

011995/23

I-11922/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 294023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 17th day of August, Two Thousand and Twenty Three (2023) in Christian Era;

BETWEEN

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

18 AUG 2023

26 JUN 2023

6662

1020

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

Mr. A. Das

Advocate

Alipore Judges' Court,
Kolkata-700027

ALIPORE JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR

SIGNATURE

Swapan K. Das



14079

17/8/23

Swapan K. Das



14080

Swapan K. Das



14081

Swapan K. Das



14082

Swapan K. Das



14083

Identifier:-

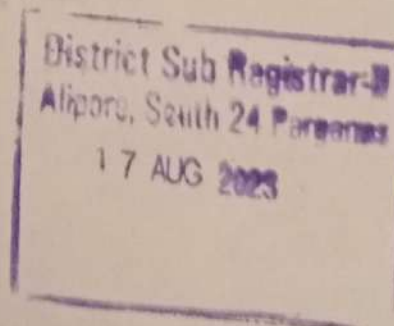
Sulagna Roy

SULAGNA ROY

(Advocate)

Daughter of SRI BHANU LAL ROY

Alipore Judges Court, Kolkata: 700 027.



1) SRI SADHAN KUMAR GHOSH (AADHAAR NO. 4208 8744 6709 & PAN NO. ADBPG5062E & MOBILE NO. 98313 04066), son of Late Durgadas Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at M24/3, Adarshapally, Post Office - B.D. Sopan, North 24-Parganas, Pin-700116, Police Station: Khardah, West Bengal, India, AND 2) SMT. SWAPNA MITRA (AADHAAR NO. 7518 4891 1513 & PAN NO. AMSPM8989Q & MOBILE NO. 82408 44181), wife of Late Shankar Nath Mitra, by faith Hindu, by occupation: Housewife, by Nationality: Indian, residing at Flat - 7/11, Aloka Puri, 36C, Ballygunge Circular Road, Kolkata 700019, Post Office - Ballygunge, Police Station - Gariahat, in the District: 24 Parganas (South) West Bengal, India, hereinafter called and referred to as "the VENDORS" (which term or expression shall unless excluded by or repugnant in the subject or context be deemed to include their respective heirs, successors, legal representatives, administrators and permitted assigns) of the ONE PART.

AND

1) SRI SWAPAN KUMAR GHOSH (AADHAAR NO. 9215 5524 4509 & PAN NO. AEFPG0980G & MOBILE NO. 98369 81820), son of Late Durgadas Ghosh, by occupation - Retired, AND 2) SMT. ARCHANA GHOSH (AADHAAR NO. 8000 0539 6016 & PAN NO. AASPG1844Q & MOBILE NO. 83349 08732), wife of Swapan Kumar Ghosh, by occupation: Housewife, both by faith Hindu, both by Nationality: Indian, both are residing at 28/1, S.N Roy Road, 4th Floor Flat No. H, Kolkata-700038, Post Office- Sahapur, Police Station Behala, in the District: 24 Parganas (South) West Bengal, India, hereinafter called and referred to as "the PURCHASERS" (which term or expression shall unless excluded by or repugnant in the subject or context be deemed to mean and include his administrators, legal representatives successors, successors-in-office agents, nominees and assigns) of the OTHER PART.

WHEREAS one Sachindra Nath Chatterji son of Late Harendra Nath Chatterji resident of 321, Kabir Road, P.S. Tollygunge, Calcutta took Permanent Mourashi Mukrari lease of the land along with other lands measuring about 28 Bigha, 3 Cottahs and 14 Chittaks, more or less, lying situate and comprised in Khatian Nos. 299, 302, 381, 382, 384 386, 414/1, 414/2 being Dag Nos. 473, 474/1041, 475/1042, 472/1058, 471/1059, 473/1043, Dag Nos. 473, 474/1041, 475/1042, 472/1058, 471/1059, 476/1043, 471/1060, 471, 475, 476, 474, 472, 470, 476/1079, J.L. No. 8, Mouza: Sahapur, Pargana-Magura, within Police Station: Behala, Sub-Registry Office Alipore, District - 24 Parganas, comprised within the Touzi No. 93 and 101 of the Collectorate of 24 Parganas from one Babu Ahidhar Ghosh of 98, Beltola Road Bhowanipore, Calcutta which was executed and registered on 28th September 1946 and



District Sub Registrar-II
Alipore, South 24 Parganas
17 AUG 2020

recorded in Book No. 1, Volume No. 53, Pages 5 to 15, Being Deed No. 2686 for the year 1946 registered in the Registration Office at Alipore, in the District: South 24 Parganas.

