

Sl-3562/2023.

1 3668/2023.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 866630

NO. 2-960543/2023

My = 25,00,000/-

26/04/23

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26<sup>th</sup> day of April 2023.

BETWEEN

Signature Sheet and  
Endorsement Sheet are  
the Part & Parcel of the  
Document

Contd. In page 2

M. Melathur  
Law

DISTRICT SUB-REGISTRAR-I  
HOOGHLY

26 APR 2023

क्र.सं. 1131 तारीख 19/04/2023

नाम Sri Kausik Panda

पता Serampore

जिला Serampore Dist. Hooghly

रकम 5000/- (Five Thous) only

आदेश देणारा : श्री अविजित ठाकुर

जिल्हा अधिकाऱ्याचे कार्यालय, हुगळी, हुगळी जिल्हा

हस्ताक्षर



DISTRICT SUB-REGISTRAR-I  
HOOGHLY

26 APR 2023

(2)

MISS SUVARNA GUPTA (PAN BJYPG2388F),(Aadhar no 8707 9771 9989), Daughter of Suvranu Gupta, by faith Hindu, by occupation student, Nationality Indian, resident of 1711/12, Magnum Tower, Lokhandwala, Andheri West, Mumbai, Mumbai Suburban, Maharashtra, Pin 400053, hereinafter called the 'FIRST PARTY/THE OWNER' of the FIRST PART, represented by her constituted Attorney SMT SANTA GUPTA(PAN ACWPG7230N), (Aadhar no 5106 0165 2701), Wife of Sri Suvranu Gupta, by faith Hindu, by occupation service, by Nationality Indian, residing at 2<sup>nd</sup> Floor, 1A, Rammoy Road, Bhawanipore, S.O. Bhawanipore, Kolkata, Pin 700025, West Bengal,(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives, successors and assigns) hereinafter called 'THE OWNER/ VENDOR' .

AND

(1)SRI KAUSIK PANDA(PAN AFXPP4477Q),(Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation Business, by Nationality Indian, resident of 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist Hooghly, Pin 712201, West Bengal,

(2) SRI ANSHUMAN ROY(AHUPR4118F), (Aadhar no 5512 8096 9556), Son of Dilip Kumar Roy, By faith Hindu, by occupation business, by Nationality Indian, residing at Mankundu Station Road, GarerDhar, P.O. & P.S Chandannagar, Dist Hooghly, Pin 712136, West Bengal,(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) hereinafter called THE PURCHASERS' .

*Nehalika  
Aadhar*

Contd. In page 3

(3)

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring an area of 03 katha 12 chatak 07 sq.ft or 0.062 Acre, more or less along with 100 sq.ft R.T shed, together with all easement rights thereto situated in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 1482, within Police Station – Chandannagar, being previous holding no 949, Bhuban Chandra Bhar Road, ward no 13, being new holding no 1676, Prantik Lane, Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, fully described in the Scheduled below.

AND- WHEREAS, the aforesaid property along with other properties previously belonged to Sri Indra Narayan Mukhopadhyay and others inherited the aforesaid property along with other properties as undivided joint property, as per Hindu Succession Act. Thereafter, the younger brother of Sri Indra Narayan Mukhopadhyay, namely Sri Phani Bhusan Mukhopadhyay, filed a Partition Suit being no 15 of 1971 in the Court of the Ld. 1<sup>st</sup> Sub Judge, Hooghly and all the Parties therein executed a Sole Nama and the Ld. Court passed a decree as per the Sole Nama filed by all the Parties of the suit, Dated 03/08/1971. And as per the Partition Decree, the said Indra Narayan Mukhopadhyay, became

Contd. In page 4

4  
N. K. Singh  
Adv

(4)

the owner of the above-mentioned property along with other properties and all these properties have been written in the said Sole Nama as Schedule 'Gha' and 'Cha' and demarcated in the Partition Deed plan as number '6'.

AND- WHEREAS, the said Indra Narayan Mukhopadhyay, executed a Registered Deed of Sale and sold and transferred an area measuring more or less 01 Bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsa 'Bagan' land due to his urgent need of money in favour of Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda, and the said Sale Deed was executed in the office of Joint Sub Registrar of Serampore, at Chandannagar, being Deed no 842 for the year 1976, Registered in Book no 1, volume no 20, pages 129 to 132, and the land has been written and marked as plot no '6' in the Scheduled of the said Deed.

