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1-9202/29



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/2857104/23

AH 588224

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

B. Saha

Additional District Sub-Registrar
Rajerhat New Town, North 24-Pgs.

11 JUN 2024

THIS DEED OF CONVEYANCE

Made this the 30th day of April 2024

[Two Thousand Twenty Four]

BETWEEN

Tandina Saha

SUPROTIM SAHA
Advocate
District Judges' Court, Barasat

[illegible]

Tandra Saha.



2260

Tandra Saha



296/



Sl. Zahid Hudo..
son of Sl. Ziaul Hudo.
P.O. Matiana Purba Poro.
Kat-157.
P.S. GCU Poro.
P.O. Matiana.
Service.

Residential District Sub-Highway,
Rajarat, New Town, North 24-Pa.

30 APR 2024

SRIMATI TANDRA SAHA [PAN CVYPS0246N] [AADHAAR 2667 9927 5676], wife of Late Biman Bihari Saha, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at AB-4/13, Baguiati Khaldhar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **VENDOR** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

[1] VASUNDHARA CONSTRUCTION [PAN AATFV1728P], a Partnership Firm, having its Office at DC-104, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI AJAY GHOSH [PAN ANHPG0136D] [AADHAAR 5441 7111 2288]**, son of Sri Lakshmi Narayan Ghosh, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at DC-104, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, and **[2] SRI SUROJIT GHOSH [PAN ARGPG3331D][AADHAAR 7424 1897 1334]**, son of Swapan Ghosh, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Hatiara Bus Stand, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, State - West Bengal, hereinafter referred to and called as the **PURCHASERS** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

- A.** That, by a **Saf Bikray Kobala** dated the **10th day of June, 1983**, one **SRI NANDA LAL DHAR and Others**, therein referred to and called as the **Vendors** of the **One Part** due to their urgent requirement of lawful money jointly sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **BAGAN** measuring about **8½ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in C. S. Dag No. 4085 corresponding to **R. S. Dag No. 4091** appertaining to C. S. Khatian No. 1282 corresponding to **R. S. Khatian No. 1381**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum,

under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRIMATI BINAPANI SAHA**, wife of Sri Chitta Ranjan Saha, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in **Book No. I, Being No. 6001** for the year **1983**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- B.** That, by virtue of aforesaid **Saf Bikray Kobala**, while thus said **SRIMATI BINAPANI SAHA**, wife of Sri Chitta Ranjan Saha, enjoying the aforesaid property as the sole and absolute owner and thus out of love, affection and confidence by a **Deed of Gift** dated the **7th day of Aswin, 1397 B. S.** corresponding to **24th day of September, 1990**, said **SRIMATI BINAPANI SAHA**, wife of Sri Chitta Ranjan Saha, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land classified as **BAGAN** and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Rajarhat, District 24-Parganas, towards **her own daughter** namely **SRIMATI TANDRA SAHA**, wife of Sri Biman Bihari Saha, therein referred to and called as the **Donee** of the **Other Part** and the **Vendor** herein, which was duly registered with the Office of the District Registrar of the District North 24-Parganas at Barasat and recorded in **Book No. I, Volume No. 152, Pages from 79 to 84, Being No. 7988** for the year **1990**, and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;
- C.** That, by virtue of aforesaid **Deed of Gift**, said **SRIMATI TANDRA SAHA**, wife of Sri Biman Bihari Saha, the **Vendor** herein became the sole and absolute owner of aforesaid property and thus recorded her name with the **Office** of the **B. L. & L. R. O.** and her name have been recorded under **L. R. Khatian No. 7327**, in respect of **L. R. Dag/Plot No. 4091** and also changed the character of land from **Classification: "BAGAN"** to **Classification: "BASTU"** vide **Memo No. 387/BL BLO/RAJ/2024** dated **15/03/2024** and also mutated her name with the **Office** of the **Rajarhat Gopalpur Municipality** and her name have been recorded under **Municipal Holding No. A/S/216/98** and thereafter mutated her name

with the **Office** of the **Bidhannagar Municipal Corporation** and her name have been recorded under **Municipal Holding No. 245**, being **Assessee No. 20033115330** and used to pay proper tax and other outgoings against her name in respect of aforesaid property regularly and punctually;

