

05924/25

I- 5790/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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

25 APR 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 25th day of April, 2025 (Two Thousand Twenty Five)

BETWEEN

22 APR 2025

85925.....Rs. /- Date.....

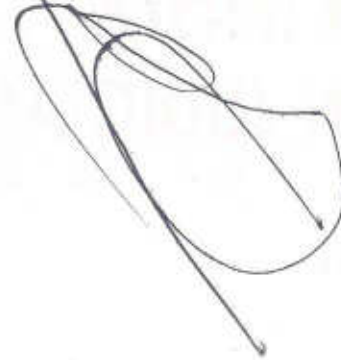
Name:- B. C. LAHIRI
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



Ritam Acharyya.

S/o Rintu Acharyya.

3/13 Jadavgarh, Kol-78.



SRI SAMIR KUMAR GHATAK alias **SAMEER GHATAK** alias **SAMIR GHATAK**, PAN-ADZPG1433B, Aadhaar No. 9365 2304 0832, son of Late Nimalendu Ghatak, by Nationality – Indian, by faith Hindu, by occupation- Business, residing at 23/1A, Khanpur Road, Police Station- Jadavpur, Kolkata- 700047, hereinafter referred to as the **"VENDOR"** (which expression or terms shall unless excluded by or repugnant with the context be deemed to include his respective heirs, executors, administrators, legal representatives and assign) of the Party of the **FIRST PART**.

AND

1.) Mr. 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, Address: 148/A, Prince Anwar Shah Road, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata, PIN-700045, West Bengal, **2.) Mr. 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, Address: 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.

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 Harendra 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 a Registered indenture Registered in the year 1953 sold, conveyed and transferred a piece and parcel of land measuring 7 (seven) Cottahs to one Smt. Bina Ghosh wife of Sri Harendra Krishna Ghosh.

AND WHEREAS the said Smt. Bina Ghosh keeping the said land as a security by existing a Deed of Mortgage registered in the year 1955 and recorded in Book No.I, Volume No. 16, Pages 224 to 228, Being No. 480 had taken a lump sum of Money as Loan and by a Deed of Release registered in the same year 1955 and recorded in Book No. I, Volume No.

60, Pages 13 to 15, Being No. 2967, for the year 1955, the said Smt. Bina Ghosh got the said property released in favour of herself from all charges encumbrances and attachments.

AND WHEREAS one Sri Aghore Nath Chowdhury by a Registered Kobala or Deed of Sale dated 11th day of May, 1970 and registered in the office of the Joint Sub- Registrar of Alipore at Alipore and recorded in Book No. I, Volume No. 52, Paged 1 to 6, Being No. 2179, for the year 1970, purchased a piece and parcel of Bastu land measuring more or less 2 Cottahs 1 Chittaks together with all easement right over the private Road or Passage on the Northern side of the said Plot of land and 20'ft wide Corporation Road, namely Khanpur Road for a valuable consideration as mentioned therein from said Smt. Bina Ghosh.

AND WHEREAS thereafter the said Aghore Nath Chowdhury erected and/or build a pucca one storied building over the said plot of land as per plan duly sanctioned by the Calcutta Corporation, since known as Calcutta Municipal Corporation and got his name mutated and/or recorded with the Assessment record of the Calcutta Municipal Corporation and the said premises became known and numbered as premises No. 23/1A, Khanpur Road.

AND WHEREAS the said Aghore Nath Chowdhury by virtue of a Registered Indenture dated 24th day of July, 1987, duly registered at the Office of the District Registrar at Alipore and recorded in Book No. I, Deed No. 11935, for the year 1987, sold transferred and conveyed the said 2 Cottahs 1 Chittaks of Bastu land together with a pucca one storied building standing thereon including all fixtures fittings electric

installations affixed thereto, lying and situated in Mouza- Naktala, J.L.No. 32, Pargana -Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part) being Calcutta Municipal Corporation Premises No. 23/1A, Khanpur Road, together with all easement rights over the private passage or Road on the Northern side of the said plot of land and 20'ft wide Road on the Western side of the said land and premises unto and in favour of Sri Nirmalendu Ghatak, Sri Prabir Kumar Ghatak and Sri Samir Kumar Ghatak at and for the price or consideration therein mentioned.

