

S-5394

5770/2025

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 275464

P 1862610/25
AR
17/6/25

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Dist. District Sub-Registrar,
enarour, South 24 Parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 17th day of JUNE, Two Thousand Twenty-Five (2025).

BETWEEN

01 JUL 2025

19 MAY 2025

19 JUN 2025

S.L. No. 4153 Date.....

Name.....

Address.....

Value.....

ARUN KUMAR PATRA
Advocate
Baruipur Civil Court
Enr. No. - WB-2532/99
Mob. : 9830521672

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

Identified by me

1159, NSE m rd

Kol-103

(1) MR. SUBHASH NASKAR ALIAS SUBHASH CHANDRA NASKAR ALIAS SUBHAS NASKAR (PAN - AICPN9469N), (AADHAAR NO. 225199350487), (2) MR. PRABHAS NASKAR ALIAS PRABHAS CHANDRA NASKAR (PAN - AMLPN6054G), (AADHAAR NO. 267710784336), both son of Late. Sailen Chandra Naskar alias **Sailen Naskar**, both by occupation - Service, both by Nationality - Indian, both by Religion - Hindu, residing at Baghar Ghol, Banhugli, Rajpur-Sonarpur Municipality, Post Office - Dingelpota, Police Station - Narendrapur, District South 24 Parganas, West Bengal, Owner no. 1 and 2 hereinafter collectively referred to as the **'VENDORS/OWNERS/FIRST PARTY'** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

MR. BIKASH AGARWAL (PAN- AHAPA8484B), son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, hereinafter referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

DETAILS OF R.S & L.R. DAG NO. 2995

BACKGROUND:-

WHEREAS, one **HARI PADA NASKAR** alias **HARIPADA NASKAR** was the absolute R.S. recorded Owner of all that entire area of Land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, split of land measuring is given hereunder below:

R.S. and L.R. DAG	R.S. KHATIAN	TOTAL AREA IN DECIMAL
2995	4	84
Total in Decimal		84

under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 Additional District Sub Registrar - Sonarpur, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, within the limits of Bonhooghly Gram Panchayet and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.




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AND WHEREAS said **HARI PADA NASKAR** alias **HARIPADA NASKAR** sold, transferred and conveyed all that entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, in favour of his son namely **'Sailen Chandra Naskar alias Sailen Naskar'** written in vernacular by virtue of Saaf Bikroy Kobala i.e. Deed of Conveyance which was duly registered on 21.01.1974 in the office of Sub-Registrar Sonarpur and same was recorded with **Being No. 126 for the Year 1974.**

AND WHEREAS said **SAILEN CHANDRA NASKAR** alias **SAILEN NASKAR** son of late Hari Pada Naskar alias Haripada Naskar became the absolute owner of all that entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **SAILEN CHANDRA NASKAR** alias **SAILEN NASKAR** son of late Haripada Naskar out of his natural love and affection gifted, transferred and bequeathed **ALL THAT** divided and demarcated piece and parcel of entire area of land admeasuring **"84 Decimal"** be the same a little more or less comprised in comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, in favour of his two sons namely **"Subhash Chandra Naskar alias Subhash Naskar"** and **"Prabhas Chandra Naskar alias Prabhas Naskar"** written in vernacular by virtue of one Bengali Daan Patra Dalil i.e. Deed of Gift which was duly registered on 10.07.2000 in the office of Additional District Sub Registrar Sonarpur and same was recorded with **Being No. 5998 for the Year 2000.**




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AND WHEREAS the VENDORS/OWNERS, herein became the absolute owner of ALL THAT divided and demarcated piece and parcel of entire area of land admeasuring **"84 Decimal"** be the same a little more or less comprised in comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No's. 1973, and 10118 Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office - Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, Kolkata- 700151, and Published Records before B.L. & L.R.O of South 24 Parganas and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS the OWNERS/VENDORS, herein, has/have the absolute right and entitlement of ALL THAT divided and demarcated piece and parcel of land admeasuring the entire area of land measuring **84 decimal**, be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office - Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, Kolkata- 700151, together with all user and easement rights on paths and passages along with all other rights, privileges, facilities, advantages and appendages etc. attached therein, which is hereinafter referred to as the **"TOTAL PRPOERTY"** morefully described in the **"FIRST SCHEDULE"** below.

AND WHEREAS the VENDOR herein, owing to urgent need of money intended and declared to sale, transfer or convey ALL THAT piece and parcel of land measuring **02 Katha 12 Chittack 15 Sq. Ft. a bit more or less** identified as **Plot no. 17** out of the entire area of land admeasuring **84 Decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office - Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration **RS. 6,40,167/- (RUPEES SIX LAC FORTY THOUSAND ONE HUNDRED SIXTY-SEVEN)** only being the highest market price of the locality.



