

010427/25

2-10250/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 949198

11/2
B-1963097

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

District Sub-Register-12
Alipore, South 24-Parganas

11 JUL 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 11th day of July, 2025 (Two Thousand Twenty Five)

BETWEEN

37524

29 MAY 2025

NO.....Rs. /- Date.....

Name:- **B. C. LAHIRI**
Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



Ritam Acharyya son of Ritiv Acharyya.
3/13 Sadavgarh, Kol-78



1. **SRI ABHIJIT SAHA**, PAN-AUGPS4603K, Aadhaar No. 3898 1799 0417, son of Late Arijit Saha alias Arijit Kumar Saha by Nationality – Indian, by faith Hindu, by occupation- Business, residing at 23/B, Khanpur Road, Police Station- Jadavpur, Kolkata- 700047, 2. **SRI PRITHWIJIT SAHA**, PAN-CQHPS3504E, Aadhaar No. 6315 0854 9426 son of Late Arijit Saha alias Arijit Kumar Saha, by Nationality – Indian, by faith Hindu, by occupation- Business residing at 23/1, Khanpur Road, Police Station- Jadavpur, Kolkata- 700047, 3. **SMT. DALIA DAS** PAN NO.- **AJWPD5895M**, AADHAR NO.- **4520 2984 2366**, daughter of Late Late Arijit Saha alias Arijit Kumar Saha, by Nationality – Indian, by faith Hindu, by Occupation- Household works, residing at 32, Nath Para, Brahmapur, Garia, P.O. Garia, P.S. Garia, Kolkata, PIN-700084, West Bengal, 4. **ANUP KUMAR SAHA**, PAN-AXTPS8001K, Aadhaar No. **6147 8715 6777** son of Late Premananda Saha, 5. **SRI ABHISHEK SAHA**, PAN-EWEPS2057B, Aadhaar No. **8255 0093 4775** son of Anup Kumar Saha & Late Papia Saha, both by Nationality – Indian, both by faith Hindu, both by occupation- Business, both residing at 43/1, Bagpara 3rd Lane, Rishra, Morepukur, Serampur, Uttara para, Police Station- Serampur, Hooghly,- 712250, hereinafter collectively referred to as the "**VENDORS**" (which expression or terms shall unless excluded by or repugnant with the context be deemed to include their respective heirs, executors, administrators, legal representatives and assign) of the Party of the **FIRST PART**.

AND

1.) **SRI BISWANATH DAS** PAN NO.- **BEGPD6756K**, AADHAR NO.- **9323 0737 5161**, son of Late Joy Krishna Das, by Nationality - Indian, by faith Hindu, by Occupation- Business, residing at 148/A, Prince Anwar Shah Road, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata, PIN-700045, West Bengal, 2.) **SRI JOY PRAKASH SHAW** PAN NO.- **FDKPS4123L**, AADHAR NO.- **3065 0217 9156**, son of Late Shib Narayan Shaw, by Nationality - Indian, by faith Hindu, by Occupation- Business, residing at 102, Tollygunge Road, Sahanagar, P.O. Kalighat, P.S. Tollygunge, Kolkata, PIN-700026, West Bengal, hereinafter jointly referred to as the "**PURCHASERS**" (which expression or terms shall unless excluded by or repugnant with the context be deemed to include their respective heirs, executors, administrators, legal representatives and assign) of the Party of the of the **SECOND PART**.

WHEREAS one Kazi Golam Arab was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the land containing an area of .67 Decimal, lying and situated in Mouza- Naktala, J.L. No. 32, Parganas Khanpur, Touzi- No. 56, P.S. formerly Tollygunge at present Jadavpur comprising District Settlement Khatian No. 216, appertaining to Dag No. 42, which was recorded in Chirasthaya Sattya as rent free land and subsequently in the Revisional Settlement 2. 10 decimal of land of the said Khatian was recorded at a annual rent of Rs. 3 anna 1 and the said Golam Arab acquired the right, title and interest in respect of the said .67 decimals of land by virtue of purchase.