AND- WHEREAS, the said Smt Sudha Chanda, Wife of Sri Sachindra Nath Chanda became the owner of the 'Bagan' land measuring 01 bigha 09 katha 00 chatak 00 sq.ft or 0.478 sahasrangsha, and she mutated her name before the competent authorities and paying taxes and rents and thereafter she executed a Deed of Gift in favour of his granddaughter, the present Owner herein, being Deed no 1619 for the year 1999, registered in Book no 1, volume no 31, pages 85 to 90, executed at the Office of A.D.S.R Chandannagar, Hooghly and she transferred the 'Bagan' land measuring 03 katha 12 chatak 07 sq.ft or 0.062 Acre in favour of the present Owner herein.

Contd. In page 5

*Handwritten signature*  
A.S.

(5)

AND- WHEREAS, the Vendor herein and the present Vendor becomes the absolute owner of the property of 'Bagan' land measuring 03 ka 12 ch 07 sq.ft. or 0.062 Acre and thereafter she mutated her name before the competent authorities and paying taxes and rents and the present Vendor converted the land from 'Bagan' to 'Bastu' and it is fully described in the Scheduled below and the property is free from all encumbrances and charges, liens, Lis pendens, attachment, whatsoever & howsoever and no Court case is pending relating to and concerning title of the Schedule property. The Owner has good marketable title in respect of the schedule property without any claims, right, title, interest of any person thereon or therein and the Owner has not transferred, alienated, encumbered and /or disposed of & she has not entered into any Agreement with any person. And the Owner has absolute right to enter into this Agreement.

AND- WHEREAS, the present owner herein, executed a Registered General Power of Attorney in favour of the present Constituted Attorney, herein, regarding the Scheduled property, being Deed no – Dasta Kramanka -7759/2022, executed at the Office of Joint Sub Registrar Andheri no 6, Mumbai.

W H E R E A S, now the present Vendor/Owner has made canvas and publicity to sell off the scheduled property written here under at the highest market price of Rs. 25,00,000/- (Rupees Twenty five Lakhs only) for her urgent need of money.

Contd. In page 6

4  
M. K. Ash

(6)

AND- WHEREAS, the said Purchasers have accepted the said offer of the present Vendor/Owner and agreed to purchase the Scheduled property at the said price of Rs.25,00,000/- (Rupees Twenty five Lakhs only), that in pursuance of the said agreement and in consideration of the sum of Rs.25,00,000/- (Rupees Twenty five Lakhs only), being the full payment of the total consideration money paid on or before the execution of these presents by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby written, admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchasers and the said property more fully described in the schedule written here under) and the Vendor /Owner thus by these presents indefeasibly hereby grant, sell, convey, transfer by way of sale assign, assure unto and in favour of the Purchasers, and their heirs and legal representatives free from all encumbrances, attachments and other defects in title ALL THAT more fully described in the schedule written here under and delineated in the plan annexed hereto and therein bordered in RED colour, together with all sorts of easement rights, rights to use common passage, privileges, advantages, attached therein and thereto and ALL THAT ESTATE, RIGHT, TITLE AND INTEREST, USE, TRUST, INHERITANCE, POSSESSION, CLAIM AND DEMAND both at law and in equity of the Vendor into and upon the said land or any part thereof AND all deeds, pattahs, muniments,

Contd. In page 7

by  
Mehar Singh  
Adv

(7)

writings and evidences of title which is anywise relate to the said property and which are now or hereafter shall or may be in the custody, possession or power of the vendor or any person or persons from whom he can or may procure the same without any suit or action in law or in equity TO HAVE AND TO HOLD hereby granted, conveyed, assigned, assured sold and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever the Vendor does hereby for herself, her heirs, executors, administrators, and assigns covenant with the Purchasers that NOTWITHSTANDING any act, Deed or thing by the Vendor done, executed or knowingly suffered to the contrary the Vendor is now rightful and absolutely seized and possessed of and well or otherwise sufficiently entitled to the said property hereby granted, conveyed and transferred and notwithstanding any act, deed as aforesaid the Vendor has good, rightful power and absolutely authority and indefeasible title to grant, convey and transfer the said land hereby granted,