AND WHEREAS the said Sachindra Nath Chatterji while being seized and possessed of the above mentioned land made various developments to the said land measuring 28 Bighas, 3 Cottahs and 14 Chittaks more or less by dividing the same into a number of small plots together with roads, paths and pathways therewith in terms of the layout of the South Suburban Municipality now under Ward No. 119 of the Kolkata Municipal Corporation.

AND WHEREAS by virtue of an Indenture executed on 17th day of May 1947 duly registered at Sub-Registrar Office at Alipore and recorded in Book No 1, Volume No. 27, Pages 214 to 219, Being Deed No. 1507, for the year 1947 one Sanjib Kumar Bose became the owner of ALL THAT piece and parcel of Permanent Mourashi Mukrari land containing an area of more or less 3 Cottahs, 1 Chittak, 15 Sq. Ft. of land (the said plot of Land, hereinafter) out of an area of 9.32 Acre measuring more or less 28 Bigha 3 Cottahs and 14 Chittaks of land comprised in Khatian Nos. 299, 302, 381, 382, 384, 386, 414/1, 414/2, being Dag Nos. 473, 474/1041, 475/1042, 472/1058, 471/1059, 476/1043, 471/1060, 471, 475, 476, 474 472 470, 476/1079, J.L. No.8, Mouza - Sahapur Pargana - Magura, within Police Station: Behala, Sub-Registry Office at Alipore South 24 Parganas comprised within Touzi No. 93 and 101 of the Collectorate of 24 Parganas being the part of C.S. Plot 476 in the Khatian No. 302 of the R/R;

AND WHEREAS the said Sri Sanjib Kumar Bose while seized and possessed of the said plot Land transferred on the 19th day of July 1955 by way of an Irrevocable Gift the said plot of Land containing an area of more or less 3 Cottahs 1 Chittak 15 Sq. Ft. to and in favour of one Sri Durgadas Ghosh, son of Late Anadi Nath Ghosh, by a Deed of Gift which was registered at the Sub-Registrar office at Alipore and recorded in Book No 1, Volume No. 88, Pages from 179 to 181, Being Deed No. 5382 for the year 1955.

AND WHEREAS after receiving the said plot of land by the strength of the aforesaid Deed of Gift on 19th day of July 1955 as stated before Sri Durgadas Ghosh built a two storied permanent residential structure building at his cost and expenses, in terms of the Sanctioned Building Plan being No. 10035 dated 29th day of August 1957 from the South Suburban Municipality now Kolkata Municipal Corporation which came to identified and recorded as municipal Premises No. 169, S. N. Roy Road, Kolkata - 700038, Police Station: Behala now New Alipore, more fully described in the Schedule -A, property hereunder written.

AND WHEREAS the said Sri Durgadas Ghosh while in possession and enjoyment of the Schedule -A property hereunder written died intestate on 22nd day of September 1972 leaving behind him his legal heirs and successors viz. his widow Smt. Mamata Ghosh, two sons viz. Sri Sadhan Kumar Ghosh and Sri Swapan Kumar Ghosh and one married daughter viz. Smt. Swapna Mitra who became the joint owners each having undivided 1/4th share over the Schedule - A property as per provision of the Dayabhaga Schools of Hindu Law of Succession Act. 1956 and continued in uninterrupted possession and enjoyment of the said Schedule -A property hereunder written.

AND WHEREAS the said Smt. Mamata Ghosh while in possession and enjoyment the said Schedule-A property died intestate on 22nd day of October 2020 leaving behind as her only legal heirs and successors, viz., two sons viz., Sri Sadhan Kumar Ghosh and Sri Swapan Kumar Ghosh and one married daughter viz. Smt. Swapna Mitra who have become the joint owners each having undivided 1/3rd Share over the said Schedule - A property and have been in continuous possession and enjoyment of the same.

AND WHEREAS the said Sri Sadhan Kumar Ghosh, Sri Swapan Kumar Ghosh and Smt. Swapna Mitra being seized possessed and well sufficiently entitled to the said Schedule - A property got their names mutate and recorded in the Assessment - Collection Department of the Kolkata Municipal Corporation in respect of the said Schedule - A property as Premises No. 169, S. N. Roy Road, Kolkata - 700038, Police Station: New Alipore, vide Assessee No. 41-119-10-0131-3 under the Municipal Ward No. 119 and are regularly paying all rates and taxes thereon.

