SRI BADAL CHANDRA DEBNATH** (PAN. **ADWPD7135Q** & **AADHAAR NO. 6698 0462 2269**), son of Late Satish Chandra Debnath, by occupation- Business, (5) **SRI SHANTANU NATH** (PAN. **ACUPN6909M** & **AADHAAR NO. 8154 8332 7030**), son of Pradip Kiran Nath, by occupation- service, (6) **SMT. SHABARI NATH** (PAN. **AWUPN9059Q** & **AADHAAR NO. 9265 5983 3271**), wife of Manas Khatua, by occupation- Service, & (7) **SMT. ANJANA NATH** (PAN. **AKJPN8795N** & **AADHAAR NO. 8364 0393 1565**), daughter of Late Satish Chandra Debnath, wife of Sri Narayan Chandra Nath, by occupation- House wife, all are by faith- Hindu, by Nationality- Indian, all are permanent residents of 5/319, Mahajati Nagar, P.O.- Agarpara, P.S.- Khardah, Kolkata-700109, District- North 24 Parganas, West Bengal, hereinafter jointly referred to and called as the "**LAND-OWNERS/VENDORS**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

MR. MADAN MOHAN GUPTA (PAN. **AROPG1783B** & **AADHAAR NO. 7323 1174 3564**), son of Late Rameshwar Gupta, by occupation- Business, by faith - Hindu, by Nationality- Indian, residing at CLUB TOWN GARDEN, 12, M.M. Feeder Road, BL-18, L-2, FL-2B, P.O.- Ariadaha, P.S.- Belghoria, Kolkata- 700057, District- North 24 Parganas, West Bengal, hereinafter referred to and called as the "**PURCHASER**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the **OTHER PART**.

J. Gupta



Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

3.

WHEREAS one, Gopal Chandra Mukhopadhyay and Kanan Kumar Mukhopadhyay were the joint owners - in - possession of **ALL THAT** piece and parcel of land measuring .33 Acre, more or less situated at Mouza- Agarpara, J.L. No. 11, Touzi No. 155 comprised of Dag No. 1228 under Khatian No. 6 within Panihati Municipality under the then owner, Sri Prafulla Kumar Deb, son of Raja Binoy Krishna Deb of 106/1, Grey Street, Kolkata which they entitled by virtue of inheritance and Deed of Gift and had been enjoying the same, free from all encumbrances and charges for more than twelve years.

AND WHEREAS be it noted that previously, one, Ramjan Mallick was the owner of the said plot of land and while in possession of the said land, said Ramjan Mallick sold the said land measuring, one Bigha and two & half katha, more or less on Twenty Second day of December, 1915 by virtue of a Bengali scripted 'saf bikroy kobala', duly registered at Sub-Registration office at Barrackpore and entered in Book No. 1, Volume No. 18, pages between 119 to 121, Being No. 1978 for the year 1915 to one, Nanda Lal Mukhopadhyay, since deceased, the father of said Gopal Chandra Mukhopadhyay and Kanan Kumar Mukhopadhyay and thereafter the said land was finally recorded in Khatian No. 6 comprised of Dag No. 1228 in the name of said Nanda Lal Mukhopadhyay, since deceased in the last Settlement records.

AND WHEREAS after the death of said Nanda Lal Mukhopadhyay, said Gopal Chandra Mukhopadhyay and Kanan Kumar Mukhopadhyay along with their two other brothers namely, Sri Dwaraka Nath Mukhopadhyay and Ramchandra Mukhopadhyay, since deceased became the joint owners of the said property left by said Nanda Lal Mukhopadhyay by dint of inheritance and while enjoying and possessing the said property jointly, said Ramchandra Mukhopadhyay also died thereafter and since after the death of their father, his heirs and successors, his two sons namely, Sri Bhola Nath Mukhopadhyay and Sri Narayan Chandra Mukhopadhyay became the owners of land in respect of their deceased father's share and had been enjoying the same with the other co-sharers as above jointly.

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Adv.



9

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2020

4.

AND WHEREAS on 6th day of May, 1952, said Dwaraka Nath Mukhopadhyay, Sri Bhola Nath Mukhopadhyay and Sri Narayan Chandra Mukhopadhyay jointly gifted their undivided fifty percent (at ana) share in Dag No. 1228 to said Gopal Chandra Mukhopadhyay by virtue of a Bengali scripted 'danpatra', duly registered at D.R. Alipore and entered in Book No. 1, Volume No. 26, Pages between to 254 to 255, Being No. 1887 for the year 1952 and since then, said Gopal Chandra Mukhopadhyay along with his brother, Kanan Kumar Mukhopadhyay had been enjoying the said property jointly as per their aforesaid share, free from all sorts of encumbrances and charges and declared for sale of the same.