AND WHEREAS the said Prabir Kumar Ghatak being the owner, of $1/3^{\text{rd}}$ share of the said undivided joint property while thus enjoying the same with his father and brother, the other co-sharers of the said undivided property of premises No. 23/1A, Khanpur Road, Calcutta- 47 sold, conveyed and transferred his undivided $1/3^{\text{rd}}$ share of the said property comprising bastu land measuring 2 Cottahs 1 Chittaks together with a pucca one storied building standing thereon with all benefits and facilities attached therein and thereto, known as K.M.C. premises No. 23/1A, Khanpur Road, together with all easement rights over the private passage or Road on the Northern side of the said plot of land and 20'ft wide Road on the Western side of the said land unto and infavour of his brother Sri Samir Kumar Ghatak, S/o Late Nirmalendu Ghatak i.e. present vendor at and for a valuable consideration as mentioned therein, which was duly executed and registered in the office of the District Registrar at Alipore on 10.8.1990, and was recorded in its Book No. I, Volume No. 291, Pages 193 to 202, Being No. 11795, for the year 1990

and the purchaser (herein) became the owner of the undivided 2/3rd share of land with structure situated at 23/1A, Khanpur Road, P.S. Jadavpur, Kolkata- 700047.

AND WHEREAS said Nirmalendu Ghatak while seized and possessed of and otherwise well and sufficiently entitled to ALL THAT undivided 1/3rd share or interest in the aforesaid joint property comprised an area of 2 Cottahs 1 Chittaks of bastu land with one storied building standing thereon, along with all rights, privileges, benefits and interest attached therein and thereto at premises No. 23/ 1A, Khanpur Road, P.S. formerly Tollygunge, at present Jadavpur, Kolkata- 700047, he died intestate on 17.6.1995 leaving behind him surviving his wife Shobha Ghatak, two sons namely Prabir Kumar Ghatak and Samir Kumar Ghatak i.e. present vendor and only daughter Bharati Ganguly (Ghatak) as his only legal heirs and successors, to inherit the said undivided 1/3rd share or interest in the aforesaid joint property of premises No. 23/1A, Khanpur Road, P.S. formerly Tollygunge, at present Jadavpur, Kolkata- 700047 and as such each having undivided 1/12th share thereto.

AND WHEREAS said Samir Kumar Ghatak became the owner of undivided 2/3rd share of land with Structure by virtue of two separate Deed of Sale and also lawfully seized and possessed and sufficiently entitled to undivided 1/12th share or interest of the aforesaid property by way of inheritance and according to the Hindu Succession Act.

AND WHEREAS mother of the present vendor namely Shobha Ghatak and sister of the present vendor namely Bharati Ganguly executed one Deed of Gift in favour of their son/brother namely Samir Kumar Ghatak

and gifted their undivided $2/4^{\text{th}}$ share of that $1/3^{\text{rd}}$ share of that total property that is $2/12^{\text{th}}$ i.e. $1/6^{\text{th}}$ share of that entire property by virtue of Deed of Gift which was duly registered before the Additional District Sub- Registrar Alipore on 23rd December 2004 and recorded in Book No. I, Volume No. 306, pages from 268 to 285 being No. 4735 for the year 2004.

AND WHEREAS another legal heir of Late Nirmalendu Ghatak i.e. one son namely Prabir Kumar Ghatak executed one Deed of Conveyance in favour of his brother namely Samir Kumar Ghatak (Vendor herein) and he sold his undivided $1/12^{\text{th}}$ share of the aforesaid property measuring about 2 (two) Cottah l(one) Chittak of land more or less together with one storied pucca building situated at 23/1A, Khanpur Road, Police Station - Jadavpur, Kolkata- 700047.

AND WHEREAS said Samir Kumar Ghatak being the absolute owner of the said property and he mutated his name before the Kolkata Municipal Corporation in respect of the below schedule property and the said property was numbered as 23/1A, Khanpur Road, Kolkata-700047, under ward No. 98, bearing Assessee No. 210980301515 and thereafter paying taxes and other revenue regularly before the competent authority.

AND WHEREAS Samir Kumar Ghatak (Vendor herein) during his such sole and absolute enjoyment of the same sold and /or conveyed one shop room measuring about 137 sq. ft. Super built up area from the scheduled property, against receipt of a fair consideration amount and by virtue of execution of a Deed of Sale on 05/11/2019, to and in favour of one Sri Utpal Samui. The said Deed has been registered at the Office of the

Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2019, from 214241 to 214281 pages and being known & numbered as the Deed No. 160506277 for the year 2019.