Contd. In page 8

44  
Nehal Singh  
A.S.

(8)

conveyed and transferred AND THAT the said land is free from all Debts, claims, mortgages, liens and encumbrances AND THAT the said property is not subject matter of any suit or proceeding pending in any court of law AND THAT the said land is not subject to any attachment, enjoyment or prohibitory order issued by Court of law. That the property has not been acquisition ed and/ or requisitioned by the Government nor any notice has been served upon the Vendor/ Owner in connection with the property as mentioned in the schedule below AND the Vendor does hereby declare that he is not occupying the excess land as per land ceiling Act, 1975 and that the Purchasers will and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property hereby conveyed and receive and takes all rents, issues and profits thereof and can mutated their names in place of the Vendor/ Owner in Chandannagar Municipal Corporation and also in the B.L & L.R.O at Chandannagar-Khalisani, Hooghly, without

Contd. In page 9

*By  
Subalaya  
Kish*

(9)

any lawful eviction, interruption, claim and demand whatsoever from or by the Vendor/Owner or any person or persons lawfully or equitably claiming any estate or interest in the said property from under or in trust for them and the Vendor further declare that if the Purchasers' title & interest & possession of the schedule below property will be disturbed by any false and fictitious statements of the Vendor/Owner, will be liable to pay all costs & damages, including the consideration money with interest to the Purchasers and the Vendor/Owner shall & will at all times hereafter at the request & cost of the Purchasers do & execute or cause to be done & execute all such acts, Deeds & things for further better & more perfectly assuring the said property unto & to the use of the Purchasers in the matter aforesaid as shall or may be reasonably required.

The Vendor/Owner have duly paid all Municipal Corporation Taxes, settlement Khajnas and all other outgoings and

Contd. In page 10

by  
Nehal Singh  
A/S

(10)

contributions relating to and connecting with the Scheduled mentioned property as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the afore said heads are/is due and payable, the Vendor/Owner shall pay and discharge on demand on that behalf such liabilities and keep the Purchasers and the Scheduled below property indemnified, protected and saved harmless against such liabilities.

That the Purchasers shall always and all times hereafter peacefully and quietly hold, occupy and enjoy the Scheduled property without any lawful eviction, interruption, hindrance, disturbance from the Vendor or any person lawfully claiming under them or in trust for the said Vendor.

That the Vendor/Owner will hand over the chain Deeds, Municipal Corporation Tax receipt, Mutation certificate of Municipal

Contd. In page 11

44  
Nehalji  
A.S.

(11)

Corporation, Khajna receipts, Porcha(Record of Land), all in original to the Purchasers at the time of execution of this Sale Deed.

That the Vendor shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the Purchasers in the records of Municipal Corporation and /or any other authority or authorities as occasion shall require.

That the Vendor shall hand over the peaceful, vacant and khas physical possession of the Scheduled property unto and in favour of the Purchasers from this day of execution of these presents.

WITNESSED BY THE VENDOR  
ON THIS DAY

2024

by  
Mehal Singh  
Adv

Contd. in page 12

(12)

-:The Schedule of the Property:-

ALL THAT PIECE & PARCEL of a 'Bastu' land measuring of an area of an area of 03 katha 12 chatak 07 sq.ft or 0.062 Acre, more or less along with 100 sq.ft R.T Shed, situates in Mouza – Chandannagar, Sheet no 16, J.L. No.1, comprising in R.S. Dag No. 53, under R.S. Khatian No. 35, corresponding L.R. Dag no 96, L.R Khatian no 1482, within Police Station – Chandannagar, being previous holding no 949, Bhuban Chandra Bhar Road, ward no 13, being new holding no 1676, Prantik Lane , Ward no 15, under the ambit of Chandannagar Municipal Corporation, in District – Hooghly, TOGETHER WITH all privileges, along with all sorts of easement and quasi easement rights and all right to use the trees attached hereto more fully and delineated and shown in Deed plan annexed herewith.

The said property is depicted and delined in the annexed plan with RED border lines, which forms a part and parcel of this Deed.