AND WHEREAS on 5.10.1953, one, Satish Chandra Debnath, son of Purna Chandra Debnath purchased ALL THAT piece and parcel of land measuring 27 decimal, more or less under Mouza- Agarpara, J.L. No.- 11, C.S. Khatian No.- 06, C.S. & R.S. Dag No. 1228 under Panihati Municipality, P.S.- Khardah, District- 24 Parganas, presently North 24 Parganas, Sub-Registration office, Barrackpore, thereafter A.D.S.R. Barrackpore and presently A.D.S.R. Sodepur from said Gopal Chandra Mukhopadhyay and Kanan Kumar Mukhopadhyay by dint of a Bengali scripted Deed of Sale and the said Deed was duly registered at District Registrar, 24 Parganas and recorded in Book No.-1, Volume No. 89, Pages from 52 to 55, Being No. 3774 for the year 1953 and since after such purchase, said Satish Chandra Debnath mutated his name to the Assessment Register of Panihati Municipality and the said land was also mutated in LR. operation vide L.R. Khatian No.-1610, LR. Dag No.-1228, measuring a land area of 0.25 Acre, more or less in the name of said Satish Chandra Debnath.

AND WHEREAS that Satish Chandra Debnath, son of Purna Chandra Debnath died intestate on 23/03/1979, leaving behind intestate his wife namely Renuka Debnath, since deceased, two sons namely Subhash Chandra Debnath, since deceased, Sri Badal Chandra Debnath and three daughters namely Kalpana Nath, Alpana Nath, since deceased and Anjana Debnath @ Nath as his only legal heirs and successors to inherit the aforesaid property jointly left by said Late Satish Chandra Debnath as per terms of Hindu Succession Act. 1956 having undivided 1/6th share each.

AJ. Gupta
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9

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

AND WHEREAS thereafter said Renuka Debnath (wife of Late Satish Chandra Debnath) died intestate on 27/11/1999, leaving behind her two sons and three daughters, the names of the sons and daughters mentioned hereinabove as her only legal heirs and successors to inherit the said undivided $1/6^{\text{th}}$ share of the property left by said Late Renuka Debnath as per terms of Hindu Succession Act. 1956 and as such said Subhash Chandra Debnath, since deceased, Sri Badal Chandra Debnath, the Vendor No. (4) herein, Kalpana Nath, the Vendor No. (3) herein Alpana Nath, since deceased and Anjana Debnath @ Nath, the Vendor No. (7) herein became the owners of the entire property having undivided $1/5^{\text{th}}$ share each.

AND WHEREAS thereafter one of the sons of said Late Satish Chandra Debnath and Renuka Debnath i.e. Subhash Chandra Debnath who was the owner of undivided $1/5^{\text{th}}$ share out of the entire property as above died intestate on 27/01/2019, leaving behind his wife namely Manju Debnath who also died intestate thereafter on 14/06/2022, leaving behind her/their one son, Sri Niloy Debnath, the Vendor No. (1) herein and one daughter Smt. Sanghamitra Biswas, the Vendor No. (2) herein as her/their only legal heirs and successors to inherit the aforesaid undivided $1/5^{\text{th}}$ share of the property jointly as per terms of Hindu Succession Act. 1956.

AND WHEREAS also one of the legal heirs of Satish Chandra Debnath and Renuka Debnath i.e. Alpana Nath who was the owner of undivided $1/5^{\text{th}}$ share of the said entire property died intestate on 03.10.2020, leaving behind her one son namely Shantanu Nath, the Vendor No. (5) herein and one daughter namely, Shabari Nath, the Vendor No. (6) herein as her only legal heirs and successors to inherit the aforesaid undivided $1/5^{\text{th}}$ share of the property jointly of their mother, Late. Alpana Nath as per terms of Hindu Succession Act. 1956.

AND WHEREAS thus all the legal heirs of Satish Chandra Debnath and Renuka Debnath are collectively called the owners/Vendors herein of the entire property, particularly described in the schedule below according to their sharing as above.

N. Gupta
Adv.



9

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

6.

AND WHEREAS now all the Owners/Vendors mentioned hereinabove, have every right to transfer their said property, particularly described in the schedule "A" below as per their sharing ratios by way of Sale, Gift, Mortgage or in any manner to any person or persons and the said property is free from all encumbrances, charges, lispendens, liens, mortgages, whatsoever.