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AND WHEREAS now the **OWNERS/VEDORS** herein having confirmed and having declared that the Said Property is free from all encumbrances, lien, lispendences, acquisition or requisition and trusts whatsoever, and there is no impediment legal or otherwise to sell, develop, mortgage, transfer, convey, assign and assure the Said Property, jointly approached the Purchaser herein, morefully described in the **SCHEDULE** below.

AND WHEREAS the said, the **First Party** herein, approached by the Purchaser/Second Party herein, for selling/transferring/conveying the Said Property more fully described in the **SECOND SCHEDULE** hereunder written, within the limits of Rajpur-Sonarpur Municipality and the Purchaser herein, have accepted the said proposal of the **First Party** herein and such proposed project is hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS the **PURCHASER** approached the **VENDOR** and agreed to purchase the **SAID PROPERTY** being **ALL THAT** piece and parcel of land measuring **02 Katha 12 Chittack 24 Sq. Ft. a bit more or less** divided, demarcated and identified as **Plot no. 17** out of the entire area of land admeasuring **84 Decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office - Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration of **RS. 6,40,167/- (RUPEES SIX LAC FORTY THOUSAND ONE HUNDRED SIXTY-SEVEN)** only being the highest market price of the locality, presently within the limits of **Bonhooghly Gram Panchayet, Additional District Sub Registrar Office, Sonarpur, District South 24 Parganas**, at and for a total consideration of **RS. 6,40,167/- (RUPEES SIX LAC FORTY THOUSAND ONE HUNDRED SIXTY-SEVEN)** only considering the same being the highest market price of the locality and the **VENDOR** has agreed and accepted the said proposal of the **PURCHASER**.

NOW THIS INDENTURE WITNESSETH that on payment of **RS. 6,40,167/- (RUPEES SIX LAC FORTY THOUSAND ONE HUNDRED SIXTY-SEVEN)** only as per Memo of Consideration hereunder written by




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the **PURCHASER** to the **VENDOR** at or before this presents (the payment whereof the **VENDOR** do hereby and hereunder admit and acknowledge and acquit release the **PURCHASER** and the **SAID PROPERTY** hereby conveyed) the **VENDOR** do hereby sell transfer alienate convey and assure unto the **PURCHASER** forever free from all encumbrances **ALL THAT** piece and parcel of land measuring **02 Katha 12 Chittack 24 Sq. Ft. a bit more or less** identified as **Plot no. 18** out of the entire area of land admeasuring **84 Decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN** comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office - Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY**, more fully described in the **SCHEDULE** below hereunder written **OR HOWSOEVER** otherwise the **SAID PROPERTY** now or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHERWITH ALL** benefit and advantage of ancient and other lights, liberties, easements, privileges, appendages and appurtenances, whatsoever, to the **SAID PROPERTY** or any part thereof belonging to or in any way appertaining to or with the same or any part thereof usually held used occupied of enjoyed or reputed to belong or be appurtenant thereto **AND** issues and profits thereof and of any part thereof **AND ALL** the deeds, pattahs, muniments, writings and evidence of title which is anyway relate to the **SAID PROPERTY** or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the **VENDOR** her heirs, executors, administrators, representatives or any person from where she can or may produce the same without action on suit at law or in equity. **TO HAVE AND TO HOLD** the **SAID PROPERTY** and every part thereof hereby granted sold conveyed and transferred or expressed and intended so to be with the rights and appurtenances unto the use of the **PURCHASER** his executors, administrators, representatives, and assignees forever **AND** the **VENDOR** do hereby herself, her heirs, executors, administrators and representatives covenant with the **PURCHASER** his executors, administrators, representatives and assignees **THAT** notwithstanding any act, deed or things, whatsoever, by the **VENDOR** or by any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **VENDOR** has at all material times heretofore and now have good right, full powers absolute authority and indefeasible title grant, sell, convey transfer assign and assure the **SAID PROPERTY** hereby granted, sold, conveyed and transferred or expressed or intended as to be into and to the use of the **PURCHASER** his executors, administrators, representatives and assignees in the manner aforesaid **AND THAT** the **PURCHASER** his executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably possess and enjoy the **SAID PROPERTY** and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand, whatsoever, from or by the



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VENDOR or any person or persons lawfully or equitably claiming from under or in trust to them or from or under any of her ancestor or predecessors in title and that free and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at her costs and expenses of the **VENDOR** will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances, whatsoever, made or suffered by the **VENDOR** or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the **VENDOR** and all persons having lawfully or equitably claimant any estate or interest, whatsoever, in the **SAID PROPERTY** shown on the administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things, whatsoever, for further better and more perfectly assigning the **SAID PROPERTY** and every part hereof unto and to the use of the **PURCHASER** his executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT the **VENDOR** and all her heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the **PURCHASER** his executors, administrators, representatives and assignees, if any suffered by reason of any defect in the recital of the title of the **VENDOR** for any breach of the covenant hereunder contained.