- D.** That, by virtue of aforesaid **Deed of Gift** and **mutation** as well, said **SRIMATI TANDRA SAHA**, wife of Sri Biman Bihari Saha, the **Vendor** herein became the sole and absolute recorded owner of **ALL THAT** piece and parcel of a plot of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8¼ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHERWITH** a residential **Roof Tiles Shed** with **Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. and L. R. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381** corresponding to **L. R. Khatian No. 7327**, within the local limits of **Office** of the **Ward No. 11** of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara)**, **Post Office - Hatiara**, within the jurisdiction of the **Office** of the **Additional District Sub-Registrar**, previously at **Bidhannagar [Salt Lake City]** and presently at **Rajarhat, New Town**, under **Police Station - Rajarhat [old] New Town [new]**, **District North 24-Parganas, PIN - 700 157, State - West Bengal**, hereinafter referred to and called as the **"SAID PROPERTY"** together with the all sorts of easement right of the common passage leading to the said plot of land, specifically and particularly mentioned in the **Schedule** written hereunder and thus the **Vendor** herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever and the **Vendor** herein sufficiently entitled to deal with the said plot of land specifically and particularly mentioned in the **Schedule** written hereunder;
- E.** The **Vendor** herein acquired good clear title, full power and absolute authority towards the said plot of land and all sorts of easement right of the common passage leading to the said plot of land specifically and particularly mentioned in the **Schedule** written hereunder and thus the **Vendor** herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of

encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendor herein sufficiently entitled to deal with the said plot of land specifically and particularly mentioned in the Schedule written hereunder;

- F. That, the Vendor has offered to sell the said **ALL THAT** piece and parcel of a plot of land classified as "**BASTU**" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8½ Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHERWITH** a **residential Roof Tiles Shed with Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in **C. S. Dag No. 4085** corresponding to **R. S. and L. R. Dag No. 4091** appertaining to **C. S. Khatian No. 1282** corresponding to **R. S. Khatian No. 1381** corresponding to **L. R. Khatian No. 7327**, within the local limits of **Office of the Ward No. 11** of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara)**, **Post Office - Hatiara**, within the jurisdiction of the **Office of the Additional District Sub-Registrar**, previously at **Bidhannagar [Salt Lake City]** and presently at **Rajarhat, New Town**, under **Police Station - Rajarhat [old] New Town [new]**, **District North 24-Parganas, PIN - 700 157, State - West Bengal**, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchasers herein agreed to purchase the same out of which **Purchaser No. 1** herein agreed to purchase **undivided and un-demarcated 4/5 [four fifth] share** of the aforesaid total land at and for consideration of **Rs. 39,61,377/- [Rupees thirty nine lac sixty one thousand three hundred seventy seven] only** **AND Purchaser No. 2** herein agreed to purchase **undivided and un-demarcated 1/5 [one fifth] share** of the aforesaid total land at and for consolidated consideration of **Rs. 10,00,000/- [Rupees ten lac] only** i.e. consolidated consideration of **Rs. 49,61,377/- [Rupees forty nine lac sixty one thousand three hundred seventy seven] only** according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said plot of land for total consideration of **Rs. 49,61,377/- [Rupees forty nine lac sixty one thousand three hundred seventy seven] only** which according to the parties herein is fair and reasonable market value of the demised plot of land.

- G. That, said **VASUNDHARA CONSTRUCTION**, a Partnership Firm, having its Office at **DC-104, Narayantala [West], Post Office - Deshbandhu Nagar**,