AND WHEREAS the said Golam Arab left behind no wife nor any issue died intestate leaving his sister as his only legal heir and successor and said sister subsequently died intestate leaving behind her two

daughters viz Majimunnessa and Azimunnessa and the said property devolved upon the said two sisters by virtue of inheritance.

AND WHEREAS while the said Majimunnessa and Azimunnessa jointly seized and possessed of the said property, by a Registered Indenture dated 6th Baisakh, 1312 B.S. sold, conveyed and transferred the aforesaid .67 decimals of land to one Amirunnessa Bibi who was in peaceful and uninterrupted possession of the said property and the husband of said Amirunnessa Bibi namely Sadeque Ali had no right, title or interest in the said property nor the said property was the subject matter of any wakf created by the said Sadeque Ali, and the record as such was erroneous.

AND WHEREAS the said Amirunnessa Bibi while seized and possessed of the said property one Methor Mondal was a rayati right in respect of .67 decimal of land at an annual rent of Rs. 8/-.

AND WHEREAS the said Methor Mondal thereafter by way of a Registered Deed of Sale dated 21.7.44 sold and transferred his Rayati right in respect of .33½ decimal to one Kazi Abdul Malek and the said Kazi Abdul Malek by virtue of the aforesaid purchase acquired the Rayati right in respect of the said .33 ½ , decimal and the said Methor Mondal by way of an another indenture dated 21.7.1944 sold and transferred his Rayati right in respect of rest .33½ , decimal of land from the southern portion of the said .67 decimals of land to one Anil Kumar Chowdhury, a resident of Beliaghata and by virtue of the aforesaid purchase the said Anil Kumar Chowdhury acquired the Rayati right in respect of .33 ½ decimals of land.

AND WHEREAS thereafter the said Anil Kumar Chowdhury on 22.08.1944, sold, conveyed and transferred his Rayati right in respect of .33½, decimals of land to one Hirendra Lal Sarkar.

AND WHEREAS the said Amirunnessa Bibi by way of a Registered Deed of Sale dated 22.8.1945, sold and transferred the said .67 decimals of land in favour of the said Kazi Abdul Malek.

AND WHEREAS the said Kazi Abdul Malek having in his possession of the aforesaid Deed and the Deed executed by Methor Mondal on 21.7.1944, in respect of . 33½ , decimals being the Northern portion of Rayati Land, the said Hirendra Lal Sarkar on 5.8.1950 got a Deed of Release or Relinquishment executed by the said Kazi Abdul Malek in his favour and since then the said Hirendra Lal Sarkar was in peaceful and uninterrupted possession of the said .67 decimals of land of Dag No. 42, appertaining to Khatian No. 216, of the said Mouza- Naktala.

AND WHEREAS while lawfully seized and possessed of the said land, the said Hirendra Lal Sarkar by virtue of a Bengali Kobala dated 7th August 1953, duly registered at the Office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 90, Pages from 78-83, being Deed No. 5196, for the year 1953, sold transferred and conveyed the said land measuring 7 (seven) Cottahs to one Smt. Bina Ghosh wife of Sri Hirendra Krishna Ghosh.

AND WHEREAS one Smt. Asha Saha by a Registered Kobala or Deed of Sale dated 16th day of December, 1970 and registered in the office of the Joint Sub- Registrar of Alipore at Alipore and recorded in Book No. I, Volume No. 90, Pages 200 to 206, Being No. 5261, for the year 1970, purchased a piece and parcel of Bastu land measuring more or less 2 Cottah together with all easement, for a valuable consideration as mentioned therein from said Smt. Bina Ghosh.

AND WHEREAS thereafter the said Smt. Asha Saha build two Asbestos Shed house over the said plot of land and got her name

mutated and/or recorded with the Assessment record of the erstwhile Calcutta Municipal Corporation now Kolkata Municipal Corporation and the said premises became known and numbered as premises No. 23/1, Khanpur Road, KMC Ward No. 098.