FIRST SCHEDULE ABOVE REFERRED

TOTAL PROPERTY

ALL THAT piece and parcel of land measuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dindelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, **demarcated and delineated into the separate plot nos. identified into the Site plan in color RED herewith, along with the easementary rights and hereditaments attached therewith.**

The PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. B.C. Roy Road.




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SECOND SCHEDULE ABOVE REFERRED

SAID PROPERTY

ALL THAT divided and demarcated piece and parcel of land **identified as Plot no. 17** admeasuring **02 Cottah 12 chittack 24 Sq. Ft** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN** comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dindelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, **along with the easementary rights and hereditaments attached therewith, and it is butted and bounded by:**

On the North	:: R.S. Dag no. 2995(P), Vacant land
On the East	:5 Meter wide Road
On the South	:5 Meter wide Road
On the West	:Plot no. 16

The SAID PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. B.C. Roy Road.



Handwritten signature

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas.

17 JUN 2025

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** have signed this **INDENTURE** on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE PARTIES

IN THE PRESENCE OF WITNESSES: -

1) Shreya Roy
Kot-61

2) [Signature]
Kot-150

① Subhash Naskar

② Prabhas Naskar
alias Prabhas Chandra Naskar

SIGNATURE OF THE VENDOR

[Signature]

BE

SIGNATURE OF THE PURCHASER

DRAFTED BY:-

Triya Chakraborty
F/3041/24/4/2021
Alipore Judges Court.




Addl. Dist. Sub Registrar
Sonamurti
South 24 Parganas

17 JUN 2025

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the within mentioned sum of **RS. 6,40,167/- (RUPEES SIX LAC FORTY THOUSAND ONE HUNDRED SIXTY-SEVEN) only** as full consideration in respect of the **SAID PROPERTY** in the following manner as follows: -

SL.	Vendor Name	MODE OF PAYMENT	Date	Amount in Rupee
1	SUBHASH NASKAR	DEMAND DRAFT CHQ NO. 031705	11.06.2025	320083
2	PRABHAS NASKAR	DEMAND DRAFT CHQ NO.031698	11.06.2025	320084
TOTAL IN RUPEE				RS. 6,40,167/-

RS. 6,40,167/- (RUPEES SIX LAC FORTY THOUSAND ONE HUNDRED SIXTY-SEVEN) only.