Subsequently, Sri Utpal Samui sold and /or conveyed the said shop room measuring about 137 sq. ft. Super built up area, against receipt of a fair consideration amount and by virtue of execution of a Deed of Conveyance on 25/04/2025, to and in favour of the present vendor Shri Samir Kumar Ghatak (Vendor herein). The said Deed has been registered at the Office of the District Sub-Registrar II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2025, being known & numbered as the Deed No.05789.... for the year 2025 and Shri Samir Kumar Ghatak again became the absolute owner of the schedule property and started to possess & enjoy the same solely and absolutely and without any disturbance and/or hindrance and/or claim and/or demand from anybody.

AND WHEREAS Samir Kumar Ghatak (Vendor herein) during his 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 owner/vendor herein, to purchase the Schedule

mentioned property, at or for a price and/or consideration of **Rs. 55,00,000/- (Rupees fifty five 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 and for the same the Parties have entered into an Agreement for Sale for absolute sale of the said scheduled property subject to the certain terms and conditions stated therein and also received the sum of Rs. 3,00,000/- (Rupees Three Lakh) only as advance out of total consideration of Rs. 55,00,000/- (Rupees fifty five lakh) only.

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 Owner/Vendor herein named for execution & registration of the required Deed of Sale, upon which the Owner/Vendor has accepted.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration with the sum of 3,00,000/- (Rupees Three Lakh) only already paid by the PURCHASERS to the VENDOR the receipt whereof the VENDOR admit and acknowledges therein and the balance amount of Rs. 52,00,000/- (Rupees fifty two Lakh) only truly paid by the Purchasers to the Vendor at or before execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge as per Memo hereunder written and of and from the

payment of the same and every part thereof the vendor do hereby grant, transfer, sell, convey, assure and assign unto the said Purchasers ALL THAT piece and parcel of Bastu land measuring 2(two) Cottahs 1 (one) Chittak be the same a little more or less together with 800 Sq. ft. pucca one storied building consisting of more or less 137 Sq. ft. Shop room and the rest 663 Sq. ft. residential room standing thereon comprised within Kolkata Municipal premises No. 23/ 1A, Khanpur Road, Police Station- Jadavpur now Netaji Nagar, Kolkata- 700047, with in the Kolkata Municipal Corporation, Ward No. 98, K.M.C. Assessee No. 210980301515 in the District- of South 24 Parganas within the limit if 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) A.D.S.R.O. Alipore, District South 24 Parganas, morefully and particularly described in the Schedule hereunder 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 Vendor or any person or persons from whom the said Vendor 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 Vendor 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 Vendor 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 Vendor and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand.

The Vendor 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 Vendor 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 Vendor have received any notice therefore. If any of the representations or covenants made herein before by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor 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 Vendor 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) Cottahs 1 (one) Chittak be the same a little more or less together with 800 Sq. ft. tiles floors Pucca one storied building consisting of more or less 137 Sq. ft. Shop room and the rest 663 Sq. ft. residential room standing thereon comprised within Kolkata Municipal Premises No. 23/1A, Khanpur Road, Police Station- Jadavpur now Netaji Nagar, Kolkata- 700047, with in the Kolkata Municipal Corporation, Ward No. 98, K.M.C. Assessee No. 210980301515 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) with all easement right over the private passage or road on the Northern side of the said plot of land and 20 ft. wide road on the west side of the said land and premises which is butted and bounded as follows:-

ON THE NORTH	:Private Road;
ON THE SOUTH	: Property of Smt. Bina Ghosh;
ON THE EAST	: Property of Smt. Bina Ghosh;
ON THE WEST	: 20 ft. wide KMC 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. *Uttam Jinn*



SIGNATURE OF THE OWNER/ VENDOR

2. *Suresh K. Verma*

1) *Biswanath S*

2) *Jay Prakash Chaw*

SIGNATURE OF THE PURCHASERS

Drafted & prepared by

Bimal Ch Lahiri
Advocate

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

MEMO OF CONSIDERATION

Received of and from within named PURCHASERS the within mentioned sum of Rs. 55,00,000/- (Rupees Fifty five Lakh) only towards the full and final consideration Money of this Deed.