under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, **represented by** one of its **Partners** and **Authorized Signatory** namely **SRI AJAY GHOSH**, son of Sri Lakshmi Narayan Ghosh the **Purchaser No. 1** herein, paid a sum of **Rs. 39,61,377/- [Rupees thirty nine lac sixty one thousand three hundred seventy seven] only** to the Vendor herein to purchase a plot of land measuring about **4 [four] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less which is **undivided and un-demarcated 4/5 [four fifth] share** of the total land AND said **SRI SUROJIT GHOSH**, son of Swapan Ghosh, the **Purchaser No. 2** herein, already paid a sum of **Rs. 10,00,000/- [Rupees ten lac] only** to the Vendor herein to purchase a plot of land measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less which is **undivided and un-demarcated 1/5 [one fifth] share** of the total land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of an agreement and in consolidated consideration of the sum of **Rs. 49,61,377/- [Rupees forty nine lac sixty one thousand three hundred seventy seven] only** duly paid by the Purchasers to the Vendor only at the time of execution of this instruments [the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same] the Vendor doth hereby grant sell convey transfer assign and assure **ALL THAT** landed property land more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" OR **HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto

the Purchasers absolutely and forever, free from all encumbrances whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:-

- I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or her predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues, and profits thereof for its/his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or her predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every

part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) THAT the Purchasers and all person claiming through or under them have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- XI) THAT simultaneously with the execution of this Deed of Conveyance, the Vendor deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and she has good and marketable right title and interest over the said property, as described in the Schedule hereto below; and

XIII) THAT simultaneously with the execution of this Deed, the Vendor will hand over all original documents and other related documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE LAND

ALL THAT piece and parcel of a plot of land classified as "BASTU" and identified as **Scheme Plot Nos. "31" and "32"** measuring about **8 1/4 Satak** more or less equivalent to **5 [five] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less **TOGETHERWITH** a **residential Roof Tiles Shed** with **Cemented Flooring** measuring about **100 [one hundred] Square feet** more or less, lying and situated at **Mouza - HATIARA, J. L. No. 14, Re. Sa. No. 188, Touzi No. 174**, comprised in C. S. Dag No. 4085 corresponding to R. S. and L. R. Dag No. 4091 appertaining to C. S. Khatian No. 1282 corresponding to R. S. Khatian No. 1381 corresponding to L. R. Khatian No. 7327, within the local limits of the **Ward No. 11 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. A/S/216/98**, presently under **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 245**, being **Assessee No. 20033115330**, **Road Name: Sardarpara (Hatiara)**, **Post Office - Hatiara**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] and presently at Rajarhat, New Town, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, PIN - 700 157, State - West Bengal, which is butted and bounded as follows:

ON THE NORTH : NINETEEN FEET WIDE MUNICIPAL ROAD;

ON THE SOUTH : SCHEME PLOT NO. "28";

ON THE EAST : TWELVE FEET WIDE ROAD;

ON THE WEST : PROPERTY UNDER C. S. DAG NOS. 4083 & 4084;

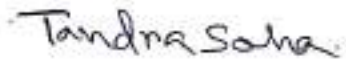
By virtue of this Deed of Conveyance, the **Purchaser No. 1** herein became the sole and absolute owner of a plot of land measuring about **4 [four] Cottahs 0 [zero] Chittack 1 [one] Square Feet** more or less which is **undivided and un-demarcated 4/5 [four fifth] share** of the total land and the **Purchaser No. 2** herein became the sole and absolute owner of a plot of land measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less which is **undivided and un-demarcated 1/5 [one fifth] share** of the total land.

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASERS** set and subscribed their hands and seals on the day month and year above written.

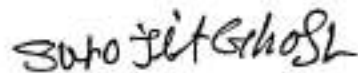
SIGNED SEALED AND DELIVERED
by the **VENDOR** and **PURCHASERS**
in the presence of: -

1. 
Suprotim Saha
Advocate

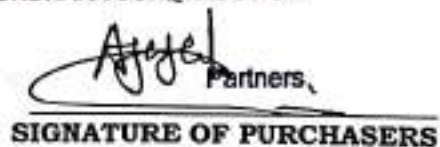
2. Mousumi Roy Chowdhury
Daffodil La Bella Vista,
178, Rajarhat Road
Kolkata - 157


Tandra Saha

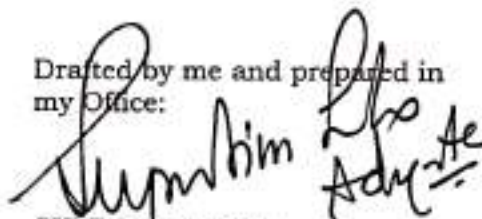
SIGNATURE OF VENDOR


Surojit Ghosh

VASUNDHARA CONSTRUCTION


Anuj Partners,
SIGNATURE OF PURCHASERS

Drafted by me and prepared in
my Office:


Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar
Kolkata - 700 059.