THE SAID PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH :- Property of Atul Goswami,

ON THE SOUTH :- Property of others,

ON THE EAST :- Property of Santa Gupta Alias Santa Chanda,

ON THE WEST :- C.M.C Drain,

The annual rent of the said property is payable to the collectorate of Hooghly, through B.L. & L.R.O Chandannagar-Khalisani, on behalf of Govt of West Bengal.

*Handwritten signature*

Contd. In page 13

IN WITNESSES WHEREOF the Vendor has hereunto set and subscribed her respective hands on the day, month and year first above written.

SIGNED AND DELIVERED:-

In the presence of:-

WITNESSES :-

1. A bhudh Pady  
dwintar er  
Wary

2. 8331 3130T  
21122, 2111T

Sivakama Gupta  
Represented her son's husband  
Authority

Santa Gupta

(SIGNATURE OF VENDOR/OWNER)

Kannak Puroh.  
Amburam.

(SIGNATURE OF THE PURCHASERS)

Drafted by me

Mahua Chatterjee  
Advocate

MAHUA CHATTERJEE  
II B (Cal) ADVOCATE  
District Judge's Court  
Chinsurah, Hooghly  
Regd. No.- WB/800/2002

Contd. In page 14

MEMO OF CONSIDERATION

Received of and from the Purchasers herein a sum of Rs 25,00,000/- (Rupees Twenty five lakhs only), as full & final price in respect of the before said Scheduled property herein, written as per memo below :---

SL.no.	Date	Particulars	Amount
1	02/01/2023	Vide Cheque no 222725 of Indusind Bank Chandannagar Branch	Rs. 25,00,000/-
Total			Rs. 25,00,000/-

WITNESSES:-

1. *Abhishek P. S. Dey*  
*Chandannagar*

*Swarajna Gupta*  
*Represented her constitutional*  
*Attorney*

*Santa Gupta*

(SIGNATURE OF VENDOR/OWNER)