AND WHEREAS after purchasing the abovementioned, the said Smt. Asha Saha while enjoying the same died intestate on 13.12.1988 leaving behind her Husband, Arijit Saha alias Arijit Kumar Saha, two sons namely 1) Abhijit Saha & 2) Prithwijit Saha, and two married daughters namely 1) Papia Saha & 2) Dalia Das as her only legal heirs and successors, each having $1/5^{\text{th}}$ share therein and thereafter Arijit Saha alias Arijit Kumar Saha also died intestate on 26/03/2013 leaving behind his two sons namely 1) Abhijit Saha & 2) Prithwijit Saha, and two married daughters namely 1) Papia Saha & 2) Dalia Das as his only legal heirs and successors, each having undivided $1/4^{\text{th}}$ undivided share.

AND WHEREAS said Abhijit Saha, Prithwijit Saha, Papia Saha & Dalia Das while were in joint possession of their aforesaid property Papia Saha died intestate on 12/06/2024 leaving behind her Husband, Anup Kumar Saha and one son namely, Abhishek Saha as her only legal heirs and successors, each having $2/16^{\text{th}}$ undivided share.

AND WHEREAS by way of inheritance the said Abhijit Saha, Prithwijit Saha, Dalia Das (each having $4/16^{\text{th}}$ undivided share), Anup Kumar Saha & Abhishek Saha (each having $2/16^{\text{th}}$ undivided share) (Vendors herein) jointly became the absolute owner of "**ALL THAT**" piece and parcel of Bastu land measuring more or less 2(two) Cottahs be the same a little more or less together with 650 Sq. ft. cemented floor Asbestos shed standing thereon comprised within Kolkata Municipal Premises No. 23/1, Khanpur Road, Police Station-

Jadavpur, Kolkata- 700047, with in the Kolkata Municipal Corporation, Ward No. 98, K.M.C. Assessee No. 210980300961 in the District- of South 24 Parganas within the limit of District Sub-Registrar and Additional District Sub-Registrar of Alipore, comprised, lying and situated in Mouza Naktala, J.L. No. 32, Pargana- Khaspur, under Touzi No. 56, Police Station- formerly Tollygunge at present Jadavpur, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part) the said property more fully described in the **SCHEDULE "A"** written herein below.

AND WHEREAS Abhijit Saha, Prithwijit Saha, Dalia Das, Anup Kumar Saha & Abhishek Saha (Vendors herein) during their peaceful possession and enjoyment of the said property as more fully mentioned under the Schedule herein, the Party of the First Part herein, being the absolute owner in respect of the property, has voluntarily decided to sell out their said property as mentioned herein above as also in the Schedule hereunder and expressed their such desire before various of their near ones.

Getting the intimation from a very reliable source, the Parties of the Second Part herein, who were in the need of such a property, placed a proposal before the owners/vendors herein, to purchase the Schedule mentioned property, at or for a price and/or consideration of **Rs. 50,00,000/- (Rupees Fifty Lakh)** only.

Finding the proposal of the Parties of the Second Part herein as an acceptable one, as per the available market price, the Owner/Vendor herein named has decided to sell **ALL THAT** the property under the Schedule herein, to and in favor of the Parties of the Second Part herein named. Subsequently, after making arrangement of the total consideration amount of the property under sale, as also the required money for the purpose of registration of the required Deed of Sale, the