**SIGNED, SEALED & DELIVERED
BY THE PARTIES**

IN THE PRESENCE OF WITNESSES: -

1. *Shreya Roy*
Kol-61

2. *Sunny Sh*
Kol-150

① *Subhash naskar*

② *prabhas naskar
alias prabhas chander
naskar*

SIGNATURE OF VENDORS



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



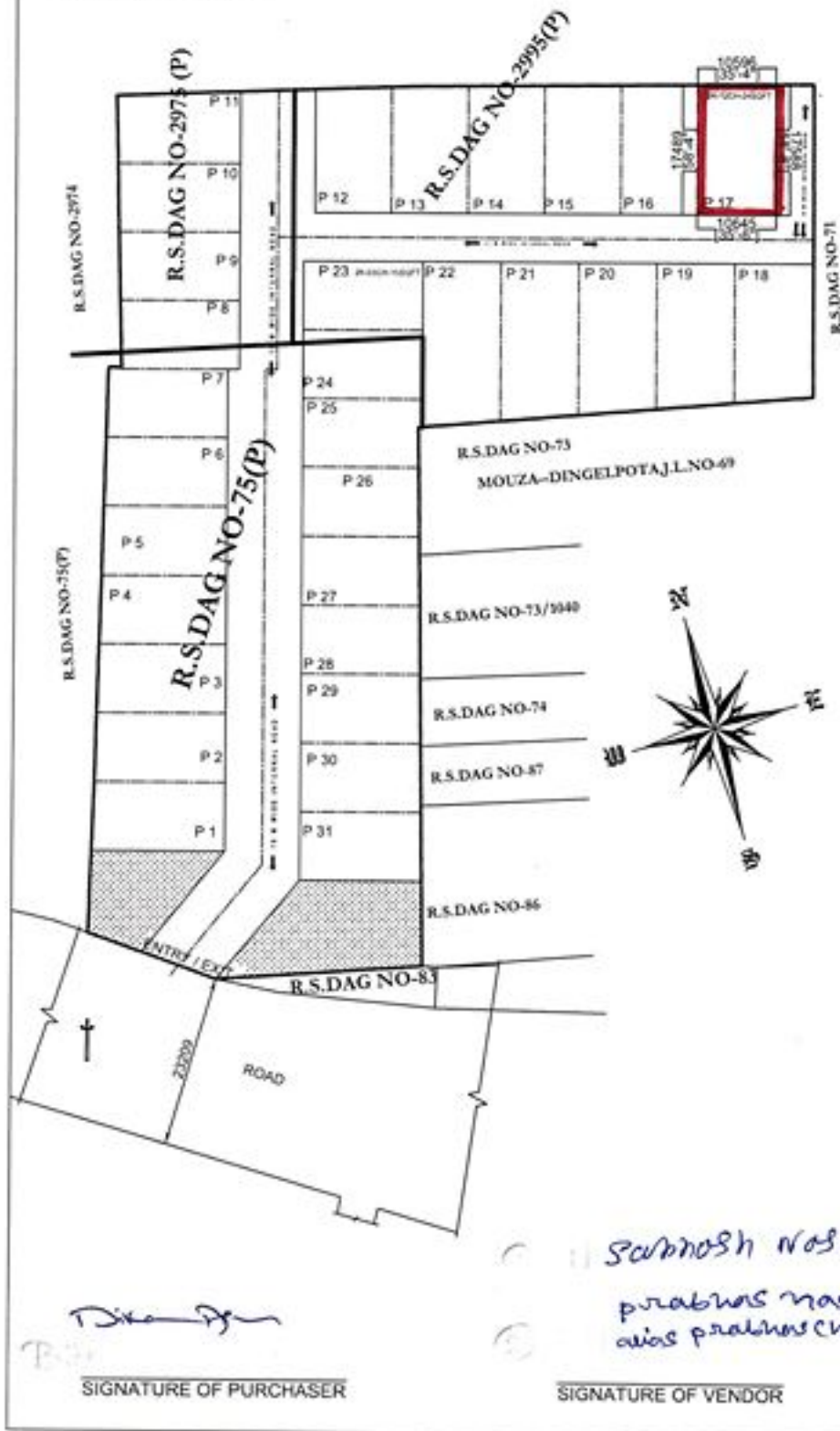

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Site plan of the Plot No. - 17 at Mouza- Bonhooghly, J.L- 65, RS & LR Dag No. -2995, R.S Khatian No.-4, L.R Khatian-Nos. -1973 & 10118, P.S- Narendrapur formerly Sonarpur, District - South 24 parganas. Within the limits of Bonhooghly Gram Panchayet, Block- Sonarpur, Kolkata-700151, Adjacent to Dr. B.C. Roy Road.

Plot no. 17

Plot area = 2ka-12ch-24sqft

Name:- BIKASH AGARWAL






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Sonarpur
South 24 Parganas

17 JUN 2025



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



192025260128650148

GRN Details

GRN:	192025260128650148	Payment Mode:	SBI Epay
GRN Date:	25/06/2025 16:48:20	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9815791791839	BRN Date:	25/06/2025 16:49:09
Gateway Ref ID:	IGASZCWPNI	Method:	State Bank of India NB
GRIPS Payment ID:	250620252012865013	Payment Init. Date:	25/06/2025 16:48:20
Payment Status:	Successful	Payment Ref. No:	2001662610/7/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Address:	GARIA, KOLKATA-700084
Mobile:	8820607014
Period From (dd/mm/yyyy):	25/06/2025
Period To (dd/mm/yyyy):	25/06/2025
Payment Ref ID:	2001662610/7/2025
Dept Ref ID/DRN:	2001662610/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001662610/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	3765
2	2001662610/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	753
Total				4518

IN WORDS: FOUR THOUSAND FIVE HUNDRED EIGHTEEN ONLY.

PAID



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



192025260109618958

GRN Details

GRN:	192025260109618958	Payment Mode:	SBI Epay
GRN Date:	14/06/2025 15:48:16	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8221276133755	BRN Date:	14/06/2025 15:48:45
Gateway Ref ID:	IGASYBMRH0	Method:	State Bank of India NB
GRIPS Payment ID:	140620252010961894	Payment Init. Date:	14/06/2025 15:48:16
Payment Status:	Successful	Payment Ref. No:	2001662610/1/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Address:	KOLKATA-84
Mobile:	8820607014
Period From (dd/mm/yyyy):	14/06/2025
Period To (dd/mm/yyyy):	14/06/2025
Payment Ref ID:	2001662610/1/2025
Dept Ref ID/DRN:	2001662610/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001662610/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	37537
2	2001662610/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	7527
Total				45064

IN WORDS: FORTY FIVE THOUSAND SIXTY FOUR ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140620252010961894

GRIPS Payment Detail

GRIPS Payment ID:	140620252010961894	Payment Init. Date:	14/06/2025 15:48:16
Total Amount:	45064	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8221276133755	BRN Date:	14/06/2025 15:48:45
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr BIKASH AGARWAL
Mobile:	8820607014

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260109618958	Directorate of Registration & Stamp Revenue	45064
Total			45064

IN WORDS: FORTY FIVE THOUSAND SIXTY FOUR ONLY.