AND WHEREAS now due to some unavoidable circumstances and urgent need of money the said owners mentioned hereinabove, expressed their desire and interest out of free will, volition and consent without any coercion, influenced by other, without any pressure by others and publicized their intention to dispose of/sell out of **ALL THAT** piece & parcel of "BASTU" land measuring an area of **5 Katha 09 Chattack 23 Sq. Ft.** more or less along with R.T. Shed structure standing thereon on the North-East-West portion of the said plot of land marked as Lot- 'C' in the site plan annexed with this deed, hereinafter referred to as the SAID PROPERTY, particularly described in the schedule "B" below out of their entire land as above situated in Mouza- Agarpara, J.L. No.- 11, C.S. & R.S. Dag No.- 1228, L.R. Khatian No.- 1610, L.R. Dag No.- 1228 under Panihati Municipality, P.S.- Khardah, District- North 24 Parganas, A.D.S.R. Sodepur, morefully and particularly described in the Schedule herein under written at a total consolidated fixed price of **Rs. 45,00,000/- (Rupees Forty Five Lakhs) only** and the Purchaser came to know the said intention and offer of the Owners, the Purchaser accepted the offer and agree to purchase the same at the said market price and the owners and the Purchaser entered into an agreement under the terms stated therein.

NOW THIS INDENTURE WITNESSETH that the vendors agreed to sell and the purchaser agreed to purchase at or for a total consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakhs) only** free from all encumbrances **ALL THAT** piece & parcel of "BASTU" land measuring an area of **5 Katha 09 Chattack 23 Sq. Ft.** more or less along with R.T. Shed structure standing thereon on the North-East-West portion of the said plot of land marked as Lot- 'C' in the site plan annexed with this deed, particularly described in the schedule "B" below out of their entire land as above measuring 27 decimal, be the same a little more or less, situated in Mouza- Agarpara, J.L. No.- 11, C.S. & R.S. Dag No.- 1228, L.R. Khatian No.- 1610, L.R. Dag

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9
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

No.- 1228, under Panihati Municipality, P.S.- Khardah, District- North 24 Parganas, A.D.S.R. Sodepur, morefully and particularly described in the Schedule "A" herein under written together with common passages along with all easement rights appertaining thereto and shown on the Map annexed hereto and thereon shown with RED border together with other benefits in respect of full right of using the common passage, ways, road, water ways, and rights and privileges in all manner and easements and appurtenance belong and hereinafter referred to as the said premises as an absolute estate in free simple or an estate equivalent thereto subject to a good and marketable title being made in respect thereof and the property being found free from all encumbrances, attachments, charges and other claims and demands at or for the total consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakhs) only** as full and final consideration and (the receipt whereof the vendors hereby admitted and acknowledged as per memo of consideration) the vendors hereby sell, convey, transfer assign, acquit, release, discharge and assure to these presents do hereby confirm the same unto and in favour of the purchaser his heirs, executors and administrators legal representatives and assigns and everyone of them and also the said property along with the structure lying thereon mentioned in schedule below **TOGETHER WITH** all rights and benefits in respect of all the common parts/common portion, common amenities and common convenience relating thereto for the beneficial use and enjoyment of the same and the easements quasi- easements, rights, privileges attached with schedule 'B' property and in every part thereof belonging or in any wise appertaining to usually held and occupied therewith or reputed to or belong or be appurtenant thereto and all the estate right title interest or claim or demands **WHATSOEVER** both in law and equity of the said vendors unto or upon the said property and every part thereto and all deeds, muniments evidences of title writings, documents and measurement of title **WHATSOEVER** relating to or concerning the said land hereditaments and premises and every part thereof which is now are or hereunder shall or may be in the custody power control or possession of the vendors or any person or persons from whom the said vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments and premises so to be unto the said purchasers absolutely forever free from all encumbrances.

By- 




Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

**NOW THIS INDENTURE WITNESSETH AS FOLLOW AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO ON THE FOLLOWING
TERMS AND CONDITIONS AS FOLLOWS:**

1. That it is assume and taken into definite consideration the Purchaser has searched the title of the property from the A.D.S.R., Sodepur, all D.S.R. in Barasat, and also from ARA-I ARA-II, ARA-III, and A.R.A.-IV, and from all jurisdictional competent authority. Moreover, the Purchaser has already searched all the court information for any pendency/disposed of T.S. Money Suit, which are from Jr. Division, Sr. Div., and any appeal matter in higher forum like respective District Judges, and/or from High Court, Calcutta, and satisfied with the information i.e. the said property is free from all encumbrances and not debuttar or Pirottar property and it is not under any mortgage, lien, etc. Hence this property has got clear title in the name of the Owners and the owners also declare that, they have not entered into any agreement/s with any person or firm and have not transferred the schedule property to any other parties prior to this sale and relying upon the facts declared by the owners, the Purchaser being satisfied from all corners, decided to purchase the same.

