

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

28/5/25

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

03AC 398355

2/1354616/25

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

[Handwritten Signature]

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

28 MAY 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of May 2025 BETWEEN

No.....
Of.....
Rs.....
SUBHASREE MUKHERJEE
LICENSED STAMP VENDOR
9, India Exchange Place
(Basement) Kolkata-700001
Date..... Sign.....

SANJIB KUMAR MAJUMDAR
LL.B., Advocate
Sealdah Court Complex
Room No. 101, 1st Floor
Kolkata-700014

10 DEC 2024



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

28 MAY 2025

GRIPS eChallan



192025260084474678

ARN Details

GRN:	192025260084474678	Payment Mode:	SBI Epay
GRN Date:	27/05/2025 22:43:02	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	4939914861233	BRN Date:	27/05/2025 22:43:21
Gateway Ref ID:	IGASWGOVR6	Method:	State Bank of India NB
GRIPS Payment ID:	270520252008447466	Payment Init. Date:	27/05/2025 22:43:02
Payment Status:	Successful	Payment Ref. No:	2001354616/2/2025

[Query No./Query Year]

Depositor Details

Depositor's Name: Mr SANJIB KUMAR MAJUMDER
Address: VIVEKANANDA PALLY, HATIARA, KOLKATA 700157
Mobile: 9874824114
Period From (dd/mm/yyyy): 27/05/2025
Period To (dd/mm/yyyy): 27/05/2025
Payment Ref ID: 2001354616/2/2025
Dept Ref ID/DRN: 2001354616/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001354616/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	467920
2	2001354616/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	78014
			Total	545934

IN WORDS: FIVE LAKH FORTY FIVE THOUSAND NINE HUNDRED THIRTY FOUR ONLY,

(1) **MRS. ANURADHA SAHA**, PAN - **ATQPS1603N** & AADHAAR NO. **2509 3211 3399**, wife of Mr. Ajay Sankar Saha, by faith Hindu, by occupation Housewife, by nationality Indian, (2) **MR. AMIYA SANKAR SAHA**, PAN- **BWUPS7471N** & AADHAAR NO. **8026 5864 8058**, son of Mr. Ajay Sankar Saha, by faith Hindu, by occupation Business, by nationality Indian, both residing at AB 19/2, School Para, Deshbandunagar, P.O. - Deshbandunagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India, hereinafter referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context mean and include their respective legal heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

(1) **MR. UTTAM MONDAL**, PAN- **CSGPM1848G** & Aadhaar No. **6601 2033 7001**, Son of Mr. Sunil Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at PC - 43, ArjunpurShibtala, P.O. - Deshbadhu Nagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India (2) **MR. SANKAR DAS**, PAN- **BIVPD6406P** & Aadhaar No. **6893 4402 0973**, son of Mr. Ananda Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at PD- 19 Arjunpur Paschim Para, P.O. Arjunpur, P. S. - Baguiati, Kolkata- 700059, District - North 24 Parganas, West Bengal, (3) **MR. SUKUMAR MONDAL**, PAN- **AQHPM3133H** & Aadhaar No. **3549 5435 8807**, Son of Late Manindra Nath Mondal, by faith- Hindu, By occupation - Business, by Nationality -Indian, residing at RG/8/4, Sarkar Bagan, Raghunathpur, P.O. - Deshbadhu Nagar, P.S. Baguiati, District - North 24 Parganas, Kolkata - 700059, West Bengal, India, (4) **MR. MANOJ JAISWAL**, PAN- **AHQPJ3734K** & Aadhaar No. **7197 9212 6412**, son of Mr. Gajendra Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/14, East Mall Road, P.O. Mall Road, P. S. - Baguiati, District - North 24 parganas, PIN- 700080, West Bengal, hereinafter referred to as the **PURCHASERS**