AND WHEREAS thereafter said Sri Sadhan Kumar Ghosh and Smt. Swapna Mitra the VENDORS herein now for their own considerations and purposes decided to sell and transfer against valuable consideration their respective individual undivided 1/3rd Share aggregating to undivided 2/3rd Share of the said Schedule-A property (the entire property) unto and in favour of their full blood brother and his wife i.e. Sri Swapan Kumar Ghosh & Smt. Archana Ghosh the PURCHASERS herein who jointly approached the VENDORS with the offer to purchase the undivided aggregate 2/3rd Share of the VENDORS and the VENDORS agreed to sell and the PURCHASERS agreed to purchase the undivided aggregate 2/3rd Share of the VENDORS in the said Schedule-A property (the entire property), described in the Schedule-B property being the subject matter of sale hereunder written for the consideration and under the terms and conditions contained herein.

AND WHEREAS the PURCHASERS being interest to purchase the said undivided 2/3rd Share of the said property, fully described in the SCHEDULE-B hereunder written free from all encumbrances, attachments, liens and lispendences proposed to purchase the said property at and for a total consideration of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only.

AND WHEREAS the VENDORS having verified the said offer and/or proposal of the PURCHASERS being adequate and according to the prevailing market price, duly accepted the said offer and/or proposal of the PURCHASERS herein and has agreed to sell ALL THAT the undivided impartible 2/3rd Shares of the VENDORS under the entire property as described in the Schedule-A herein before written that is to say the undivided Bastu Land ad-measuring about 2 (Two) Cottahs 40 Sq. Ft. out of 3 (Three) Cottahs 1 (One) Chittak 15 Sq. Ft., be the same a little more or less at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas South under KMC Ward No.119, being Municipal Assessee No. 41-119-10-0131-3 TOGETHER WITH undivided impartible 2/3rd Shares of the STRUCTURE under the entire property as undivided Covered Area ad-measuring about 866.66 Square Feet out of 1300 Square Feet Covered Area in two Floors as 650 Sq. ft. Covered Area in the Ground Floor and 650 Sq. ft. Covered Area on the First Floor TOGETHER WITH all common areas under the said premises and the aforesaid PROPERTY, morefully described and mentioned in the SCHEDULE - B hereunder written and herein after referred to as the said undivided "PROPERTY" as its absolute joint owners in simple free from all encumbrances at or for a total consideration of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only subject to the fulfilment of the terms and conditions hereunder written for the sake of brevity hereinafter called and referred to as the "PROPERTY" free from all encumbrances, trusts, charges, liens, lispendens, attachments thereto.

AND WHEREAS now on the request of PURCHASERS the OWNERS/VENDORS become desirous to execute Deed of Conveyance in respect of the "Said Undivided PROPERTY" at or for the aforesaid agreed amount i.e. total consideration of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only before the Registering Authority.

NOW THIS DEED WITNESSETH that in pursuance of the said verbal agreement and in consideration of the said sum of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only, being the total agreed price and/or consideration paid by the PURCHASERS to the VENDORS simultaneously with the execution of these presents interms of memo of consideration hereunder written (the receipt whereof the VENDORS hereby jointly admits and acknowledges and of and from the same release and discharge the SAID