2. That in pursuance of the said agreement/contract and in consideration of the said sum of money of **Rs. 45,00,000/- (Rupees Forty Five Lakhs) only** has been received by the respective Owners in full from the Purchaser mentioned hereinabove the said Owners will execute and register this Deed of Conveyance in favour of the said Purchaser mentioned hereinabove against the respective area of land referred to the above and as described in details in the Schedule 'B' hereunder written and that from the execution and/or completion day of the registry the Owners will have no right, title and interest on the said land, the Owners will totally divest of all right, title, interest of the land transferred/sold to the said Purchaser who will become the absolute Owner with absolute right, title and interest of the land sold/transferred hereby and the Purchaser is entitled to mutate the said property in his name before the Competent Authority / Government Body / Authorized body, likely in he Municipality and will pay the rents and taxes directly to them and all

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Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

right, title and possession including casement rights, right to common passage drainage whatsoever to the land with old building also vest to the Purchaser who will enjoy the said property with right to sell through his heirs, successor-in- interest, executors and assigns and further the Purchaser will have all right and power to transfer the said land to anyone he likes by sell, gift, mortgage or by any other lawful means and right to improve and make any construction over the said land.

3. That the property sold hereby has not been transferred by the Owners hereto any one by sell, gift, mortgage nor have they contracted to sell the same to anybody else for such transfer nor have they encumbered the same in any way nor have any agreement for development with any one and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser will/are hereby put in open peaceful possession thereof and the Owners and/or his/her/their/its heirs, executors, administrators and assigns shall not, and will not and for all times to come at the request and cost of the Purchaser to do or execute or caused to be done or executed all such acts, deeds, and things whatsoever for further and more perfectly assuring the right, title of the Purchaser to the said property and every part thereof and if the title to and possession in the land with building sold to be in any way hampered and Provided always the Purchaser shall have the absolute right to sell, transfer, gift, mortgage, let out, rent the said land, in any manner as he likes.

4. That the costs for registration, searching and legal expenses stamp duties and other incidental charges, if any absolutely/solely shall be borne by the Purchaser mentioned hereinabove.

5. That moreover with the execution of this Deed of Conveyance and payment made the Owners shall deliver/issue proper money receipt and all related papers which are required by the Purchaser and/or either parties, in original and/or in form of photocopy, like Mother Deed, Chain Deeds, title deed, all the previous Mutation Certificates and other papers relating to the said land if any and if required for future

V. R. P. S.
Adv.



6
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

proceedings and shall further agreed to answer all requisitions of title is and will be made by the Purchaser and one set of photocopy of the entire documents can keep by the Owners for their Income Tax return purpose and other purpose by each of the owners.

6. That the Purchaser is bound to authorities/Municipal Authority pay or the local such authority appointed by it, the yearly charges, rent, taxes, in the manner as determined by it in relation to the selling unit as mentioned herein below Schedule property after the right, title, interest changed by completing the registration of this Deed of conveyance. This is the Owners liability to clear all rates, taxes and all statutory dues before the registration process will be completed.

7. That the Purchaser shall conform/abide by to the all rules, regulations and bye laws of the local Municipality or Development Authority or such other local authorities as may be constituted hereinafter for the upkeep and regulations of the roads, buildings, public health, safety, convenience and sanitation of the area in which the dwelling unit is located.

8. That all statutory compliances like property tax, water tax (if any), to be paid by the Purchaser to the Appropriate Authority, mutate the property in his name.

THE SCHEDULE "A" ABOVE REFERRED TO
THE ENTIRE PROPERTY

ALL THAT piece and parcel of "**BASTU**" land aggregating and measuring an area of 27 Decimal more or less along with an old dilapidated Pucca dwelling house covering an area of 1250 Sq. Ft. more or less with cement floor of sixty years and R.T. Shed structure measuring an area of 200 Sq. Ft. more or less standing thereon in Mouza- Agarpara, J.L. No.- 11, C.S. Khatian No.- 06, C.S. & R.S. Dag No.- 1228, L.R. Khatian No.- 1610, L.R. Dag No.- 1228, under Panihati Municipality, Ward No.- 09, Holding No.- 16, being Premises No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District- North 24 Parganas, W.B. under A.D.S.R Sodepur, together with all

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Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

12 3 NOV 2015

easement rights appurtenant thereto and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District- North 24 Parganas. The said land is butted and bounded by:

ON THE NORTH : Partly other's property and partly 6'-00" Ft. wd. Road.
 ON THE SOUTH : Approx. 13'-04" Ft. wide Municipal Road.
 ON THE EAST : Approx. 12'-00" Ft. wide Municipal Road.
 ON THE WEST : partly vacant land & thereafter partly others' flat building.