(which expression shall unless excluded by or repugnant to the context mean and include their respective legal heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS by a Deed of Conveyance executed on 03/ 05 /1969 and it was registered at the office A.D.S.R Cossipore Dum Dum and recorded in Book No.- I , Volume No.- 46, Pages from 211 to 213 deed Being No. 3211 for the year 1969, **Smt. Gita Rani Paul**, wife of Sri Hari Sadhan Paul residing at 55 Rastraguru Avenue , P.S. - Dum Dum, District 24 Parganas as the Vendor fully described for the consideration mentioned therein sold, conveyed and transferred forever to **Smt. Pratima Sen alias Smt. Pratima Roy**, wife of late Prabir Kumar Sen residing at Shibtala, Arjunpur, P.S. Rajarhat, District - 24 Parganas, West Bengal therein as the Purchaser of **ALL THAT** piece and parcel of land measuring 20.5 decimal more or less comprising R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas , West Bengal.

AND WHEREAS during possessing and enjoying the aforesaid property the aforesaid **Smt. Pratima Sen alias Smt. Pratima Roy** sold a portion of the aforesaid land and She mutate her name for the rest land measuring 4 Cottah 14 Chittacks more or less to the Local BL&LRO Rajarhat and recorded the said land being **L.R. Khatian No. 1275** comprised in **L.R. Dag No. 187**, which is free from all encumbrances, charges, liens, attachments etc.

AND WHEREAS by a Deed of Conveyance executed on 05/ 06 /2012 and it was registered at the office A.D.S.R Bidhan Nagar, Salt Lake City and recorded in Book No.- I , CD Volume No.- 12, Pages from 6056 to 6069 deed Being No. 08513 for the year 2012, the aforesaid **Smt. Pratima Sen alias Smt. Pratima Roy**, wife of late Prabir Kumar Sen residing at Shibtala, Arjunpur, P.S. Rajarhat, District - 24 Parganas, West Bengal as the Vendor fully described for the consideration mentioned therein sold,

conveyed and transferred forever to **MRS. ANURADHA SAHA**, wife of Mr. Ajay Sankar Saha, residing at AB 19/2, School Para, Deshbandunagar, P.O. - Deshbandunagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India therein as the Purchaser and herein as the Vendor No.1 of **ALL THAT** piece and parcel of Shali land measuring 2 Cottah 8 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62**, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas, West Bengal which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS thus the Vendors no. 1 herein **MRS. ANURADHA SAHA** became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring 2 Cottah 8 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62**, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas, West Bengal and mutate her name to the Local BL& LRO record under **L.R. Khatian No. 3580** and paying Kajna regularly till today and also mutated her name in the record of the Rajarhat Gopalpur Municipality being Municipal Holding No. AS/43/BL-NA/14-15, **Shibtala Arjunpur** and paying municipal Taxes regularly till today which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS by a Deed of Conveyance executed on 05/ 06 /2012 and it was registered at the office A.D.S.R. Bidhan Nagar, Salt Lake City and recorded in Book No.- I, CD Volume No.- 12, Pages from 6070 to 6083 deed Being No. 08514 for the year 2012, the aforesaid **Smt. Pratima Sen alias Smt. Pratima Roy**, wife of late Prabir Kumar Sen residing at

Shibtala, Arjunpur, P.S. Rajarhat, District - 24 Parganas, West Bengal as the Vendor fully described for the consideration mentioned therein sold, conveyed and transferred forever to **MR. AMIYA SANKAR SAHA**, son of Mr. Ajay Sankar Saha, residing at AB 19/2, School Para, Deshbandunagar, P.O. - Deshbandunagar, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India therein as the Purchaser and herein as the Vendor No. 2 of **ALL THAT** piece and parcel of Shali land measuring 2 Cottah 6 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275**, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas , West Bengal which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS thus the Vendors no. 2 herein **MR. AMIYA SANKAR SAHA** became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring 2 Cottah 6 Chittacks more or less out measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, L.R. Khatian No. 1275**, R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Police Station- Rajarhat, District 24 Parganas , West Bengal and mutata his name to the Local BL& LRO record under L.R. Khatian No. 3579 and paying Kājna regularly till today and also mutated his name in the record of the Rajarhat Gopalpur Municipality being Municipal Holding No. AS/42/BL-NA/14-15, **Shibtala Arjunpur** and paying municipal Taxes regularly till today which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS on account of urgent need of money the aforesaid Vendors herein jointly willing to sell the said property and the