RECEIPT

Received a sum of Rs. 39,61,377/- [Rupees thirty nine lac sixty one thousand three hundred seventy seven] only from the Purchaser No. 1 and Rs. 10,00,000/- [Rupees ten lac] only from the Purchaser No. 2 according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Date	Bank	Branch	Mode of payment	Amount [Rs.]
13.09.2023	SBI	Sulanguri	RTGS	10,00,000.00
24.01.2024	HDFC	Baguiati	Transfer	35,00,000.00
29.04.2024	HDFC	Baguiati	Transfer	4,61,377.00
Total Consideration Rs.				49,61,377.00

Rupees forty nine lac sixty one thousand three hundred seventy seven only.

WITNESSES:

1.

[Signature]
Adyate

2.

Mousumi Roychowdhury

Tandna Saha
**SIGNATURE OF VENDOR/
RECIPIENT**

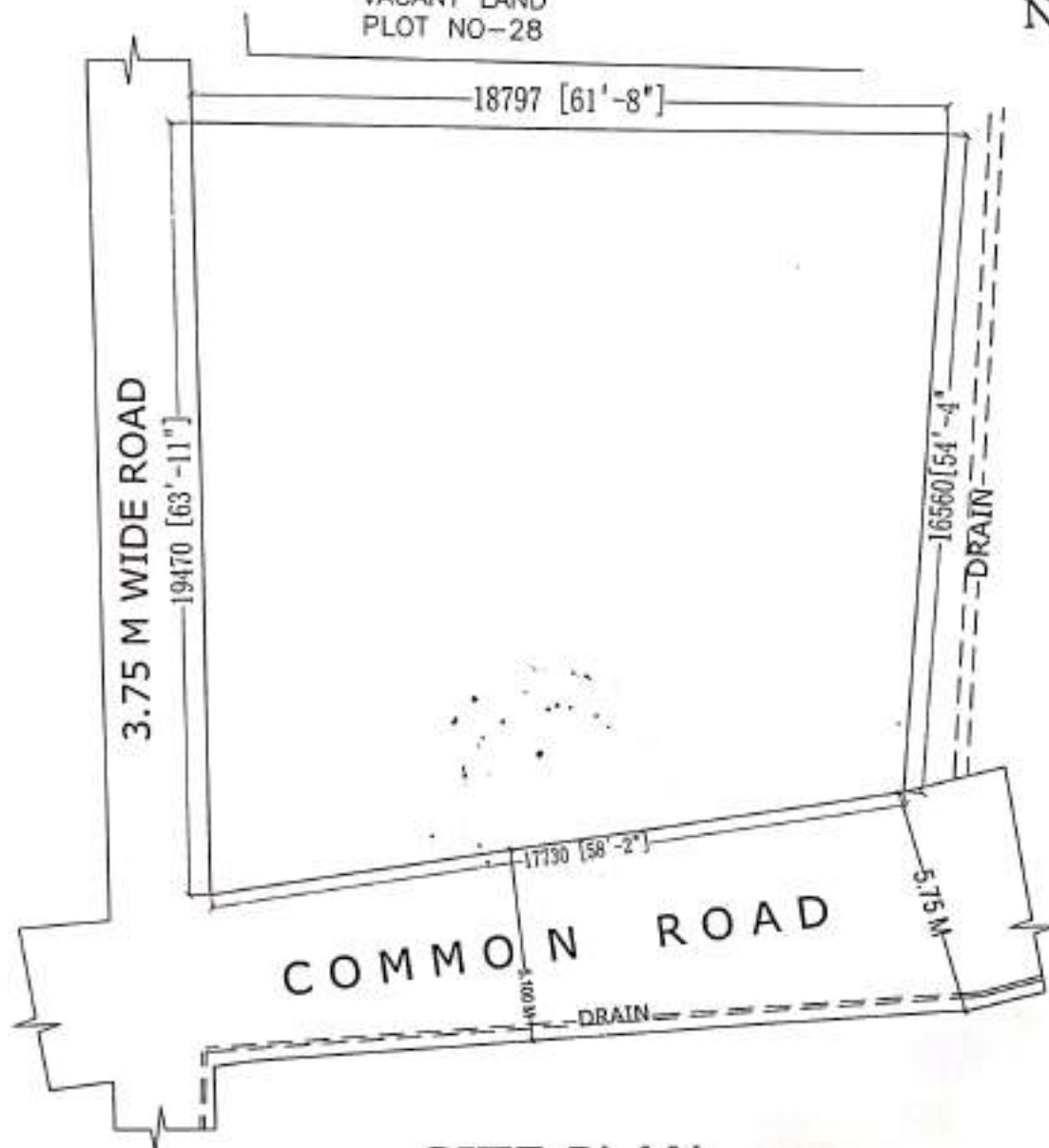
PLAN OF OF A PIECE OF LAND AT MOUZA-HATIARA, J.L NO-14,
D-188, R.S DAG NO.-4091(P), R.S KHATIAN NO -1381, C.S DAG
085(P), P.S-RAJARHAT NOW NEWTOWN, DIST-24 PARGANAS(N),
WITHIN BIDHANNAGAR MUNICIPAL CORPORATION"