MODE OF PAYMENT

Sl. No.	DD/CHEQUE /UPI/NEFT/RTGS NO with Date.	BANK NAME & BRANCH	AMOUNT
1.	Demand Draft No. 130194 dated 04/03/2025.	Axis bank Ltd., Tollygunge Branch.	3,00,000/-
2.	Demand Draft No. 500244 dated 23/04/2025.	ICICI Bank, R.N Mukherjee Road.	52,00,000/-
Total			55,00,000/-
TOTAL Rs. 55,00,000/- (Rupees Fifty five Lakh) only			

SIGNED, SEALED & DELIVERED

In presence of :

WITNESSES :

1. *Utpal Jinn*
2. *Suresh K. Verma*

Ramesh Ghatake

Signature of the **OWNER/VENDOR**

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

Name.....

Signature.....

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

Name.....

Signature..... *Panwar Ghatak*

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

Name.....

Signature..... *Biswanath*

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

Name.....

Signature..... *Taj Pal Singh Sheer*

SITE PLAN FOR : 1) MR. BISWANATH DAS 2) MR. JOY PRAKASH SHAW,

AT PREMISES NO-23/1A, KHANPUR ROAD, WARD NO-098, 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]

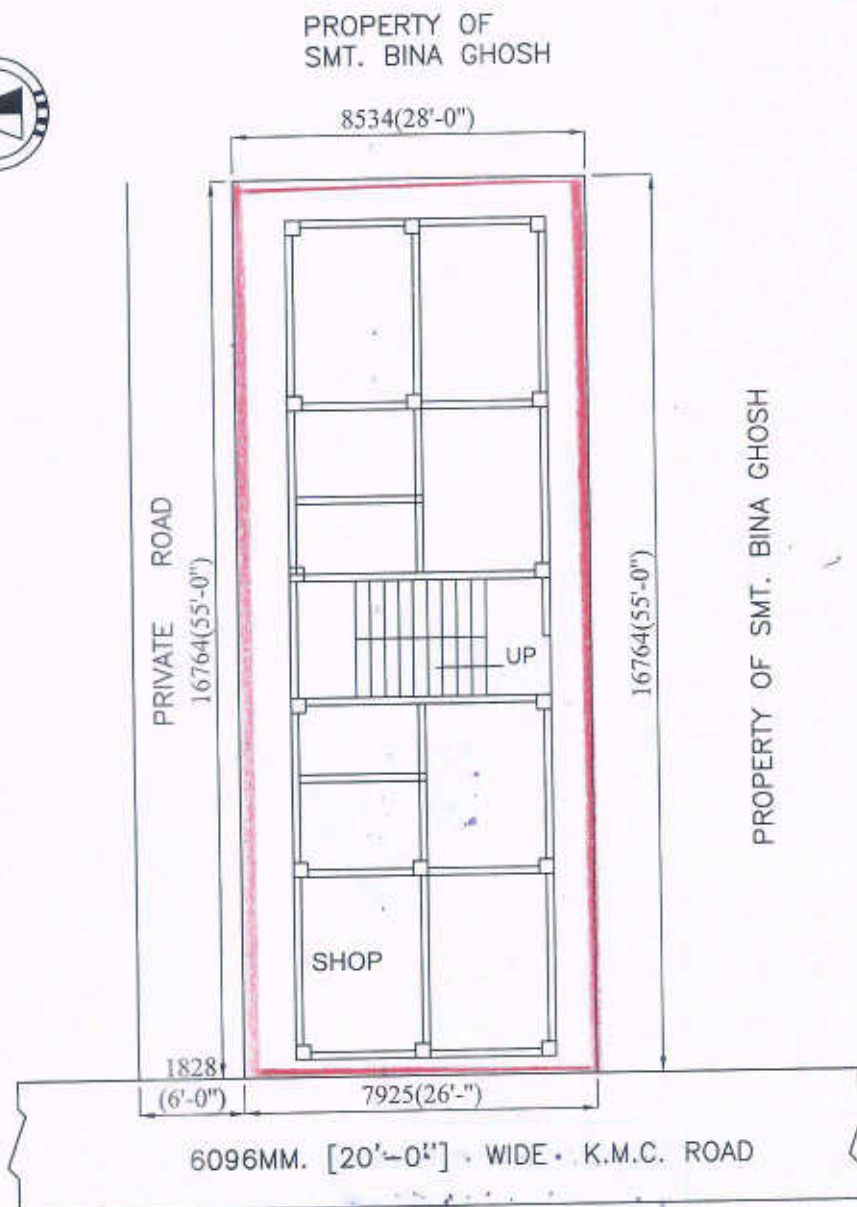
AREA OF LAND = 2-KH. 1-CH. 0-SFT. [APPX.]