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



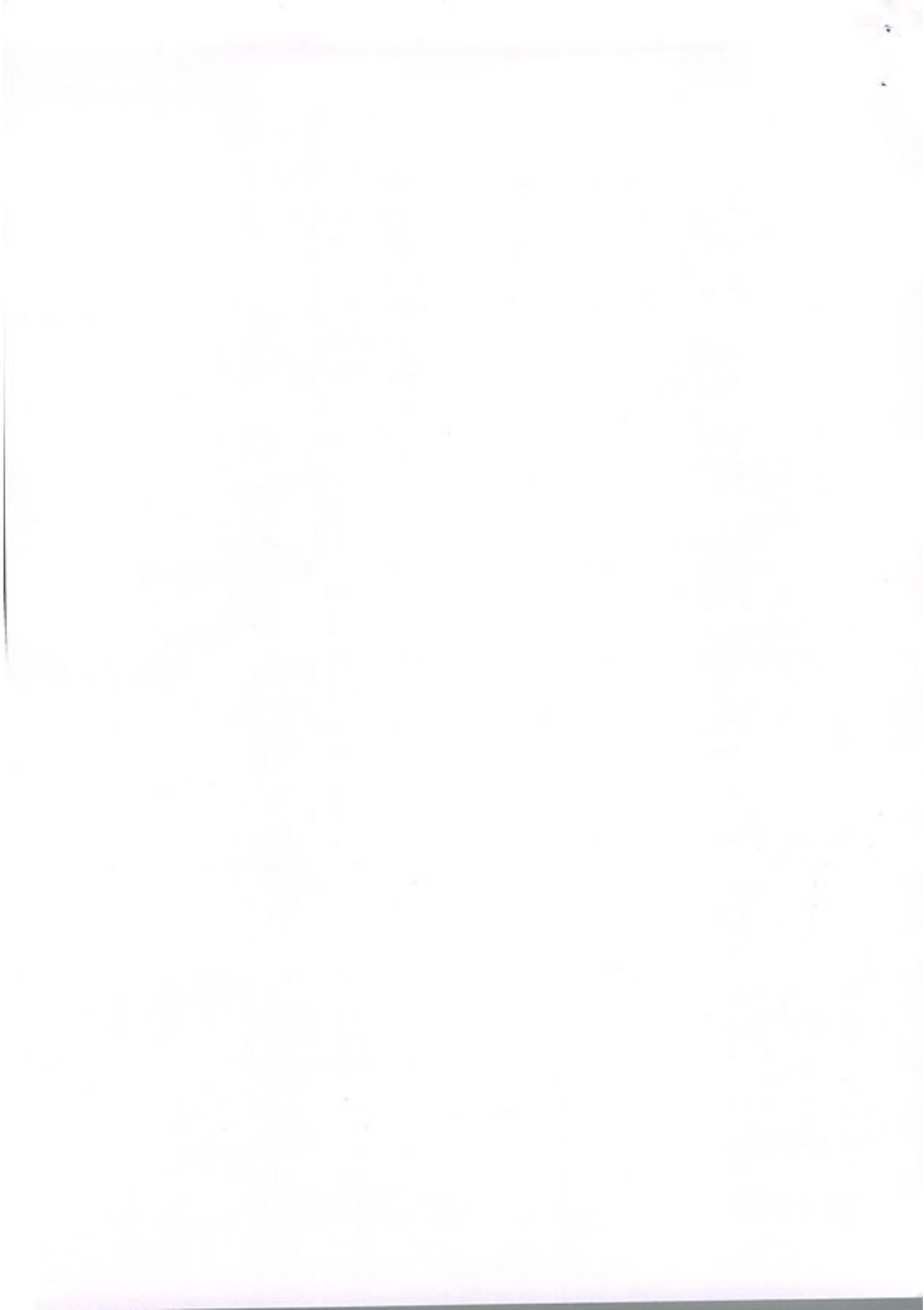
Major Information of the Deed

Deed No :	I-1608-05770/2025	Date of Registration	01/07/2025
Query No / Year	1608-2001662610/2025	Office where deed is registered	
Query Date	14/06/2025 11:34:36 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	MOUSUMI DAS Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 7003702511, 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. 6,40,167/-		Rs. 8,26,650/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 41,352/- (Article:23)		Rs. 8,280/- (Article:A(1), E)	
Remarks			