THE SCHEDULE "B" ABOVE REFERRED TO
THE PROPERTY HEREBY SOLD

ALL THAT piece and parcel of "**BASTU**" land aggregating and measuring an area of **5 Katha 09 Chattack 23 Sq. Ft.** more or less along with Tin-shed cemented floor R.T. Shed structure covering an area of 100 Sq. Ft. more or less standing thereon on the North-East-West portion of the said plot of land marked as Lot- 'C' in the site plan annexed with this deed out of the entire land measuring an area of 27 Decimal more or less in Mouza- Agarpara, J.L. No.- 11, C.S. Khatian No.- 06, C.S. & R.S. Dag No.- 1228, L.R. Khatian No.- 1610, L.R. Dag No.- 1228, under Panihati Municipality, Ward No.- 09, part of Holding No.- 16, being part of Premises No. 5 Mahajati Nagar, P.S.- Khardah, Kolkata- 700109, District- North 24 Parganas, W.B. India under A.D.S.R. Sodepur, together with all easement rights appurtenant thereto and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District- north 24 Parganas. The sold property is delineated in the site plan and marked in colour RED annexed with this deed is the part of this deed. The sold property is butted and bounded by :-

ON THE NORTH : Partly Other's property and partly 6'-00" Ft. wd. Road.
 ON THE SOUTH : Vendors' land.
 ON THE EAST : Approx. 12'-00" Ft. wide Municipal Road.
 ON THE WEST : Others' flat building.

N. Gupta
Adv.




Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

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

WITNESSES :-

1. Kartikchandra Debnath
5/234, Mahajatinagar, Agartala
K-109

2. Anil Kumar Deb
Advocate
Barackpore Court
24 Pgs. W)

Niraj Debnath
Sanghamitra Bishen.

Kalbana Nath
Badal chandra Debnath
Shakti Nath
Shakari Nath
Anjana Nath -

SIGNATURE OF THE VENDORS

Moham Mohan Debbar

SIGNATURE OF THE PURCHASER

By: Anil Kumar
Adv.




Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

RECEIVED from the within named Purchaser the within mentioned earnest money of **Rs. 45,00,000/- (Rupees Forty Five Lakhs)** only as per memo of consideration below:

MEMO OF CONSIDERATION

1. Ch. NO. 989323, Indian Bank, Dakshineswar dt. 2.11.2023 = Rs. 1,00,000/=
2. D.D. NO. 540576 on Indian Bank, Dakshineswar Branch dated 22.11.2023. = Rs. 9,00,000/=
3. D.D. NO. 540577 on Indian Bank, Dakshineswar Branch dated 22.11.2023. = Rs. 9,00,000/=
4. D.D. NO. 540578 on Indian Bank, Dakshineswar Branch dated 22.11.2023. = Rs. 5,00,000/=
5. D.D. NO. 540579 on Indian Bank, Dakshineswar Branch dated 22.11.2023. = Rs. 4,00,000/=
6. D.D. NO. 540592 on Indian Bank, Dakshineswar Branch dated 22.11.2023. = Rs. 8,00,000/=
7. D.D. NO. 540593 on Indian Bank, Dakshineswar Branch dated 22.11.2023. = Rs. 4,00,000/=
8. By RTGS from Indian Bank, Dakshineswar Branch vide UTR No. IDIBR52023112336311899, dt. 23.11.2023. = Rs. 5,00,000/=

.....
Total : **Rs. 45,00,000/-**

(Rupees Forty Five Lakhs) only.

WITNESSES:

1. *Kartick chandra Debnath*

2. *Tirthankar Gupta*
Advocate

Nilay Debnath
Sanghamitra Bishwas
Kalpna Nath
Badal chandra Debnath
Shantanu Nath
Shabari Nath
Anjana Nath

SIGNATURE OF THE VENDORS

DRAFTED BY :

Tirthankar Gupta
Advocate

TIRTHANKAR GUPTA

Advocate

Barrackpore Court

Enroll. No. F- 635/644 of 1990.