2. *शुभ्र चक्रवर्ती*  
*आनंदपुर, गुवासी,*

REGISTRATION AND RECORDS  
YAMUNAPUR  
101/19A/22



K

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



A

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

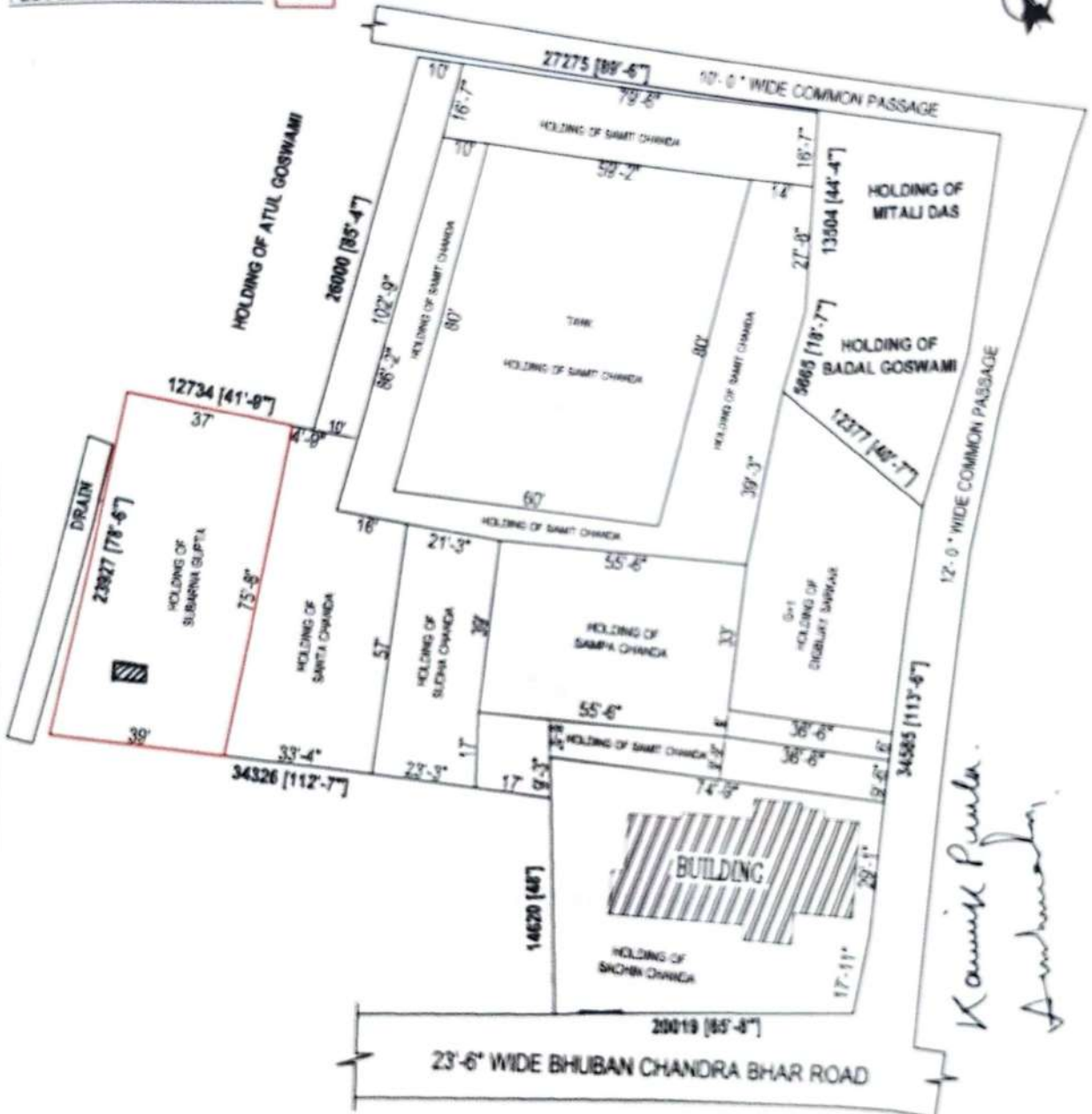


Santa Gupta

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

DEED PLAN OF R.S DAG NO - 53 (P); R.S. KHATIAN NO - 35; L.R. DAG NO - 96(P); L.R. KHATIAN NO - 1482, SHEET NO - 16, J.L. NO - 1, HOLDING NO - 1676, WARD NO - 15; MOUZA & P.S. - CHANDANNAGORE; AT PRANTICK LANE UNDER CHANDANNAGORE MUNICIPAL CORPORATION, DIST. HOOGHLY;

LAND AREA = 3 KA. - 12 CH. - 07 SQ.FT. OR 0.062 ACRE, structured area 100 sq.H. R.T. shed  
 PLOT LINE SHOWN THUS RED



*Kamini Panda*  
*Ambur...*

**DRAWN BY AS DIR.**

*Chaitali Dey*  
**CHAITALI DEY**  
 Registered L.B.S. of C.M.C.  
 Registration No. 241

*Santa Gupta*  
**SIGNATURE OF THE VENDOR(S)**

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



250420232002820525

GRIPS Payment Detail

GRIPS Payment ID: 250420232002820525 Payment Init. Date: 25/04/2023 18:50:15  
Total Amount: 121276 No of GRN: 1  
Bank/Gateway: State Bank of India Payment Mode: Online Payment  
BRN: IK0CFHKZX1 BRN Date: 25/04/2023 18:53:00  
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