UNDIVIDED 2/3rd SHARE OF THE PROPERTY to the PURCHASERS herein) the VENDORS herein as beneficial joint Owners do hereby absolutely grant, convey, sell, transfer, assign and assure unto and to the use of the PURCHASERS herein, free from all encumbrances of ALL THAT the undivided impartible 2/3rd Shares of the VENDORS under the said total property as described in the Schedule-A herein before written that is to say the undivided Bastu Land ad-measuring about 2 (Two) Cottahs 40 Sq. Ft. out of 3 (Three) Cottahs 1 (One) Chittak 15 Sq. Ft., be the same a little more or less at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas South under KMC Ward No. 119, being Municipal Assessee No. 41-119-10-0131-3 TOGETHER WITH undivided impartible 2/3rd Shares of the STRUCTURE under the entire property as undivided Covered Area ad-measuring about 866.66 Square Feet out of 1300 Square Feet Covered Area in two Floors as 650 Sq. ft. Covered Area in the Ground Floor and 650 Sq. ft. Covered Area on the First Floor TOGETHER WITH all common areas under said premises and the aforesaid PROPERTY, TOGETHER WITH all easement rights of the common passages and more particularly mentioned and described in the SCHEDULE -A hereunder written, which is now in exclusive occupation and possession of the VENDORS herein, TOGETHER WITH all structures, fittings, fixtures, appliances, equipments, trees, plants, fences, ledges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances, whatsoever to the said property belonging or in anyway appertaining or usually held, or occupied therewith or reputed to belong or be appurtenant thereto. AND ALL the estate, right, title, interest, claim and demand whatsoever of the VENDORS herein into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the PURCHASERS, their heirs, executors, administrators, assign absolutely and forever together with title deeds, writings, muniments and other evidences of title, AND THE VENDORS do hereby covenant with the PURCHASERS, their respective heirs, executors, administrators, representatives, and assigns, that NOTWITHSTANDING any act, deed or things heretofore done, executed or knowingly suffered to the contrary, the VENDORS herein are now lawfully seized and possessed their undivided share of the said property, free from all encumbrances, attachments and/or defect-in-title whatsoever and that the VENDORS has full power and absolute authority to sell the said undivided share of the said property in manner aforesaid. AND the PURCHASERS shall hereafter peaceably and quietly hold, possess and enjoy the said undivided share of the said property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under them AND FURTHER THAT the VENDORS, their respective heirs, executors, administrators or assigns, covenant with the PURCHASERS, their respective heirs, successors, executors, administrators and assigns to save harmless indemnify and keep indemnified the PURCHASERS herein, their respective heirs, executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever AND the VENDORS herein, their respective heirs, executors, administrators or assigns further covenant that they

will at the request and costs of the PURCHASERS, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more particularly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

THIS SCHEDULE 'A' ABOVE REFERRED TO:

"THE ENTIRE PROPERTY"

ALL THAT a piece and parcel of BASTU LAND measuring about 3 (THREE) COTTAHS 1 (ONE) CHITTAK 15 (FIFTEEN) SQ. FT. be the same a little more or less TOGETHER WITH a Two Storied Pucca Structures (Cemented Floors and 63 years old Structures) covering 1300 SQUARE FEET Covered Area in two Floors as 650 Sq. ft. Covered Area in the Ground Floor and 650 Sq. ft. Covered Area on the First Floor together with all common areas appurtenant therewith at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas (South) under KMC Ward No.119, being Municipal Assessee No. 41-119-10-0131-3 having its Postal Address as P-96, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas (South) The said Premises being butted and bounded in the manner following, that is to say:-

<u>ON THE NORTH</u>	:	111, S. N. Roy Road.
<u>ON THE SOUTH</u>	:	by 12' Feet Road.
<u>ON THE EAST</u>	:	Housing Complex.
<u>ON THE WEST</u>	:	by 75/47, S.N. Roy Road.

THIS SCHEDULE 'B' ABOVE REFERRED TO:

"THE SUBJECT MATTER OF SALE"

ALL THAT the undivided impartible $2/3^{\text{rd}}$ Shares of Bastu Land ad-measuring about 2 (TWO) COTTAHS 40 SQ. FT. equivalent to 1480 SQUARE FEET, out of 3 (THREE) COTTAHS 1 (ONE) CHITTAK 15 (FIFTEEN) SQ. FT., equivalent to 2220 SQUARE FEET, be the same a little more or less TOGETHER WITH undivided impartible $2/3^{\text{rd}}$ Shares of the STRUCTURE under the entire property as undivided Covered Area as 433.33 Sq. Ft. on the First Floor and 433.33 Sq. Ft. in the Ground Floor and total measuring about 866.66 SQUARE FEET out of 1300 SQUARE FEET Covered Area in two Floors as undivided 650 Sq. ft. Covered Area in the Ground Floor and undivided 650 Sq. ft. Covered Area on the First Floor TOGETHER WITH all easement and quasi easement rights and all common areas under said premises at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas South, under KMC Ward No. 119, being Municipal Assessee No. 41-119-10-0131-3.