M.- 9330961350.




Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

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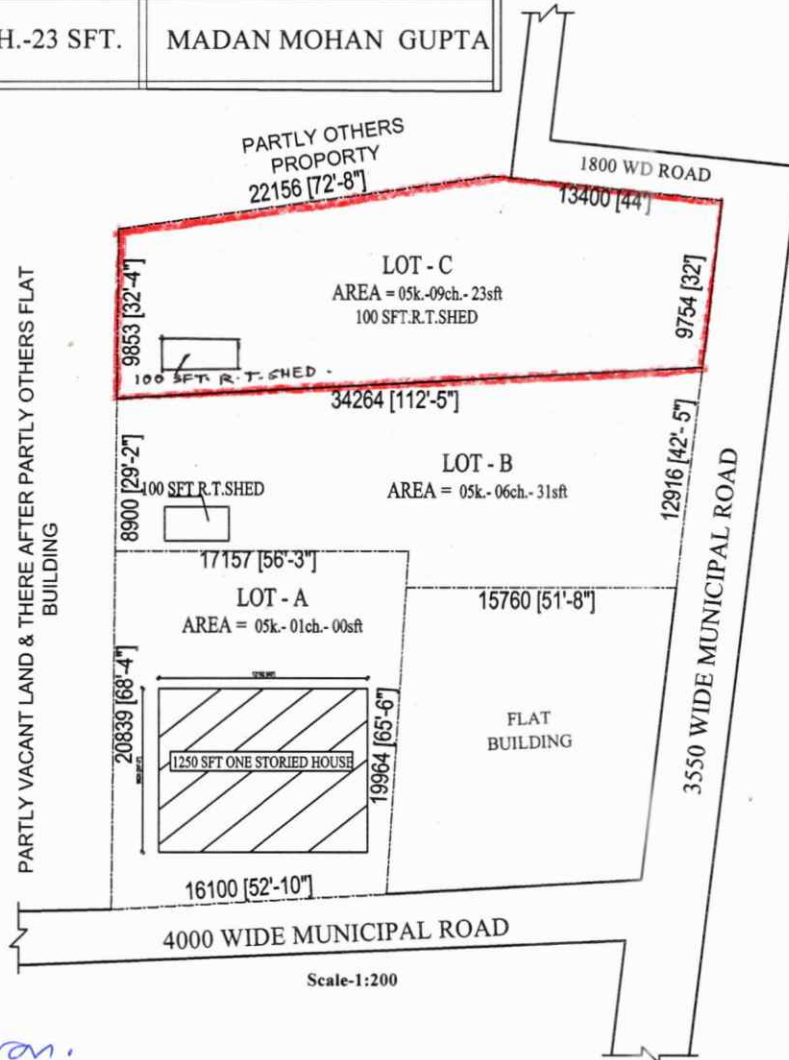
SITE PLAN OF LAND SITUATED AT MOUZA-AGARPARA, J.L. NO.- 11,C.S/R.S DAG NO.-1228,L.R.DAG NO.-1228,C.S.KHATIAN NO.-06,L.R.KHATIAN NO.- 1610,HOLDING NO.-16,PREMISES NO.5 MAHAJATI NAGAR, P.S - KHARDAH, WARD NO.-9, DIST. - 24 PGS (N), UNDER "PANIHATI MUNICIPALITY,KOLKATA-700109.

SCHEDULE

LAND MARKED	LAND AREA	PURCHASER
LOT- A	05 K.-01 CH.-00 SFT.	SMT. RITA GUPTA
LOT- B	05 K.-06 CH.-31 SFT.	MANTHAN GUPTA
LOT- C ✓	05 K.-09 CH.-23 SFT.	MADAN MOHAN GUPTA



AREA MARKED BY RED COLOUR



Nilay Sekhath
Saughanitra Bikkon.
Karpana Nath
Basul chandra Debath
Shantanu Nath
Shakori Nath
Anjana Nath-

Madan Mohan Gupta

Pranesh Bhattacharjee
MR. PRANESH BHATTACHARJEE
Licensed Building Surveyor-I
Panihati Municipality Authorised
Reg. No.: 20031126237
Owankar Park, Gholi
Sodepur, Kolkata-700 111

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

SIGNATURE OF L.B.S.



Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

SL. NO.	Signature of the Executants / Presentants	SPECIMEN FOR TEN FINGERPRINTS																																							
	 <i>Nilay Sekhath</i> <i>Nilay Sekhath</i>	<table border="1"> <tr> <th colspan="5">LEFT HAND</th> </tr> <tr> <th>LITTLE</th> <th>RING</th> <th>MIDDLE</th> <th>FORE</th> <th>THUMB</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th colspan="5">RIGHT HAND</th> </tr> <tr> <th>THUMB</th> <th>FORE</th> <th>MIDDLE</th> <th>RING</th> <th>LITTLE</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>										LEFT HAND					LITTLE	RING	MIDDLE	FORE	THUMB						RIGHT HAND					THUMB	FORE	MIDDLE	RING	LITTLE					
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Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023

SL. NO.	Signature of the Executants / Presentants	SPECIMEN FOR TEN FINGERPRINTS														
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(Handwritten signature)

**Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas**

23 NOV 2023



✓
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

23 NOV 2023



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



192023240292135081

GRN Details

GRN:	192023240292135081	Payment Mode:	Online Payment
GRN Date:	22/11/2023 21:21:01	Bank/Gateway:	State Bank of India
BRN :	IK0CNQDYX6	BRN Date:	22/11/2023 21:23:24
GRIPS Payment ID:	221120232029213507	Payment Init. Date:	22/11/2023 21:21:01
Payment Status:	Successful	Payment Ref. No:	2002860068/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ashok Chowdhury
Address:	S S Pally
Mobile:	9830142268
Contact No:	9830142268
Depositor Status:	Others
Query No:	2002860068
Applicant's Name:	Mr TIRTHANKAR GUPTA
Identification No:	2002860068/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/11/2023
Period To (dd/mm/yyyy):	22/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002860068/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	282960
2	2002860068/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	70774
3	2002860068/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1846
Total				355580

IN WORDS: THREE LAKH FIFTY FIVE THOUSAND FIVE HUNDRED EIGHTY ONLY.

Major Information of the Deed

Deed No :	I-1524-08405/2023	Date of Registration	23/11/2023
Query No / Year	1524-2002860068/2023	Office where deed is registered	
Query Date	21/11/2023 11:40:28 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	TIRTHANKAR GUPTA 510, NETAJI COLONY, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 8777055068, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 70,76,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,83,060/- (Article:23)	Rs. 70,774/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.5, Mouza: Agarpara, Premises No: 5, , Ward No: 9, Holding No:16 JI No: 11, Pin Code : 700109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1228 (RS :-)	LR-1610	Bastu	Bastu	5 Katha 9 Chatak 23 Sq Ft	44,80,000/-	70,49,002/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					9.2308Dec	44,80,000 /-	70,49,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	

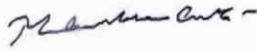
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Niloy Debnath Son of Late Subhash Chandra Debnath Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  Captured LTI 23/11/2023	Signature  23/11/2023
5/319, Mahajati Nagar, City:- , P.O:- Agarpura, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: amxxxxxx5e, Aadhaar No: 76xxxxxxx6029, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				
2	Name Mrs Sanghamitra Biswas Wife of Mr Tapas Biswas Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  Captured LTI 23/11/2023	Signature  23/11/2023
5/319, Mahajati Nagar, City:- , P.O:- Agarpura, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ajxxxxxx9p, Aadhaar No: 45xxxxxxx9448, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				
3	Name Mrs Kalpana Nath Wife of Mr Jagadish Chandra Nath Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  Captured LTI 23/11/2023	Signature  23/11/2023
5/319, Mahajati Nagar, City:- , P.O:- Agarpura, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: aqxxxxxx2b, Aadhaar No: 66xxxxxxx2421, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				

4	Name Mr Badal Chandra Debnath Son of Late Satish Chandra Debnath Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  LTI 23/11/2023	Signature  23/11/2023
5/319, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx5q, Aadhaar No: 66xxxxxxxx2269, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				
5	Name Mr Shantanu Nath Son of Pradip Kiran Nath Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  LTI 23/11/2023	Signature  23/11/2023
5/319, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: acxxxxxx9m, Aadhaar No: 81xxxxxxxx7030, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				
6	Name Mrs Shabari Nath Wife of Manas Khatua Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  LTI 23/11/2023	Signature  23/11/2023
5/319, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: awxxxxxx9q, Aadhaar No: 92xxxxxxxx3237, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				
7	Name Mrs Anjana Nath Wife of Mr Narayan Chandra Nath Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  LTI 23/11/2023	Signature  23/11/2023