Purchasers herein named has placed a proposal before the Owners/Vendors herein named for execution & registration of the required Deed of Sale, upon which the Owners/Vendors has accepted.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above and in consideration of the said sum of rupees **Rs. 50,00,000/- (Rupees Fifty Lakh)** only truly paid by the Purchasers to the Vendors on or before execution of these presents the receipt whereof the Vendors do hereby admit and acknowledge as per Memo hereunder written and of and from the payment of the same and every part thereof the vendors do hereby grant, transfer, sell, convey, assure and assign unto the said Purchasers **ALL THAT** piece and parcel of Bastu land 2(two) Cottahs be the same a little more or less together with 650 Sq. ft. tiles floors Asbestos shed standing thereon comprised within Kolkata Municipal Premises No. 23/1, Khanpur Road, Police Station- Jadavpur, Kolkata- 700047, with in the Kolkata Municipal Corporation, Ward No. 98, K.M.C. Assessee No. 210980300961 in the District- of South 24 Parganas within the limit of District Sub-Registrar and Additional District Sub-Registrar of Alipore, comprised, lying and situated in Mouza Naktala, J.L. No. 32, Pargana- Khaspur, under Touzi No. 56, Police Station- formerly Tollygunge at present Jadavpur, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part) the said property more fully described in the **SCHEDULE "A"** written herein below and shown in the plan demarcated by RED border lines **OR HOWSOEVER OTHERWISE** the said land and hereditament now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passage, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging

or in anywise appertaining thereto or usually hold, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidences of title etc. relating to or concerning the said land hereditaments and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto the said Purchasers absolutely and forever free from all encumbrances and the Vendors doth hereby covenant with the Purchasers that NOTWITHSTANDING any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the Vendors now has good right, full power and absolute authority to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, South 24 Parganas for the State of West Bengal upon getting the name duly mutated in the B.L.R.O. Office and in the Office of the Kolkata Municipal Corporation in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand.

The Vendors herein hereby declares that the conveyed property is not subject matter of any civil suit either filed by us or anybody

whatsoever and that the said property is free from all encumbrances, charges, liens, attachments, mortgages etc. AND if the property hereby sold is acquired by any authority, the Purchasers shall be entitled to the compensation amount in full and the Vendors or their heirs, executors, representatives, administrators or assigns shall not be able to object in the same.

The said land has not been acquired by the State Govt. or any other authority nor the Vendors have received any notice therefore. If any of the representations or covenants made herein before by the Vendors is subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchasers. If any error or omission is detected in this Deed in future, the Vendors or their heirs, representatives, administrators and assigns, at the costs and request of the Purchasers, or their heirs, representatives, administrators and assigns shall do and execute or cause to be done and executed any sort of Declaration/Rectification or any supplementary deed in favour of the Purchasers or their representative and assigns.

THE SCHEDULE ABOVE REFERRED TO:

"ALL THAT" piece and parcel of Bastu land measuring more or less 2(two) Cottah be the same a little more or less together with 650 Sq. ft. Cemented floors Asbestos shed standing thereon comprised within Municipal Premises No. 23/1, Khanpur Road, Kolkata- 700047, with in the Kolkata Municipal Corporation, Ward No. 98, K.M.C. Assessee No. 210980300961 in the District- of South 24 Parganas within the limit of District Sub- Registrar and Additional District Sub-Registrar of Alipore, comprised, lying and situated in Mouza Naktala, J.L. No. 32, Pargana- Khaspur, under Touzi No. 56, Police Station- formerly Tollygunge then Jadavpur now Netaji Nagar, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part) with all easement right over the private passage of the said land and premises which is more fully and particularly inscribed in the MAP or PLAN annexed herewith depicted by **RED** border lines and butted and bounded as follows:-

ON THE NORTH	: Plot of Basanta Kumar Sharma;
ON THE SOUTH	: Plot of Sachindra Prasad Saha;
ON THE EAST	: Plot of Kalidas Banerjee;
ON THE WEST	: 20 ft. wide KMC Road and Plot of present Purchasers (Pre No. 23/1A, Khanpur Road).

IN WITNESS WHERE OF the parties hereto have executed this agreement on the date written first above.

SIGNED, SEALED & DELIVERED

In, the presence of

Witnesses:

1. Ritam Acharyya

Hemant
Jay Prakash Chow

SIGNATURE OF THE PURCHASERS

- 2.