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

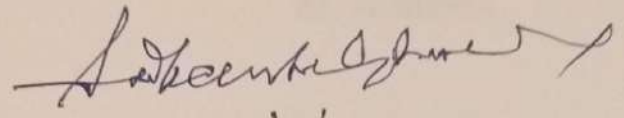
SIGNED, SEALED & DELIVERED at

Kolkata in presence of:

WITNESSES:

1. Sulagna Roy
Adv.
Alipore Judges' Court
Kolkata - 700027

2. Swatana Mitra Roy
Adv.
Alipore Judges' Court -
Kolkata - 700027

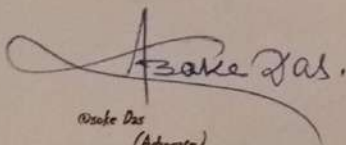


Swatana Mitra
Signature of the VENDORS

Swapam Ar Singh
Archana Singh

Signature of the PURCHASERS

Drafted by me as per documents production
or referred to me by the PURCHASERS:-



Asoke Das
(Advocate)
Alipore Judges Court,
Kolkata: 700 027,
Enrolment No. 1/969/9/1997.

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASERS a sum of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only for full and final settled consideration of the PROPERTY specifically described in SECOND SCHEDULE mentioned under these presents as per memorandum below:-

By A/c Payee Cheque No. 465028 dt. 26/03/2023
Drawn on State Bank of India, New Alipore Branch,
In the name of Smt. Swapna Mitra amounting to

Rs. 10,00,000/-

By A/c Payee Cheque No. 000002 dt. 26/03/2023
Drawn on Bandhan Bank of India, New Alipore Branch,
In the name of Sri Sadhan Kumar Ghosh amounting to

Rs. 10,00,000/-

By Demand Draft/Pay No. 478030 dt. 17/08/2023
Drawn on State Bank of India, New Alipore Branch,
In the name of Smt. Swapna Mitra amounting to

Rs. 18,33,333/-

By Demand Draft/Pay No. 000324 dt. 17/08/2023
Drawn on Bandhan Bank of India, New Alipore Branch,
In the name of Sri Sadhan Kumar Ghosh amounting to

Rs. 18,33,333/-

Rs. 56,66,666/-

Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six only.

WITNESSES:

1. *Sulagra Roy*

2. *Sutapa Mitra Roy*

Andhewul...
Swapna Mitra

Signature of the OWNERS/VENDORS



	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					

Name: SRI SADHAN KUMAR GHOSH

Signature:



LEFT :					
RIGHT :					

Name: SMT. SWAPNA MITRA

Signature:



LEFT :					
RIGHT :					

Name: SRI SWAPAN KUMAR GHOSH

Signature:



LEFT :					
RIGHT :					

Name: SMT. ARCHANA GHOSH

Signature:

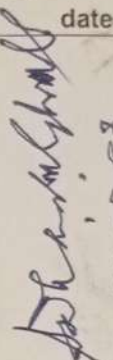
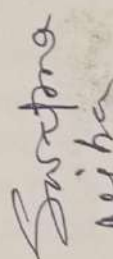
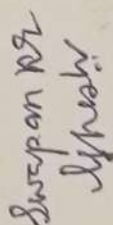


Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16022002059412/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SADHAN KUMAR GHOSH M24/3, ADARSHAPALLY, City:- , P.O:- B D SOPAN, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700116	Seller			 17.08.23.
2	Smt SWAPNA MITRA 36C, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller			 17.08.23
3	Mr SWAPAN KUMAR GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Buyer			 17.8.23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt ARCHANA GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038	Buyer			Archana Ghosh 17.08.2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss SULAGNA ROY Daughter of Mr BHANU LAL ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr SADHAN KUMAR GHOSH, Smt SWAPNA MITRA, Mr SWAPAN KUMAR GHOSH, ARCHANA GHOSH			Sulagna Roy 17.08.23

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120820232016752936

GRIPS Payment Detail

GRIPS Payment ID:	120820232016752936	Payment Init. Date:	12/08/2023 14:57:13
Total Amount:	283268	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	100356166	BRN Date:	12/08/2023 14:59:10
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	SOURAV ROU
Mobile:	9831109027

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240167529371	Directorate of Registration & Stamp Revenue	283268
Total			283268

IN WORDS: TWO LAKH EIGHTY THREE THOUSAND TWO HUNDRED SIXTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192023240167529371

GRN Details

GRN: 192023240167529371 Payment Mode: Online Payment
GRN Date: 12/08/2023 14:57:13 Bank/Gateway: HDFC Bank
BRN : 100356166 BRN Date: 12/08/2023 14:59:10
GRIPS Payment ID: 120820232016752936 Payment Init. Date: 12/08/2023 14:57:13
Payment Status: Successful Payment Ref. No: 2002059412/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: SOURAV ROU
Address: 67/1 S N ROY ROAD KOLKATA, West Bengal, 700038
Mobile: 9831109027
Depositor Status: Others
Query No: 2002059412
Applicant's Name: Mr S DAS
Identification No: 2002059412/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 12/08/2023
Period To (dd/mm/yyyy): 12/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002059412/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	226587
2	2002059412/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	56681
Total				283268

IN WORDS: TWO LAKH EIGHTY THREE THOUSAND TWO HUNDRED SIXTY EIGHT ONLY.