AREA OF BUILDING = 800 SFT. [PUCCA STRUCTURE]

137 SFT. SHOP AREA & 663 SFT.DWELLING HOUSE [RESIDENTIAL AREA]

SCALE : ~ 1:100

SHOWN IN RED BORDER



Kumar Ghatak

SIGNATURE OF VENDOR

1) Biswanath Das
2) 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, Kolkata-700047



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



192025260034090608

GRN Details

GRN:	192025260034090608	Payment Mode:	SBI Epay
GRN Date:	25/04/2025 10:21:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3356164935213	BRN Date:	25/04/2025 10:22:00
Gateway Ref ID:	1001791212	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	250420252003409059	Payment Init. Date:	25/04/2025 10:21:32
Payment Status:	Successful	Payment Ref. No:	2001115741/3/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BISWANATH DAS
Address:	148/A PRINCE ANWAR SHAH ROAD KOLKATA-700045
Mobile:	9903170841
Period From (dd/mm/yyyy):	25/04/2025
Period To (dd/mm/yyyy):	25/04/2025
Payment Ref ID:	2001115741/3/2025
Dept Ref ID/DRN:	2001115741/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001115741/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	329920
2	2001115741/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	55014
Total				384934

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

Major Information of the Deed

Deed No :	I-1602-05790/2025	Date of Registration	25/04/2025
Query No / Year	1602-2001115741/2025	Office where deed is registered	
Query Date	24/04/2025 11:55:43 AM	D.S.R. - 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. 55,00,000/-		Rs. 55,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,30,020/- (Article:23)		Rs. 55,046/- (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: 23/1A, , 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	2 Katha 1 Chatak	45,85,000/-	45,85,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				3.4031Dec	45,85,000 /-	45,85,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	663 Sq Ft.	6,30,000/-	6,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 663 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	137 Sq Ft.	2,85,000/-	2,85,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 137 Sq Ft.,Commercial Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	9,15,000 /-	9,15,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMEER GHATAK, (Alias: Mr SAMIR KUMAR GHATAK Alias SAMIR GHATAK) Son of Late Nirmalendu Ghatak Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office		 Captured	
	25/04/2025	LTI 25/04/2025	25/04/2025	
23/1A, 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: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx3B, Aadhaar No: 93xxxxxxx0832, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWANATH DAS (Presentant) Son of Late JOY KRISHNA DAS Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office		 Captured	
	25/04/2025	LTI 25/04/2025	25/04/2025	
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: 93xxxxxxx5161, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr JOY PRAKASH SHAW Son of Late Shib Narayan Shaw Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office		 Captured	
	25/04/2025	LTI 25/04/2025	25/04/2025	

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: 25/04/2025, Admitted by: Self, Date of Admission: 25/04/2025, 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	
	25/04/2025	25/04/2025	25/04/2025
Identifier Of Mr SAMEER GHATAK, Mr BISWANATH DAS, Mr JOY PRAKASH SHAW			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMEER GHATAK	Mr BISWANATH DAS-1.70156 Dec, Mr JOY PRAKASH SHAW-1.70156 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMEER GHATAK	Mr BISWANATH DAS-331.50000000 Sq Ft, Mr JOY PRAKASH SHAW-331.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SAMEER GHATAK	Mr BISWANATH DAS-68.50000000 Sq Ft, Mr JOY PRAKASH SHAW-68.50000000 Sq Ft

Endorsement For Deed Number : I - 160205790 / 2025

On 25-04-2025

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 16:12 hrs on 25-04-2025, 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 55,00,000/-

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

Execution is admitted on 25/04/2025 by 1. Mr SAMEER GHATAK, Alias Mr SAMIR KUMAR GHATAK Alias SAMIR GHATAK , Son of Late Nirmalendu Ghatak, 23/1A, Khanpur Road, Naktala, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 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

Identified 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 55,046.00/- (A(1) = Rs 55,000.00/- ,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 55,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2025 10:22AM with Govt. Ref. No: 192025260034090608 on 25-04-2025, Amount Rs: 55,014/-, Bank: SBI EPay (SBlePay), Ref. No. 3356164935213 on 25-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,29,920/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 370037, Amount: Rs.100.00/-, Date of Purchase: 22/04/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2025 10:22AM with Govt. Ref. No: 192025260034090608 on 25-04-2025, Amount Rs: 3,29,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3356164935213 on 25-04-2025, Head of Account 0030-02-103-003-02


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I 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 234077 to 234103
being No 160205790 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.05.08 16:27:04 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 08/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.



District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2025