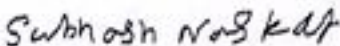
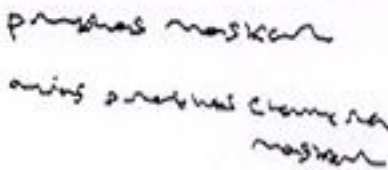
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2995 (RS :-)	LR-1973	Bastu	Shali	1 Katha 6 Chatak 12 Sq Ft	3,20,083/-	4,13,325/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-2995 (RS :-)	LR-10118	Bastu	Shali	1 Katha 6 Chatak 12 Sq Ft	3,20,084/-	4,13,325/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
TOTAL :					4.5925Dec	6,40,167 /-	8,26,650 /-	
Grand Total :					4.5925Dec	6,40,167 /-	8,26,650 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBHASH NASKAR, (Alias: Mr SUBHASH CHANDRA NASKAR) Son of Mr SAILEN CHANDRA NASKAR Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office		 Captured	Signature 
	17/06/2025	LTI 17/06/2025	17/06/2025	
City:- Rajpur-sonarpur, P.O:- BONHOOGLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AIxxxxxxx9N, Aadhaar No: 22xxxxxxxx0487, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office				
2	Name Mr PRABHAS NASKAR, (Alias: Mr PRABHAS CHANDRA NASKAR) (Presentant) Son of Mr SAILEN CHANDRA NASKAR Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office		 Captured	Signature 
	17/06/2025	LTI 17/06/2025	17/06/2025	
City:- Rajpur-sonarpur, P.O:- BONHOOGLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxxx4G, Aadhaar No: 26xxxxxxxx4336, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 17/06/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIKASH AGARWAL Son of Late Rajendra Kumar Agarwal Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 24/06/2025 ,Place : Office		 Captured	Signature 
	24/06/2025	LTI 24/06/2025	24/06/2025	



Son of Late Rajendra Kumar Agarwal City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: ahxxxxxx4b, Aadhaar No: 27xxxxxxxx8531, Status :Individual, Executed by: Self, Date of Execution: 17/06/2025 , Admitted by: Self, Date of Admission: 24/06/2025 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAJIT GHOSH Son of Mr JOYDEB GHOSH City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, Pin:- 700084		 Captured	
	17/06/2025	17/06/2025	17/06/2025
Identifier Of Mr SUBHASH NASKAR, Mr PRABHAS NASKAR, Mr BIKASH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHASH NASKAR	Mr BIKASH AGARWAL-1.14813 Dec
2	Mr PRABHAS NASKAR	Mr BIKASH AGARWAL-1.14813 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHASH NASKAR	Mr BIKASH AGARWAL-1.14813 Dec
2	Mr PRABHAS NASKAR	Mr BIKASH AGARWAL-1.14813 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2995, LR Khatian No:- 1973	Owner:শ্রীমত চন্দ্র নস্কর, Gurdian:শ্রীমত , Address:শ্রীমত নস্কর বস , Classification:নস্কর, Area:0.42000000 Acre,	Mr SUBHASH NASKAR
L2	LR Plot No:- 2995, LR Khatian No:- 10118	Owner:শ্রীমত চন্দ্র নস্কর, Gurdian:শ্রীমত নস্কর, Address:শ্রীমত , Classification:নস্কর, Area:0.42000000 Acre,	Mr PRABHAS NASKAR



Endorsement For Deed Number : I - 160805770 / 2025

On 17-06-2025

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

Presented for registration at 16:22 hrs on 17-06-2025, at the Office of the A.D.S.R. SONARPUR by Mr PRABHAS NASKAR Alias Mr PRABHAS CHANDRA NASKAR, one of the Executants.

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 8,26,650/-

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

Execution is admitted on 17/06/2025 by 1. Mr SUBHASH NASKAR, Alias Mr SUBHASH CHANDRA NASKAR, Son of Mr SAILEN CHANDRA NASKAR, P.O: BONHOOGLY, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24 -Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 2. Mr PRABHAS NASKAR, Alias Mr PRABHAS CHANDRA NASKAR, Son of Mr SAILEN CHANDRA NASKAR, P.O: BONHOOGLY, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service

Indetified by Mr SUBHAJIT GHOSH, , , Son of Mr JOYDEB GHOSH, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,280.00/- (A(1) = Rs 8,266.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 7,527/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2025 3:48PM with Govt. Ref. No: 192025260109618958 on 14-06-2025, Amount Rs: 7,527/-, Bank: SBI EPay (SBIEPay), Ref. No. 8221276133755 on 14-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,352/- and Stamp Duty paid by by online = Rs 37,537/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2025 3:48PM with Govt. Ref. No: 192025260109618958 on 14-06-2025, Amount Rs: 37,537/-, Bank: SBI EPay (SBIEPay), Ref. No. 8221276133755 on 14-06-2025, Head of Account 0030-02-103-003-02