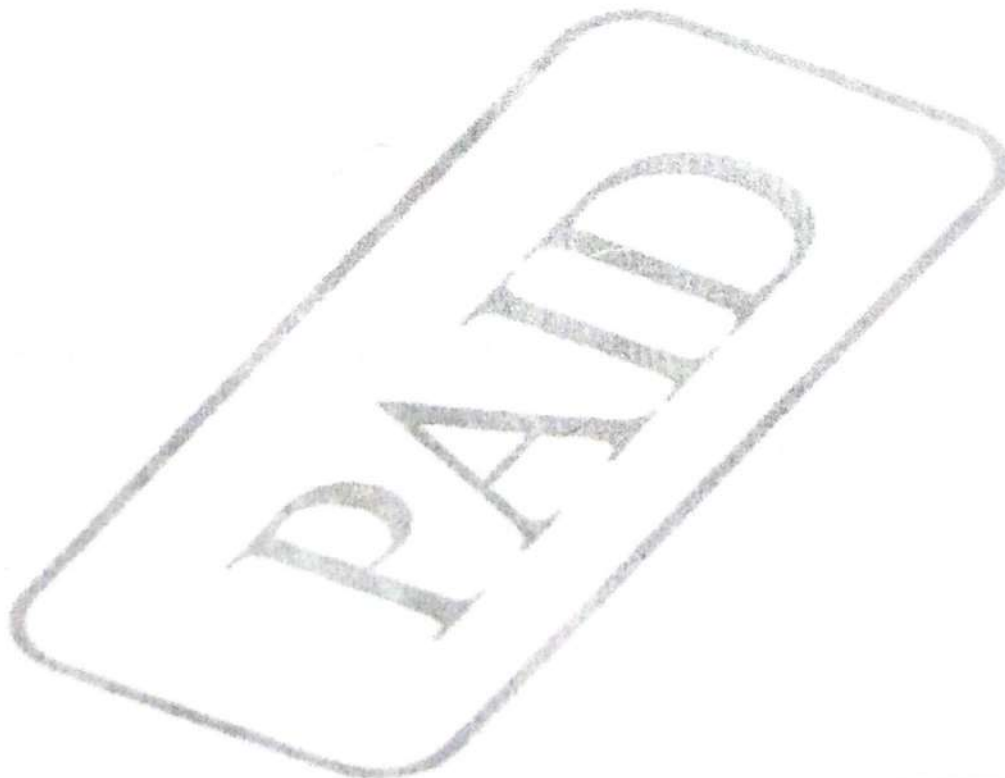
Depositor's Name: KAUSIK PANDA  
Mobile: 9002950715

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240028205261	Directorate of Registration & Stamp Revenue	121276
Total			121276

IN WORDS: ONE LAKH TWENTY ONE THOUSAND TWO HUNDRED SEVENTY SIX 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



192023240028205261

GRN Details

GRN: 192023240028205261 Payment Mode: Online Payment  
GRN Date: 25/04/2023 18:50:15 Bank/Gateway: State Bank of India  
BRN : IK0CFHKZX1 BRN Date: 25/04/2023 18:53:00  
GRIPS Payment ID: 250420232002820525 Payment Init. Date: 25/04/2023 18:50:15  
Payment Status: Successful Payment Ref. No: 2000960543/4/2023  
[Query No\*/Query Year]

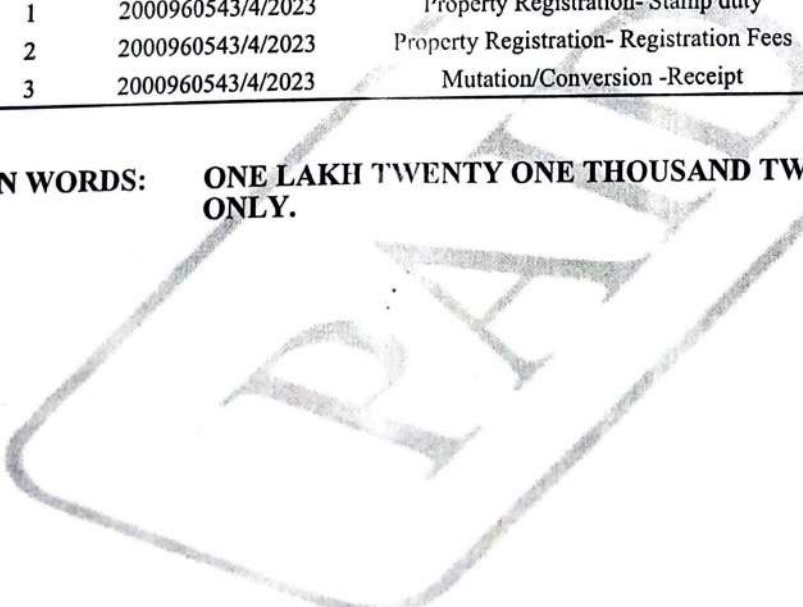
Depositor Details

Depositor's Name: KAUSIK PANDA  
Address: 134/2 THAKUR BATI STREET, SERAMPUR, HOOGHLY, West Bengal,  
712201  
Mobile: 9002950715  
Contact No: 9432330232  
Depositor Status: Buyer/Claimants  
Query No: 2000960543  
Applicant's Name: Mr Mahuya Chatterjee  
Identification No: 2000960543/4/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 25/04/2023  
Period To (dd/mm/yyyy): 25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000960543/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	95020
2	2000960543/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	25014
3	2000960543/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1242
Total				121276

IN WORDS: ONE LAKH TWENTY ONE THOUSAND TWO HUNDRED SEVENTY SIX ONLY.