AREA OF LAND : 05K- 00 CH- 01 SFT L.R. DAG NO. 4091
L.R. KHATIAN NO.- 7327

NAME OF VENDOR: SRIMATI TANDRA SAHA

NAME OF PURCHSER : ① VASUNDHARA CONSTRUCTION
② SUROJIT GHOSH

VACANT LAND
PLOT NO-28



SITE PLAN

SCALE - 1:100

VASUNDHARA CONSTRUCTION

Partners

Tandra Saha.


































SIG. OF VENDOR

Surojit Ghosh

SIG. OF PURCHASER

SPECIMEN FOR TEN FINGER PRINTS

L. No. SIGNATURE OF THE
EXECUTANT/PRESENTANT

					
Tandra Saha	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
					
Ajit	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
					
Subhojit Ghosh	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				

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



192024250040517578

GRN Details

GRN:	192024250040517578	Payment Mode:	SBI Epay
GRN Date:	08/05/2024 20:08:03	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8704274943639	BRN Date:	08/05/2024 20:08:38
Gateway Ref ID:	IGARFVPMQ1	Method:	State Bank of India NB
GRIPS Payment ID:	080520242004051756	Payment Init. Date:	08/05/2024 20:08:03
Payment Status:	Successful	Payment Ref. No:	2002857104/16/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUPROTIM SAHA
Address:	BA-12/2B, DESHBANDHU NAGAR, KOLKATA - 700 059
Mobile:	9051231192
E-Mail:	suprotim62@gmail.com
Period From (dd/mm/yyyy):	08/05/2024
Period To (dd/mm/yyyy):	08/05/2024
Payment Ref ID:	2002857104/16/2023
Dept Ref ID/DRN:	2002857104/16/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002857104/16/2023	Property Registration- Stamp duty	0030-02-103-003-02	10583
2	2002857104/16/2023	Property Registration- Registration Fees	0030-03-104-001-16	2645
Total				13228

IN WORDS: THIRTEEN THOUSAND TWO HUNDRED TWENTY EIGHT ONLY.

PAID

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



192023240307890001

GRN Details

GRN:	192023240307896681	Payment Mode:	Online Payment
GRN Date:	05/12/2023 17:50:41	Bank/Gateway:	State Bank of India
BRN :	IK0CNZNBJ0	BRN Date:	05/12/2023 17:52:11
GRIPS Payment ID:	051220232030789666	Payment Init. Date:	05/12/2023 17:50:41
Payment Status:	Successful	Payment Ref. No:	2002857104/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SUPROTIM SAHA
Address:	BA-12/2B, D B NAGAR NEAR BICHITRA, N 24 PGS, West Bengal, 700059
Mobile:	9051231192
EMail:	suprotim62@gmail.com
Contact No:	9051231192
Depositor Status:	Advocate
Query No:	2002857104
Applicant's Name:	Mr SUPROTIM SAHA
Identification No:	2002857104/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	05/12/2023
Period To (dd/mm/yyyy):	05/12/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002857104/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	198375
2	2002857104/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	49628
3	2002857104/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	660
Total				248663