5/319, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx5n, Aadhaar No: 83xxxxxxxx1565, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023
 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Madan Mohan Gupta (Presentant) Son of Late Rameshwar Gupta Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office	Photo  23/11/2023	Finger Print  LTI 23/11/2023	Signature  23/11/2023
Son of Late Rameshwar Gupta CLUB TOWN GARDEN, 12, M.M.Feeder Road, City:- , P.O:- Ariadaha, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx3b, Aadhaar No: 73xxxxxxxx3564, Status :Individual, Executed by: Self, Date of Execution: 23/11/2023 , Admitted by: Self, Date of Admission: 23/11/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arajit Dutta Son of Mr Ashoke Dutta 24/42,A.K.mukherjee Road, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090	 23/11/2023	 Captured 23/11/2023	 23/11/2023
Identifier Of Mr Niloy Debnath, Mrs Sanghamitra Biswas, Mrs Kalpana Nath, Mr Badal Chandra Debnath, Mr Shantanu Nath, Mrs Shabari Nath, Mrs Anjana Nath, Mr Madan Mohan Gupta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Niloy Debnath	Mr Madan Mohan Gupta-1.31869 Dec
2	Mrs Sanghamitra Biswas	Mr Madan Mohan Gupta-1.31869 Dec
3	Mrs Kalpana Nath	Mr Madan Mohan Gupta-1.31869 Dec
4	Mr Badal Chandra Debnath	Mr Madan Mohan Gupta-1.31869 Dec
5	Mr Shantanu Nath	Mr Madan Mohan Gupta-1.31869 Dec
6	Mrs Shabari Nath	Mr Madan Mohan Gupta-1.31869 Dec
7	Mrs Anjana Nath	Mr Madan Mohan Gupta-1.31869 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Niloy Debnath	Mr Madan Mohan Gupta-14.28571400 Sq Ft
2	Mrs Sanghamitra Biswas	Mr Madan Mohan Gupta-14.28571400 Sq Ft
3	Mrs Kalpana Nath	Mr Madan Mohan Gupta-14.28571400 Sq Ft
4	Mr Badal Chandra Debnath	Mr Madan Mohan Gupta-14.28571400 Sq Ft
5	Mr Shantanu Nath	Mr Madan Mohan Gupta-14.28571400 Sq Ft
6	Mrs Shabari Nath	Mr Madan Mohan Gupta-14.28571400 Sq Ft
7	Mrs Anjana Nath	Mr Madan Mohan Gupta-14.28571400 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.5, Mouza: Agarpara, Premises No: 5, , Ward No: 9, Holding No:16 JI No: 11, Pin Code : 700109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1228, LR Khatian No:- 1610	Owner:সতীশ চন্দ্র দেবনাথ, Gurdian:পূর্ণচন্দ্র , Address:নিজ , Classification:বাড়, Area:0.25000000 Acre,	Mr Niloy Debnath

Endorsement For Deed Number : I - 152408405 / 2023

On 23-11-2023

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 14:00 hrs on 23-11-2023, at the Office of the A.D.S.R. SODEPUR by Mr Madan Mohan Gupta ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,76,002/-

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

Execution is admitted on 23/11/2023 by 1. Mr Niloy Debnath, Son of Late Subhash Chandra Debnath, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 2. Mrs Sanghamitra Biswas, Wife of Mr Tapas Biswas, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 3. Mrs Kalpana Nath, Wife of Mr Jagadish Chandra Nath, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 4. Mr Badal Chandra Debnath, Son of Late Satish Chandra Debnath, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 5. Mr Shantanu Nath, Son of Pradip Kiran Nath, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 6. Mrs Shabari Nath, Wife of Manas Khatua, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 7. Mrs Anjana Nath, Wife of Mr Narayan Chandra Nath, 5/319, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 8. Mr Madan Mohan Gupta, Son of Late Rameshwar Gupta, CLUB TOWN GARDEN, 12, M.M.Feeder Road, P.O: Ariadaha, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business

Indetified by Mr Arajit Dutta, , Son of Mr Ashoke Dutta, 24/42,A.K.mukherjee Road, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,774.00/- (A(1) = Rs 70,760.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 70,774/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2023 9:23PM with Govt. Ref. No: 192023240292135081 on 22-11-2023, Amount Rs: 70,774/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNQDYX6 on 22-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,83,060/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,82,960/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1347, Amount: Rs.100.00/-, Date of Purchase: 21/11/2023, Vendor name: R Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2023 9:23PM with Govt. Ref. No: 192023240292135081 on 22-11-2023, Amount Rs: 2,82,960/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNQDYX6 on 22-11-2023, Head of Account 0030-02-103-003-02



Debjani Halder

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 273682 to 273709

being No 152408405 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.11.24 16:39:18 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 24/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.