Major Information of the Deed

Deed No :	I-1602-11927/2023	Date of Registration	18/08/2023
Query No / Year	1602-2002059412/2023	Office where deed is registered	
Query Date	11/08/2023 8:55:26 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, 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. 56,66,666/-	Rs. 56,66,666/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,26,687/- (Article:23)	Rs. 56,713/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (J.L.Sarani -- Buro Shibtala Main Road/Premises not Located on Road) , , Premises No: 169, , Ward No: 119 JI No: 0, Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 40 Sq Ft	45,00,000/-	45,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :				3.3917Dec	45,00,000 /-	45,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	866.66 Sq Ft.	11,66,666/-	11,66,666/-	Structure Type: Structure
Gr. Floor, Area of floor : 433.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 433.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		866.66 sq ft	11,66,666 /-	11,66,666 /-	

Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SADHAN KUMAR GHOSH Son of Late DURGADAS GHOSH M24/3, ADARSHAPALLY, City:- , P.O:- B D SOPAN, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2E, Aadhaar No: 42xxxxxxxx6709, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence
2	Smt SWAPNA MITRA Wife of Late SHANKAR NATH MITRA 36C, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx9Q, Aadhaar No: 75xxxxxxxx1513, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SWAPAN KUMAR GHOSH (Presentant) Son of Late DURGADAS GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0G, Aadhaar No: 92xxxxxxxx4509, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence
2	Smt ARCHANA GHOSH Wife of Mr SWAPAN KUMAR GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx4Q, Aadhaar No: 80xxxxxxxx6016, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Miss SULAGNA ROY Daughter of Mr BHANU LAL ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SADHAN KUMAR GHOSH, Smt SWAPNA MITRA, Mr SWAPAN KUMAR GHOSH, Smt ARCHANA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SADHAN KUMAR GHOSH	Mr SWAPAN KUMAR GHOSH-0.847917 Dec,Smt ARCHANA GHOSH-0.847917 Dec
2	Smt SWAPNA MITRA	Mr SWAPAN KUMAR GHOSH-0.847917 Dec,Smt ARCHANA GHOSH-0.847917 Dec

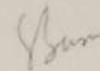
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SADHAN KUMAR GHOSH	Mr SWAPAN KUMAR GHOSH-216.66500000 Sq Ft,Smt ARCHANA GHOSH-216.66500000 Sq Ft
2	Smt SWAPNA MITRA	Mr SWAPAN KUMAR GHOSH-216.66500000 Sq Ft,Smt ARCHANA GHOSH-216.66500000 Sq Ft

On 16-08-2023

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 56,66,666/-



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 17-08-2023

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

Presented for registration at 20:40 hrs on 17-08-2023, at the Private residence by Mr SWAPAN KUMAR GHOSH, one of the Claimants.

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

Execution is admitted on 17/08/2023 by 1. Mr SADHAN KUMAR GHOSH, Son of Late DURGADAS GHOSH, M24/3, ADARSHAPALLY, P.O: B D SOPAN, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 2. Smt SWAPNA MITRA, Wife of Late SHANKAR NATH MITRA, 36C, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Mr SWAPAN KUMAR GHOSH, Son of Late DURGADAS GHOSH, 28/1, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Retired Person, 4. Smt ARCHANA GHOSH, Wife of Mr SWAPAN KUMAR GHOSH, 28/1, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife

Indetified by Miss SULAGNA ROY, , , Daughter of Mr BHANU LAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 56,713.00/- (A(1) = Rs 56,667.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 56,681/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2023 2:59PM with Govt. Ref. No: 192023240167529371 on 12-08-2023, Amount Rs: 56,681/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 100356166 on 12-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,26,687/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,26,587/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 294023, Amount: Rs.100.00/-, Date of Purchase: 26/06/2023, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2023 2:59PM with Govt. Ref. No: 192023240167529371 on 12-08-2023, Amount Rs: 2,26,587/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 100356166 on 12-08-2023, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 400935 to 400956

being No 160211927 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.08.24 11:42:47 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2023/08/24 11:42:47 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)