Abhijit Saha
Bhargavi Saha
Dalia Das.
Anshu Saha
Abhijit Saha

SIGNATURE OF THE OWNERS/ VENDORS

Drafted and prepared as per documents and information supplied to me by the Executants above named.


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No.-WB/298/82

Advocate,
Alipore Judges' Court,
Kolkata- 700027

MEMO OF CONSIDERATION

Received of and from within named PURCHASERS the within mentioned sum of Rs. 50,00,000/- (Rupees fifty Lakh) only towards the full and final consideration Money of this Deed.

MODE OF PAYMENT

Date	Name	DD/Cheque	Amount Rs.
10/07/2025	ABHIJIT SAHA	DD No. 500255, ICICI Bank, Garia Station Road Branch	24,98,000/-
10/07/2025	PRITHWIJIT SAHA	DD No. 500254, ICICI Bank, Garia Station Road Branch	24,98,000/-
10/07/2025	DALIA DAS	DD No. 500256, ICICI Bank, Garia Station Road Branch	2000/-
10/07/2025	ANUP KUMAR SAHA	DD No. 500257, ICICI Bank, Garia Station Road Branch	1000/-
10/07/2025	ABHISHEK SAHA	DD No. 500258, ICICI Bank, Garia Station Road Branch	1000/-
Total:- Fifty Lakh Only.			50,00,000/-

SIGNED, SEALED & DELIVERED

In presence of :

WITNESSES :

1. Ritam Acharya

2. 


Abhijit Saha
Dalia Das.

Anup Kumar Saha

Abhishek Saha

Signature of the **OWNERS/VENDORS**

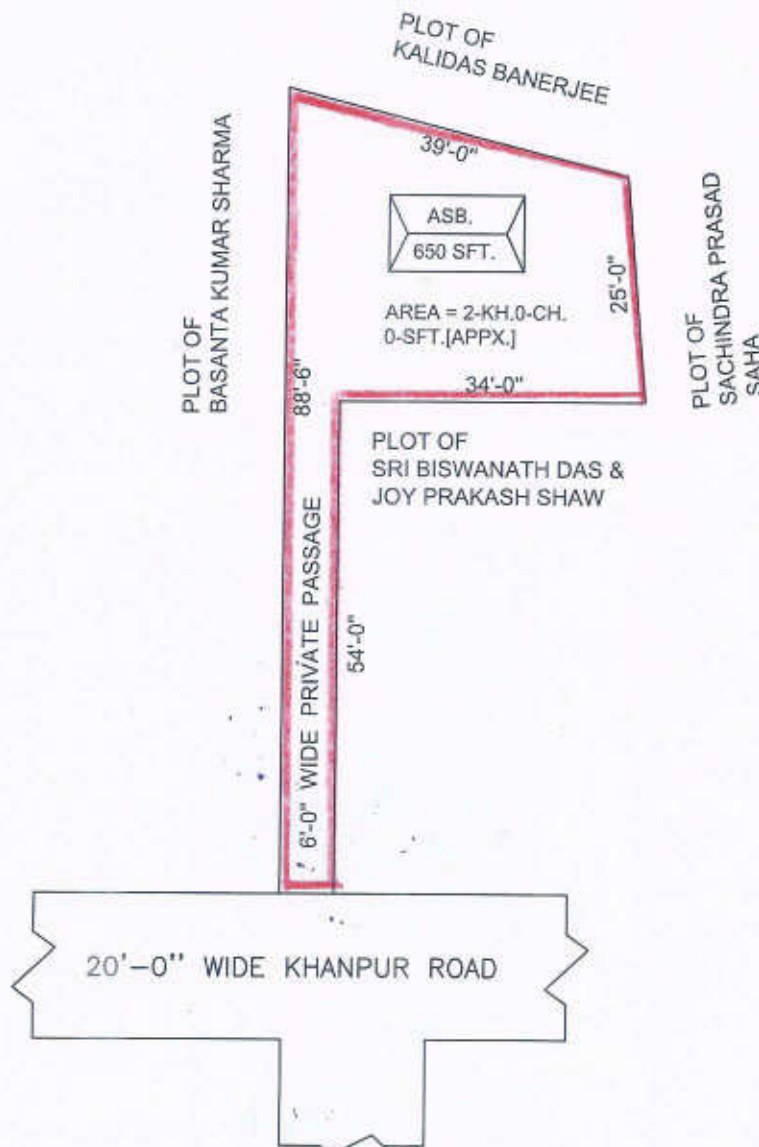
SITE PLAN FOR : 1) MR. BISWANATH DAS 2) MR. JOY PRAKASH SHAW,
AT PREMISES NO.- 23/1, KHANPUR ROAD, WARD NO-98, UNDER K.M.C.
MOUZA- NAKTALA, J.L.NO.- 32, TOUZI NO.- 56, C.S. & R.S. KHATIAN
NO.- 216, APPERTAINING DAG NO.- 42, P.S.- JADAVPUR NOW NETAJI
NAGAR, KOLKATA- 700047, DIST.- 24 PARGANAS. [SOUTH]

