

02915/23

2 - 2825/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
13/09/23

2328952/23

AP 385505

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas


13 SEP 2023

### DEED OF CONVEYANCE

- Date:** This Indenture is made on this the 13<sup>th</sup> Day of SEPTEMBER'2023 (Two Thousand and Twenty-Three).
- Nature of Document:** Deed of Conveyance.

18 AUG 2023

S. No. 5930 Date .....  
Sold to: Sudeep Chakraborty Adv.  
of: Alipore J. Court - West - 27  
Rupees: 100/-

  
Sankar Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., West 27



Hangraj Singh  
S/o Bivraj K. Singh  
Upperkulti, Bahad.  
Kulti, Paschim Bardhaman,  
PIN: 713343.

  
DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
13 SEP 2023

3. Parties:

3.1 MR. GANESH KUMAR KUSHVAHA, [PAN- CNGPK9303P], (AADHAAR No. 981522527535), Son of Satyanarayan Kushvaha, by Occupation- Service, Faith Hindu, by Nationality Indian, residing at: 66, Bhadalia, Karampur, Chauraha, Saidpur, Post Office- Karampur, Police Station- Saidpur, District-Ghazipur, Pin- 233221, State- Uttar Pradesh, hereinafter called and referred to as the "OWNER/ VENDOR" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the FIRST PART.

3.2 MR. AMIT GHOSH, [PAN- AHNPG7172P], (AADHAAR NO. 981304177819), son of Sri Tapan Ghosh, by faith Hindu, by Nationality Indian, by occupation- Business, residing at: Village- Khariberia, Post Office & Police Station- Bishnupur, District- South 24 Parganas, Pin- 743503, hereinafter called and referred to as the PURCHASER, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, and assigns) of the SECOND PART.

WHEREAS said Ganesh Kumar Kushvaha, Son of Satyanarayan Kushvaha, purchased a piece and parcel of demarcated land measuring an area about **04 Cottah or 2880 Sq.Ft. or 6.6 Decimals** from Panchmahal Conclave Private Limited, by virtue a registered Deed of Conveyance, duly registered/ executed on dated 31.12.2021, before DSR- IV, office at Alipore, entered into Book- I, Volume No. 1604- 2022, Pages- 17324 to 17355, being Deed

No. 10772, for the year 2021, All that property comprised in R.S. & L.R. Dag No. 864, appertaining in R.S. Khatian No. 571, Mouza- Hatishala, vide J.L. No- 9, Police Station- Kolkata Leather Complex, within Beonta II no Gram Panchayet, District- South 24 Parganas.

AND WHEREAS being an absolute owner possessor and occupier of the said landed property Ganesh Kumar Kushvaha, Son of Satyanarayan Kushvaha, recorded his name in at present L.R. operation vide L.R. Khatian No. 3304.

AND WHEREAS being an absolute owner possessor and occupier of the said landed property Ganesh Kumar Kushvaha, Son of Satyanarayan Kushvaha, Converted the Characteristic of the said landed property from Shali to Bastu, vide Conversion Case No. CN/2022/1603/266.

AND WHEREAS the Vendor hereto in urgent need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT demarcated plot of land measuring an area of **6.6 decimals**, R.S. & L.R. Dag No. 864, appertaining in R.S. Khatian No. 571, corresponding to L.R. Khatian No. 3304, *Mouza Hatishala*, J.L. No. 9, Police Station Kolkata Leather Complex, within Beonta *Gram Panchayet II*, Additional District Registration Office Bhangore, District South 24 Parganas, more fully mentioned in the schedule hereunder written, at or for the total price and/or consideration of **Rs. 31,18,500/- (Rupees Thirty One Lacs Eighteen Thousand and Five Hundred Only)**.

AND WHEREAS the Purchaser herein have agreed with the Vendors herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

AND WHEREAS saleable area from LR Khatian No. 3304 is 6.6 decimal.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. 31,18,500/- (Rupees Thirty One Lacs Eighteen Thousand and Five Hundred Only) to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring a total area of 6.6 decimals, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the

said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein

is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.
4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-

pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold , conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.
  
6. AND FURTHERMORE, THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.

**THE SCHEDULE OF THE PROPERTY**  
**REFERRED TO ABOVE**

ALL THAT piece and parcel of Bastu land measuring about 6.6 decimals, comprised in R.S. & L.R. Dag No. 864, appertaining in R.S. Khatian No. 571, corresponding to L.R. Khatian No. 3304, lying and situated at MOUZA- HATISHALA, vide J.L. No. 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under Police Station- Bhangore now at Kolkata Leather Complex (K.L.C.), District- 24 Parganas South, PIN – 700135, That the property is not adjacent to any Metal Road.

ON THE NORTH : Others Land of Same Dag.

ON THE SOUTH : Others Land of Same Dag.

ON THE EAST : Others Land of Same Dag.

ON THE WEST : Others Land of Same Dag.

IN WITNESSES WHEREOF the Vendor and the purchaser hereunto have set and subscribed their hand & seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Aangraj Singh*  
PIN: 713342

2. *Dweep Bag*  
PIN: 743377

*Gauri Meera Keshwaha*

\_\_\_\_\_  
SIGNATURE OF OWNER/  
VENDOR

Drafted & Prepared By:

*Sudeep Chakraborty*

Sudeep Chakraborty

(Advocate)

Enrolment No. F-1013/859/2019

Alipore Judges Court

Computer Print.














SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:












1. *Aarogaj Singh*  
PIN: 713343,
2. *Dweet Bay*  
PIN: 743377

*Ganesh Kumar Kishwaha*  
SIGNATURE OF OWNER/VENDOR

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

Name \_\_\_\_\_

Signature Ganesh Kurkaywala

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

Name AMIT GHOSH

Signature Amit Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130920232021826263

## GRIPS Payment Detail

GRIPS Payment ID:	130920232021826263	Payment Init. Date:	13/09/2023 12:38:30
Total Amount:	124774	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	717379468	BRN Date:	13/09/2023 12:39:11
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name:	AMIT GHOSH
Mobile:	9830806854

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240218262641	Directorate of Registration & Stamp Revenue	124774
Total			124774

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY.

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



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



192023240218262641

GRN Details

GRN:	192023240218262641	Payment Mode:	Online Payment
GRN Date:	13/09/2023 12:38:30	Bank/Gateway:	AXIS Bank
BRN :	717379468	BRN Date:	13/09/2023 12:39:11
GRIPS Payment ID:	130920232021826263	Payment Init. Date:	13/09/2023 12:38:30
Payment Status:	Successful	Payment Ref. No:	2002328952/4/2023 [Query No/**/Query Year]

Depositor Details

Depositor's Name:	AMIT GHOSH
Address:	HATISHALA
Mobile:	9830806854
Depositor Status:	Buyer/Claimants
Query No:	2002328952
Applicant's Name:	Mr Aangraj Singh
Identification No:	2002328952/4/2023
Remarks:	Salc, Sale Document
Period From (dd/mm/yyyy):	13/09/2023
Period To (dd/mm/yyyy):	13/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002328952/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	93575
2	2002328952/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	31199
			<b>Total</b>	<b>124774</b>

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY.

### Major Information of the Deed



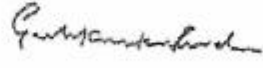
Deed No :	I-1630-02825/2023	Date of Registration	13/09/2023
Query No / Year	1630-2002328952/2023	Office where deed is registered	
Query Date	12/09/2023 5:32:33 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001605259, 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. 31,18,500/-	Rs. 31,18,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 93,675/- (Article:23)	Rs. 31,231/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

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-864 (RS :-864 )	LR-3304, (RS:-57110 )	Bastu	Bastu	6.6 Dec	31,18,500/-	31,18,500/-	
<b>Grand Total :</b>					6.6Dec	31,18,500 /-	31,18,500 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr GANESH KUMAR KUSHVAHA (Presentant )</b> Son of Mr SATYANARAYAN KUSHVAHA Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office	 <small>13/09/2023</small>	 <small>LTN 13/09/2023</small>	 <small>13/09/2023</small>
City:- , P.O:- KARAMPUR, P.S:-SAIDPUR, District:-Ghazipur, Uttar Pradesh, India, PIN:- 233221 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CNxxxxxx3P, Aadhaar No: 98xxxxxxxx7535, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AMIT GHOSH</b> Son of Mr TAPAN GHOSH City:- , P.O:- BISHNUPUR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AANGRAJ SINGH</b> Son of Mr BINAY KUMAR SINGH KULTI, City:- , P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343			
	13/09/2023	13/09/2023	13/09/2023
Identifier Of Mr GANESH KUMAR KUSHVAHA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr GANESH KUMAR KUSHVAHA	Mr AMIT GHOSH-6.6 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 864, LR Khatian No:- 3304	Owner:গনেশ কুমার কুশভা, Gurdian:সত্যনারায়ন কুশভা, Address:বিল্ড , Classification:শাদি, Area:0.07000000 Acre,	Mr GANESH KUMAR KUSHVAHA

**Endorsement For Deed Number : I - 163002825 / 2023**

**On 13-09-2023**

**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 14:03 hrs on 13-09-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr GANESH KUMAR KUSHVAHA ,Executant.

**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 31,18,500/-

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

Execution is admitted on 13/09/2023 by Mr GANESH KUMAR KUSHVAHA, Son of Mr SATYANARAYAN KUSHVAHA, P.O: KARAMPUR, Thana: SAIDPUR, , Ghazipur, UTTAR PRADESH, India, PIN - 233221, by caste Hindu, by Profession Service

Indetified by Mr AANGRAJ SINGH, , , Son of Mr BINAY KUMAR SINGH, KULTI, P.O: KULTI, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 31,231.00/- ( A(1) = Rs 31,185.00/- ,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 31,199/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2023 12:39PM with Govt. Ref. No: 192023240218262641 on 13-09-2023, Amount Rs: 31,199/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 717379468 on 13-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 93,575/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 93,575/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5930, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2023 12:39PM with Govt. Ref. No: 192023240218262641 on 13-09-2023, Amount Rs: 93,575/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 717379468 on 13-09-2023, Head of Account 0030-02-103-003-02



**Jaldeb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 81814 to 81832  
being No 163002825 for the year 2023.



*Jaideb Pal*

Digitally signed by Jaideb Pal  
Date: 2023.09.15 11:44:50 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 15/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.