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

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



192023240433286611

GRN Details

GRN:	192023240433286611	Payment Mode:	Online Payment
GRN Date:	21/03/2024 11:24:20	Bank/Gateway:	State Bank of India
BRN :	IK0CROVRT9	BRN Date:	21/03/2024 11:26:08
GRIPS Payment ID:	210320242043328660	Payment Init. Date:	21/03/2024 11:24:20
Payment Status:	Successful	Payment Ref. No:	2002857104/10/2023

[Query No**Query Year]

Depositor Details

Depositor's Name:	SUPROTIM SAHA
Address:	BA-12/2B, D B NAGAR NEAR BICHITRA, N 24 PGS, West Bengal, 700059
Mobile:	9051231192
E-Mail:	suprotim62@gmail.com
Contact No:	9051231192
Depositor Status:	Advocate
Query No:	2002857104
Applicant's Name:	Mr SUPROTIM SAHA
Identification No:	2002857104/10/2023
Remarks:	Sale, Sale Document Payment No 10
Period From (dd/mm/yyyy):	21/03/2024
Period To (dd/mm/yyyy):	21/03/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002857104/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	1080
2	2002857104/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	270
Total				1350

IN WORDS: ONE THOUSAND THREE HUNDRED FIFTY ONLY.

Major Information of the Deed

Deed No :	I-1523-09202/2024	Date of Registration	10/06/2024
Query No / Year	1523-2002857104/2023	Office where deed is registered	
Query Date	21/11/2023 5:08:53 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 49,61,377/-	Rs. 52,25,944/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,10,138/- (Article:23)	Rs. 52,543/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatigara), Mouza: Hatigara, JI No: 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4091 (RS :-)	LR-7327	Bastu	Bastu	4 Katha 1 Sq Ft	39,34,377/-	41,59,444/- Width of Approach Road: 19 Ft., Adjacent to Metal Road,
L2	LR-4091 (RS :-)	LR-7327	Bastu	Bastu	1 Katha	10,00,000/-	10,39,500/- Width of Approach Road: 19 Ft., Adjacent to Metal Road,
TOTAL :				8.2523Dec	49,34,377 /-	51,98,944 /-	
Grand Total :				8.2523Dec	49,34,377 /-	51,98,944 /-	

Structure Details :



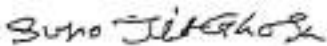
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Seller Details :



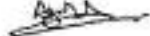
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Tandra Saha (Presentant) Wife of Biman Bihari Saha AB-4/13, Baguiati Khaldhar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: CVxxxxxx6M, Aadhaar No: 26xxxxxxx5676, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Pvt. Residence</p>

Buyer Details :

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Vasundhara Construction DC-104, Narayantala West, City:- , P.O:- D B Nagar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: sxxxxxx8p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	Name	Photo	Finger Print	Signature
	Shri Surojit Ghosh Son of Swapan Ghosh Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office		 Captured	
		10/06/2024	10/06/2024	10/06/2024
	Son of Swapan Ghosh Hatiara Bus Stand, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: arxxxxxx1d, Aadhaar No: 74xxxxxxx1334, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office			

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ajay Ghosh Son of Lakshmi Narayan Ghosh Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office			
		Jun 18 2024 4:48PM	LTI 18/06/2024	18/06/2024
DC-104, Narayantala West, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxxx6d, Aadhaar No: 54xxxxxxx2288 Status : Representative, Representative of : Vasundhara Construction (as Partner and Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sahil Huda Son of Sh. Ziaul Huda Neerjahan Manzil, Hatlira Purba Para, City:-, P.O.- Hatlira, P.S.-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
	10/06/2024	10/06/2024	10/06/2024