AREA OF LAND = 2-KH. 0-CH. 0-SFT. [APPX.]

AREA OF BUILDING = 650 SFT. ASB. SHED

SCALE : ~ 1"=20'-0"

SHOWN IN RED BORDER



Abhijit Saha
for Biswanath Das
Dalia Das.
Abhijit Saha
SIGNATURE OF VENDOR

Biswanath Das
Joy Prakash Shaw
SIGNATURE OF PURCHASER'S

Sujit Kumar Saha
Sujit Kumar Saha
L.B.S. of K.M.C. No.- 1/561
112/6, Mahatma Gandhi Road, Kol-82
SIGNATURE OF L.B.S.

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name ABHIJIT SAHA

Signature Abhijit Saha

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature Abhijit Saha

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature Dalia Das

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

[Signature]

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.....

Signature..... *Abhinav Singh*

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.....

Signature..... *Pravinath Q*

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.....

Signature..... *Jay Prakash Sharma*

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name.....

Signature.....



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



192025260154119678

GRN Details

GRN:	192025260154119678	Payment Mode:	SBI Epay
GRN Date:	11/07/2025 09:59:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6276868173630	BRN Date:	11/07/2025 10:01:00
Gateway Ref ID:	189662977	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	110720252015411963	Payment Init. Date:	11/07/2025 09:59:32
Payment Status:	Successful	Payment Ref. No:	2001963097/3/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Biswanath Das
Address:	148/A prince anwar shah road
Mobile:	9903170841
EMAIL:	dassubhojit304@gmail.com
Period From (dd/mm/yyyy):	11/07/2025
Period To (dd/mm/yyyy):	11/07/2025
Payment Ref ID:	2001963097/3/2025
Dept Ref ID/DRN:	2001963097/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001963097/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	299920
2	2001963097/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	50014
Total				349934

IN WORDS: THREE LAKH FORTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1602-10250/2025	Date of Registration	11/07/2025
Query No / Year	1602-2001963097/2025	Office where deed is registered	
Query Date	08/07/2025 5:47:51 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMIN SARDAR 436A, JAIGIR GHAT ROAD, THAKURPUKUR,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9874367202, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 50,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,00,020/- (Article:23)		Rs. 50,046/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 23/1, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1440 Sq Ft	48,00,000/-	48,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				3.3Dec	48,00,000 /-	48,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		650 sq ft	2,00,000 /-	2,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ABHIJIT SAHA Son of Late ARIJIT SAHA Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office	Photo  11/07/2025	Finger Print  Captured LTI 11/07/2025	Signature  11/07/2025
	23/B, Khanpur Road, Naktala, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AUxxxxxx3K, Aadhaar No: 28xxxxxxxx0417, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office			
2	Name Mr PRITHWIJIT SAHA Son of Late ARIJIT SAHA Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office	Photo  11/07/2025	Finger Print  Captured LTI 11/07/2025	Signature  11/07/2025
	23/1, Khanpur Road, Naktala, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: CQxxxxxx4E, Aadhaar No: 63xxxxxxxx9426, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office			
3	Name Mrs DALIA DAS Daughter of Late ARIJIT SAHA Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office	Photo  11/07/2025	Finger Print  Captured LTI 11/07/2025	Signature  11/07/2025
	32, Nath Para, Brahmapur, Garia, City:- Kolkata, P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AJxxxxxx5M, Aadhaar No: 45xxxxxxxx2366, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office			