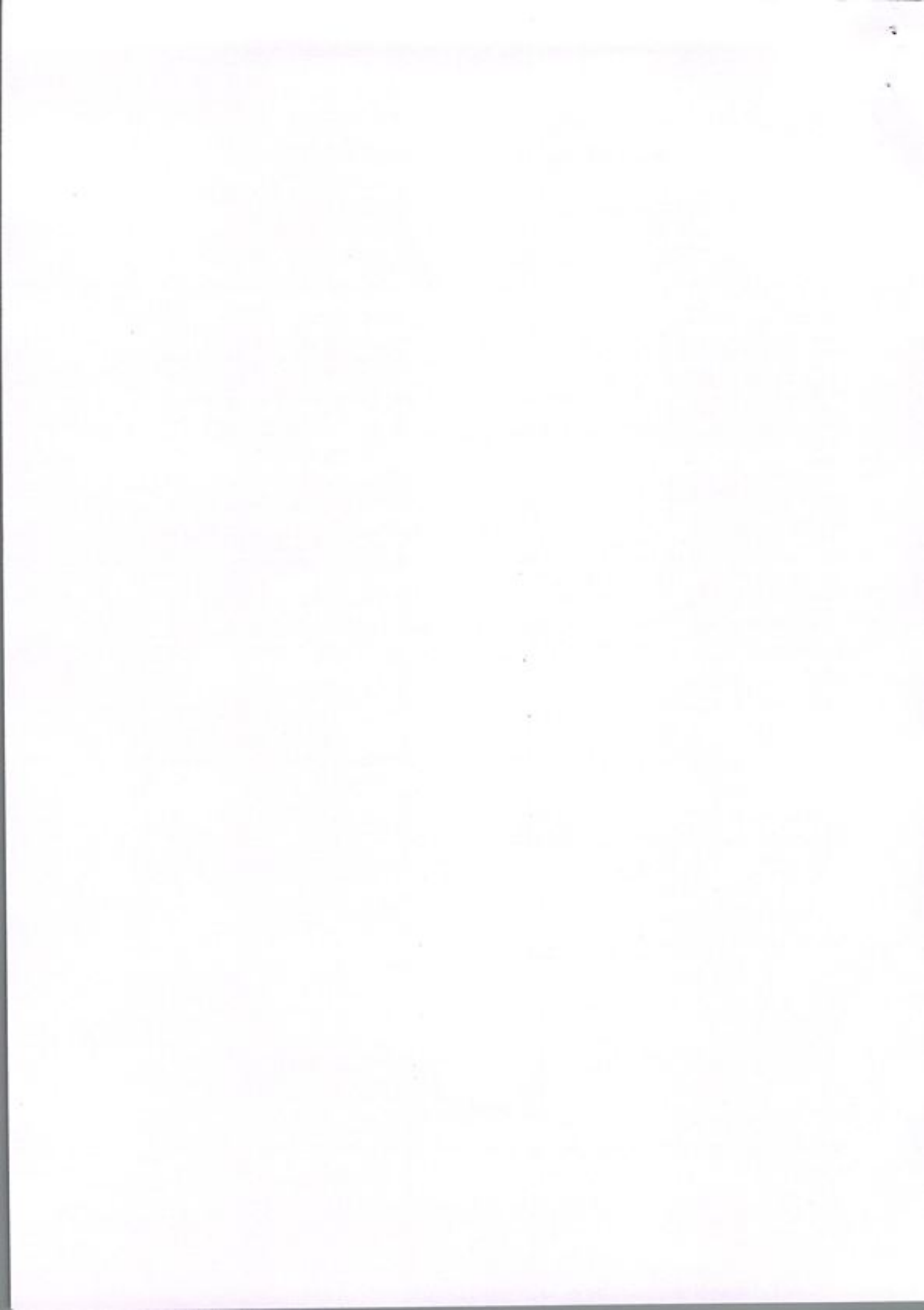


Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 24-06-2025

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

Execution is admitted on 24/06/2025 by Mr BIKASH AGARWAL, Son of Late Rajendra Kumar Agarwal, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business



Indetified by Mr SUBHAJIT GHOSH, . . Son of Mr JOYDEB GHOSH, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 01-07-2025

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 8,280.00/- (A(1) = Rs 8,266.00/- ,E = Rs 14.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 753/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2025 4:49PM with Govt. Ref. No: 192025260128650148 on 25-06-2025, Amount Rs: 753/-, Bank: SBI EPay (SBlePay), Ref. No. 9815791791839 on 25-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,352/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 3,765/-