  
Anshuman Roy  
Date of Birth/DOB: 21/05/1975  
Male/MALE

5512 8096 9556  
VID: 9194 5604 7847 3762

मेरा आधार, मेरी पहचान

  
आधार  
भारत सरकार  
Ministry of India

Address:  
C/O Dilip Roy, MAA, MANKUNDU  
STATION ROAD, GARERDWAR,  
CHANDANNAGAR, Chandannagar(mc),  
Hooghly,  
West Bengal - 712136

5512 8096 9556  
VID: 9194 5604 7847 3762

*Anshuman Roy*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANSHUMAN ROY  
DILIP KUMAR ROY  
21/05/1975  
Permanent Account Number  
AHUPR4118F

700  
B  
KOL7117



Signature

*Anshuman Roy*

PERMANENT ACCOUNT NUMBER

AFXPP4477Q



YOUR NAME

KAUSIK PANDA

FATHER'S NAME

DIGAMBAR PANDA

DATE OF BIRTH

16-11-1972

PRINT SIGNATURE

*Kausik Panda*

*[Handwritten Signature]*

18-11-2018

COMMISSIONER OF INCOME TAX, B.S.-75

*Kausik Panda*



ভারত সরকার  
Government of India



কৌশিক পাণ্ডা

Kausik Panda

পিতা : দিগম্বর পাণ্ডা

Father Digambar Panda

জন্মতারিখ / DOB 16/11/1972

পুরুষ / Male



3979 8240 8154

আধার - সাধারণ মানুষের অধিকার

Kausik Panda

भारत सरकार  
Government of India

संता गुप्ता  
SANTA GUPTA  
जन्म तिथि / DOB: 26/05/1966  
महिला / Female

5106 0165 2701

मेरा आधार, मेरी पहचान

भारत सरकार  
Unique Identification Authority of India

पता: लोधा बेलैर, टावर अ, फ्लैट नं ४०१, पटेल एस्टेट रोड,  
बी.ए. नगर, अपोजिट जोगेश्वरी टेलीफोन एक्सचेंज, जोगेश्वरी  
वेस्ट, मुंबई, मुंबई सबर्बन, महाराष्ट्र, ४००१०२

Address: LODHA BELAIR, Tower A, Flat  
No. 401, Patel Estate Road, B R Nagar,  
Opposite Jogeshwan Telephone  
Exchange, Jogeshwan West, Mumbai,  
Mumbai Suburban, Maharashtra, 400102

5106 0165 2701

1947 help@uidai.gov.in www.uidai.gov.in

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	ACWPG7230N	
नाम / NAME	SANTA GUPTA	
पिता का नाम / FATHER'S NAME	SACHINDRANATH CHANDA	
जन्म तिथि / DATE OF BIRTH	26-05-1986	
हस्ताक्षर / SIGNATURE		
		आयकर आयोग, ११.११.११ COMMISSIONER OF INCOME-TAX, W.B. - 11

## Major Information of the Deed

No :	I-0601-03668/2023	Date of Registration	26/04/2023
Registry No / Year	0601-2000960543/2023	Office where deed is registered	
Registry Date	13/04/2023 11:33:56 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Mahuya Chatterjee Serampore, Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,00,020/- (Article:23)	Rs. 25,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1676 JI No: 1, Pin Code : 712136

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-96 (RS :-)	LR-1482	Bastu	Bastu	3 Katha 12 Chatak 7 Sq Ft	24,70,000/-	24,70,000/-	Width of Approach Road: 1 Ft.,
<b>Grand Total :</b>					6.2035Dec	24,70,000 /-	24,70,000 /-	

### 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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	30,000 /-	30,000 /-	