4	Name Mr ANUP KUMAR SAHA Son of Late PREMANANDA SAHA Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	11/07/2025	11/07/2025	11/07/2025	
43/1, Bagpara 3rd Lane, Rishra, Morepukur, Serampur, Uttarpara, City:- Serampore, P.O:- Morepukur, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: AXxxxxxx1K, Aadhaar No: 61xxxxxxxx6777, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office				

5	Name Mr ABHISHEK SAHA Son of Mr ANUP KUMAR SAHA Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	11/07/2025	11/07/2025	11/07/2025	
43/1, Bagpara 3rd Lane, Rishra, Morepukur, Serampur, Uttarpara, City:- Serampore, P.O:- Morepukur, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: EWxxxxxx7B, Aadhaar No: 82xxxxxxxx4775, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BISWANATH DAS (Presentant) Son of Late JOY KRISHNA DAS Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	11/07/2025	11/07/2025	11/07/2025	
Son of Late JOY KRISHNA DAS 148/1, Prince Anwar Shah Road, Lake Gardens, City:- Kolkata, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: BExxxxxx6K, Aadhaar No: 93xxxxxxxx5161, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr JOY PRAKASH SHAW Son of Late Shib Narayan Shaw Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office		 Captured	
		11/07/2025	LT1 11/07/2025	11/07/2025
Son of Late Shib Narayan Shaw 102, Tollygunge Road, Sahanagar, City:- Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: FDxxxxxx3L, Aadhaar No: 30xxxxxxxx9156, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 11/07/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RITAM ACHARYYA Son of Mr RINTU ACHARYYA 3/13, Jadavgarh, Garfa, City:- Kolkata, P.O:- Garfa, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700078		 Captured	
	11/07/2025	11/07/2025	11/07/2025
Identifier Of Mr ABHIJIT SAHA, Mr BISWANATH DAS, Mr JOY PRAKASH SHAW, Mr PRITHWIJIT SAHA, Mrs DALIA DAS, Mr ANUP KUMAR SAHA, Mr ABHISHEK SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ABHIJIT SAHA	Mr BISWANATH DAS-180 Sq Ft,Mr JOY PRAKASH SHAW-180 Sq Ft
2	Mr PRITHWIJIT SAHA	Mr BISWANATH DAS-180 Sq Ft,Mr JOY PRAKASH SHAW-180 Sq Ft
3	Mrs DALIA DAS	Mr BISWANATH DAS-180 Sq Ft,Mr JOY PRAKASH SHAW-180 Sq Ft
4	Mr ANUP KUMAR SAHA	Mr BISWANATH DAS-90 Sq Ft,Mr JOY PRAKASH SHAW-90 Sq Ft
5	Mr ABHISHEK SAHA	Mr BISWANATH DAS-90 Sq Ft,Mr JOY PRAKASH SHAW-90 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ABHIJIT SAHA	Mr BISWANATH DAS-81.25000000 Sq Ft,Mr JOY PRAKASH SHAW-81.25000000 Sq Ft
2	Mr PRITHWIJIT SAHA	Mr BISWANATH DAS-81.25000000 Sq Ft,Mr JOY PRAKASH SHAW-81.25000000 Sq Ft
3	Mrs DALIA DAS	Mr BISWANATH DAS-81.25000000 Sq Ft,Mr JOY PRAKASH SHAW-81.25000000 Sq Ft
4	Mr ANUP KUMAR SAHA	Mr BISWANATH DAS-40.62500000 Sq Ft,Mr JOY PRAKASH SHAW-40.62500000 Sq Ft
5	Mr ABHISHEK SAHA	Mr BISWANATH DAS-40.62500000 Sq Ft,Mr JOY PRAKASH SHAW-40.62500000 Sq Ft