Description of Stamp

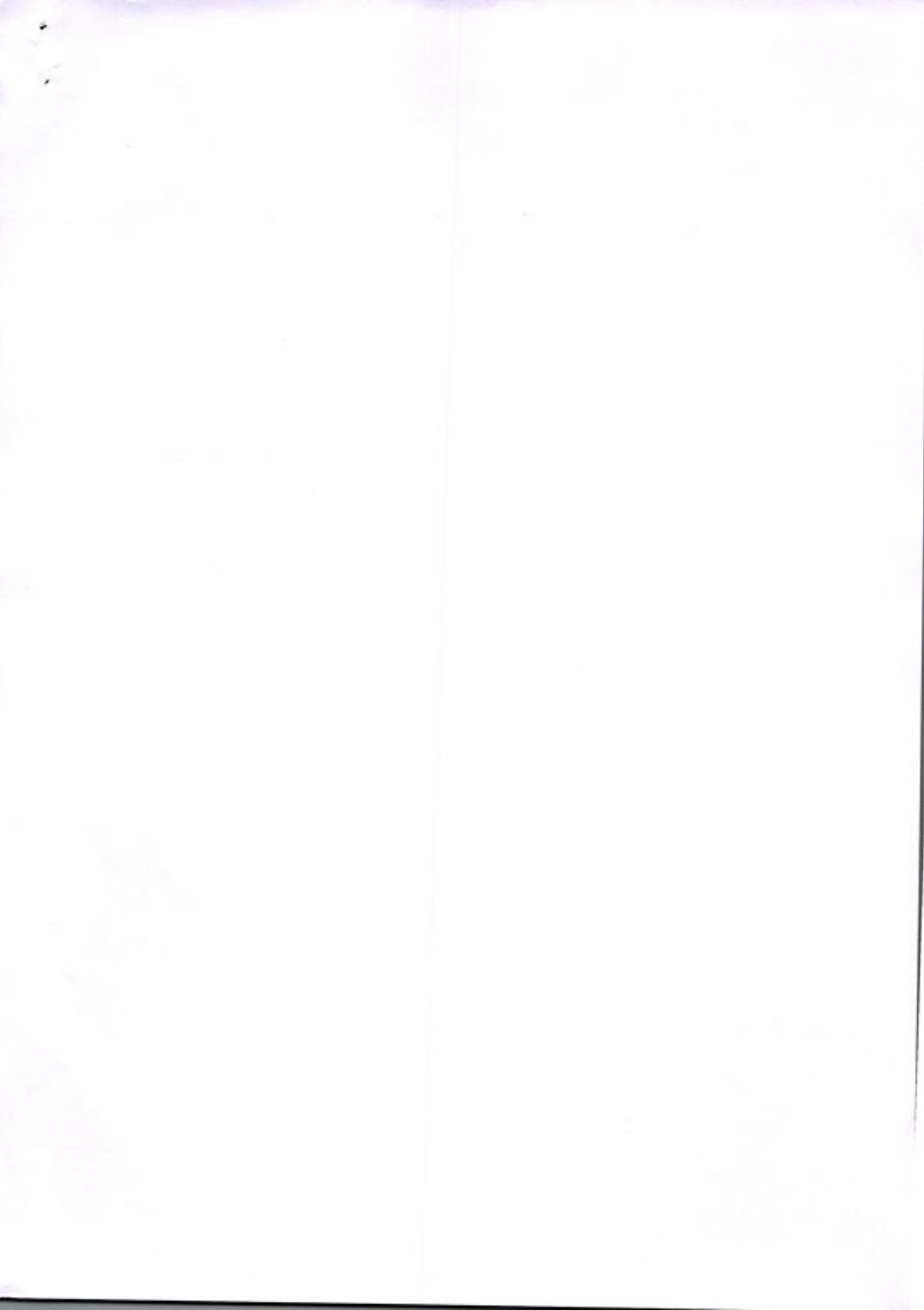
1. Stamp: Type: Impressed, Serial no 4103, Amount: Rs.50.00/-, Date of Purchase: 19/05/2025, Vendor name: Subhojit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2025 4:49PM with Govt. Ref. No: 192025260128650148 on 25-06-2025, Amount Rs: 3,765/-, Bank: SBI EPay (SBlePay), Ref. No. 9815791791839 on 25-06-2025, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1608-2025, Page from 120834 to 120854
being No 160805770 for the year 2025.**



AC

Digitally signed by ARINDAM CHAKRABORTY
Date: 2025.07.01 15:04:38 +05:30
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 01/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.**