Identifier Of Smt Tandra Saha, Shri Surojit Ghosh, Shri Ajay Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tandra Saha	Vasundhara Construction-4 Katha 1 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Tandra Saha	Shri Surojit Ghosh-1 Katha

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Tandra Saha	Vasundhara Construction-50.00000000 Sq Ft, Shri Surojit Ghosh-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Serdarpara(Hatlira), Mouza: Habara, JI No: 14, Pin Code: 700157

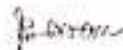
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4091, LR Khatian No:- 7327	Owner:-smt sri, Gurdian:-smt sri, Address:-Ra, Classification:-emk, Area:0.08000000 Acre.	Smt Tandra Saha
L2	LR Plot No:- 4091, LR Khatian No:- 7327	Owner:-smt sri, Gurdian:-smt sri, Address:-Ra, Classification:-emk, Area:0.08000000 Acre.	Smt Tandra Saha

Endorsement For Deed Number : I - 152309202 / 2024

On 19-03-2024

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 52,25,944/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 30-04-2024

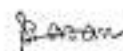
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:50 hrs on 30-04-2024, at the Private residence by Smt Tandra Saha ,Executant.

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

Execution is admitted on 30/04/2024 by Smt Tandra Saha, Wife of Biman Bihari Saha, AB-4/13, Bagulati Khaldhar, P.O: D B Nagar, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Shri Sahil Huda, . , Son of Sk Ziaul Huda, Noorjahan Manzil, Hatlira Purba Para, P.O: Hatlira, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Service



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 05-06-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,273.00/- (A(1) = Rs 52,259.00/- ,E = Rs 14,00/-) and Registration Fees paid by by online = Rs 52,543/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2023 5:52PM with Govt. Ref. No: 192023240307896681 on 05-12-2023, Amount Rs: 49,628/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNZNB30 on 05-12-2023, Head of Account 0030-03-104-001-16
Online on 21/03/2024 11:26AM with Govt. Ref. No: 192023240433286611 on 21-03-2024, Amount Rs: 270/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CROVRT9 on 21-03-2024, Head of Account 0030-03-104-001-16
Online on 08/05/2024 8:08PM with Govt. Ref. No: 192024250040517578 on 08-05-2024, Amount Rs: 2,645/-, Bank: SBI EPay (SBlePay), Ref. No. 8704274943639 on 08-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,09,058/- and Stamp Duty paid by by online = Rs 2,10,038/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2023 5:52PM with Govt. Ref. No: 192023240307896881 on 05-12-2023, Amount Rs: 1,98,375/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNZNB00 on 05-12-2023, Head of Account 0030-02-103-003-02

Online on 21/03/2024 11:26AM with Govt. Ref. No: 192023240433286611 on 21-03-2024, Amount Rs: 1,080/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CROVRT9 on 21-03-2024, Head of Account 0030-02-103-003-02

Online on 08/05/2024 8:08PM with Govt. Ref. No: 192024250040517578 on 08-05-2024, Amount Rs: 10,583/-, Bank: SBI EPay (SBIEPay), Ref. No. 8704274943639 on 08-05-2024, Head of Account 0030-02-103-003-02

Sanjay Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 10-06-2024

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.

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

Execution is admitted on 10/06/2024 by Shri Surojit Ghosh, Son of Swapan Ghosh, Hatlira Bus Stand, P.O: Hatlira, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Identified by Shri Sahil Huda, . . Son of Sk Ziaul Huda, Noorjahan Manzil, Hatlira Purba Para, P.O: Hatlira, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Service

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

Execution is admitted on 10-06-2024 by Shri Ajay Ghosh, Partner and Authorized Signatory, Vasundhara Construction (Partnership Firm), DC-104, Narayanatala West, City:-, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Shri Sahil Huda, . . Son of Sk Ziaul Huda, Noorjahan Manzil, Hatlira Purba Para, P.O: Hatlira, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Service

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,09,058/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3094, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: J K BOSE

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 324133 to 324158
being No 152309202 for the year 2024.



Sanjay

Digitally signed by SANJOY BASAK
Date: 2024.06.11 12:33:33 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 11/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.