**Details :****Name,Address,Photo,Finger print and Signature**

1

**Miss Suvarna Gupta**




Daughter of Suvranu Gupta 1711/12, Magnum Tower, Lokhandwala, Andheri West, Mumbai Suburban, City:- , P.O:- Andheri, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400053 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BJxxxxxx8F, Aadhaar No: 87xxxxxxxx9989, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Kausik Panda</b> Son of Shri Digambar Panda Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
	26/04/2023	LTI 26/04/2023		26/04/2023
	Son of Shri Digambar Panda 134/2, Thakur Bati Street, City:- , P.O:- Serampore, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Anshuman Roy</b> Son of Shri Dilip Kiumar Roy Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
	26/04/2023	LTI 26/04/2023		26/04/2023
	Son of Shri Dilip Kiumar Roy Mankundu Station Road, Garer Dhar, City:- , P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx8F, Aadhaar No: 39xxxxxxxx8154, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			

**Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Smt Santa Gupta</b> <b>(Presentant)</b> Wife of Shri Suvranu Gupta Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office			
	Apr 26 2023 12:55PM	LTI 26/04/2023	26/04/2023
2nd Floor, 1A, Rammoy Road, Bhawanipore, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx0N, Aadhaar No: 51xxxxxxxx2701 Status : Attorney, Attorney of : Miss Suvarna Gupta			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Abhijit Podder</b> Son of Late Swapan Podder Chinsurah Court, City:- , P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101			
	26/04/2023	26/04/2023	26/04/2023
Identifier Of Shri Kausik Panda, Shri Anshuman Roy, Smt Santa Gupta			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Miss Suvarna Gupta	Shri Kausik Panda-3.10177 Dec, Shri Anshuman Roy-3.10177 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Miss Suvarna Gupta	Shri Kausik Panda-50.00000000 Sq Ft, Shri Anshuman Roy-50.00000000 Sq Ft

**Land Details as per Land Record**

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Prantik Lane, Road Zone : (Away from Road – Away from Road) , Mouza: Chandannagar Sit No-16, , Ward No: 15, Holding No:1676 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 96, LR Khatian No:- 1482	Owner:সুবর্ণা গুপ্ত, Gurdian:সুভানু , Address:নিজ , Classification:বাগান, Area:0.06200000 Acre,	Miss Suvarna Gupta

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  
Indian Stamp Act 1899.

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

Presented for registration at 12:42 hrs on 26-04-2023, at the Office of the D.S.R. - I HOOGHLY by Smt Santa Gupta ..

**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 25,00,000/-

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

Execution is admitted on 26/04/2023 by 1. Shri Kausik Panda, Son of Shri Digambar Panda, 134/2, Thakur Bati Street, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 2. Shri Anshuman Roy, Son of Shri Dilip Kiumar Roy, Mankundu Station Road, Garer Dhar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Abhijit Podder, , Son of Late Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

**Executed by Attorney**

Execution by Smt Santa Gupta, , Wife of Shri Suvranu Gupta, 2nd Floor, 1A, Rammoy Road, Bhawanipore, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Service as constituted attorney for Miss Suvama Gupta 1711/12, Magnum Tower, Lokhandwala, Andheri West, Mumbai Suburban, P.O: Andheri, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400053 is admitted by him

Indetified by Shri Abhijit Podder, , Son of Late Swapan Podder, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,046.00/- ( A(1) = Rs 25,000.00/- , 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 25,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:53PM with Govt. Ref. No: 192023240028205261 on 25-04-2023, Amount Rs: 25,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CFHKZX1 on 25-04-2023, Head of Account 0030-03-104-001-16

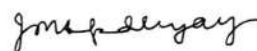
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 95,020/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1131, Amount: Rs.5,000.00/-, Date of Purchase: 19/04/2023, Vendor name: Abhijit Bhat

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 6:53PM with Govt. Ref. No: 192023240028205261 on 25-04-2023, Amount Rs: 95,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CFHKZX1 on 25-04-2023, Head of Account 0030-02-103-003-02



**Jayanti Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I HOOGHLY**  
**Hooghly, West Bengal**

of Registration under section 60 and Rule 69.

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ne number 0601-2023, Page from 69048 to 69071

ng No 060103668 for the year 2023.



*Jayanti Mukhopadhyay*

Digitally signed by JAYANTI  
MUKHOPADHYAY  
Date: 2023.04.28 10:37:24 -07:00  
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2023/04/28 10:37:24 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I HOOGHLY  
West Bengal.

(This document is digitally signed.)