Endorsement For Deed Number : I - 160210250 / 2025

On 11-07-2025

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.

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

Presented for registration at 16:20 hrs on 11-07-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr BISWANATH DAS , one of the Claimants.

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 50,00,000/-

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

Execution is admitted on 11/07/2025 by 1. Mr ABHIJIT SAHA, Son of Late ARIJIT SAHA, 23/B, Khanpur Road, Naktala, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mr BISWANATH DAS, Son of Late JOY KRISHNA DAS, 148/1, Prince Anwar Shah Road, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 3. Mr JOY PRAKASH SHAW, Son of Late Shib Narayan Shaw, 102, Tollygunge Road, Sahanagar, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business, 4. Mr PRITHWIJIT SAHA, Son of Late ARIJIT SAHA, 23/1, Khanpur Road, Naktala, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 5. Mrs DALIA DAS, Daughter of Late ARIJIT SAHA, 32, Nath Para, Brahmapur, Garia, P.O: Garia, Thana: Garia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 6. Mr ANUP KUMAR SAHA, Son of Late PREMANANDA SAHA, 43/1, Bagpara 3rd Lane, Rishra, Morepukur, Serampur, Uttarpara, P.O: Morepukur, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession Business, 7. Mr ABHISHEK SAHA, Son of Mr ANUP KUMAR SAHA, 43/1, Bagpara 3rd Lane, Rishra, Morepukur, Serampur, Uttarpara, P.O: Morepukur, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession Business

Indetified by Mr RITAM ACHARYYA, , Son of Mr RINTU ACHARYYA, 3/13, Jadavgarh, Garfa, P.O: Garfa, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,046.00/- (A(1) = Rs 50,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 50,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2025 10:01AM with Govt. Ref. No: 192025260154119678 on 11-07-2025, Amount Rs: 50,014/-, Bank: SBI EPay (SBIPay), Ref. No. 6276868173630 on 11-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 2,99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 949198, Amount: Rs.100.00/-, Date of Purchase: 29/05/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2025 10:01AM with Govt. Ref. No: 192025260154119678 on 11-07-2025, Amount Rs: 2,99,920/-, Bank: SBI EPay (SBlePay), Ref. No. 6276868173630 on 11-07-2025, Head of Account 0030-02-103-003-02

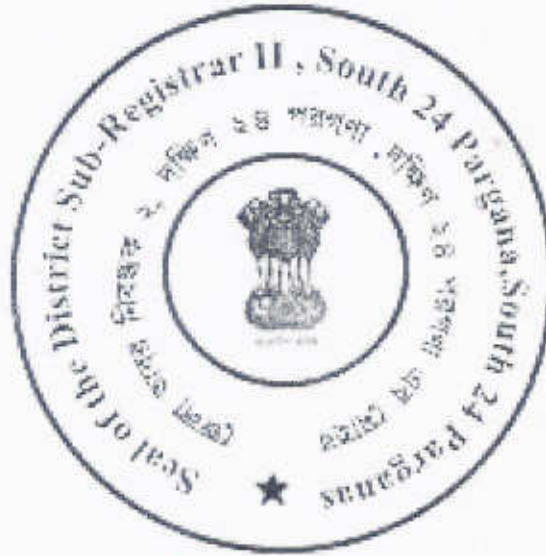


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 431029 to 431055
being No 160210250 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.07.14 11:35:40 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 14/07/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.