Purchasers herein expressed to desire to purchase of **ALL THAT** piece and parcel of Bastu land total measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, present L.R. Khatian No. 3579, 3580,** (former L.R. Khatian No. 1275) R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/42/BL-NA/14-15, & Municipal Holding No. AS/43/BL-NA/14-15, **Shibtala Arjunpur,** Police Station - Baguiati, (formerly, Rajarhat), presently under Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059, West Bengal which is free from all encumbrances, charges, liens, attachments etc. which is more fully and particularly described in the **Schedule** hereunder written at a total consideration money of **Rs. 68,25,000/- (Rupees Sixty Eight Lakh Twenty Five Thousand) only.**

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 68,25,000/- (Rupees Sixty Eight Lakh Twenty Five Thousand) only** have paid by the purchaser to the vendor the receipt whereof the Vendor doth hereby admit and acknowledge and for the payment of the same and every part thereof doth acquit, release and discharge to the said purchaser the said property as mentioned in the Schedule below which the Vendor doth by these presents grant, transfer, sale, convey, assign and assure to the use and benefit of the Purchaser free from all encumbrances and liabilities whatsoever in respect of **ALL THAT** piece and parcel of Bastu land total measuring 4 Cottah 14 Chittacks more or less, **comprising L.R. Dag No. 187, present L.R. Khatian No. 3579, 3580,** (former L.R. Khatian No. 1275) R.S. Dag No. 149, R.S. Khatian No. 615, C.S. Dag No. 135, C. S. Khatian No. 62, at Mouza - Arjunpur, JL No. 7, Touzi No. 181, Municipal Ward No. 8, under the Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/42/BL-NA/14-15, & Municipal Holding No. AS/43/BL-NA/14-15, **Shibtala Arjunpur,** Police Station - Baguiati, (formerly, Rajarhat), presently under

Bidhannagar Municipal Corporation, District - North 24-Parganas, Kolkata - 700059, West Bengal, which more fully and particularly described in **SCHEDULE** hereunder written and it has been clearly shown in the PLAN marked with **RED** border annexed to this deed AND ALL the estate right, title, interest, easement right, right of common passage, right of common road, claim and demand whatsoever both at Law and in equity of the vendor into or upon the said property and every part thereof shall vest upon the purchaser.

AND WHEREAS the purchasers shall and will from time to time and at all times hereinafter peacefully and quietly possess and enjoy the said property as mentioned in the schedule below and profits thereof without any lawful eviction, interruption claim and demand whatsoever from any of the Vendors or any person or persons lawfully and equitably claiming through under or in trust for the Vendor.

AND WHEREAS the said property is not effected by any attachment including any attachment under any certificate case for any proceeding started at the instance of the income tax authorities or Government authorities under the Public Demand Recovery Act, or any other Act or otherwise whatsoever and that there is no Certificate Case or Proceeding against the Vendor for realization of the arrears of the Income Tax or otherwise any other Act for the time being in force.

AND WHEREAS the said property is not affected by any notice or scheme of Government or any other Public body or authority.

AND WHEREAS the said property is not affected by any order of injunction or any other order from any Court of law.

AND WHEREAS the Vendors and all persons having lawfully and equitably of claiming any estate right, title and interest in the property claim or demand whatsoever of unto upon or out of the said property from and under the Vendor shall and will from time to time and at all

times hereafter upon every reasonable request execute all such further and other assurances, acts, deeds, matters and things for further better and more perfectly assuring, conveying to the use and benefit of the Purchaser forever in the manner aforesaid as shall or may be reasonably require by the purchaser.

THE SCHEDULE ABOVE REFERRED TO

(The property hereby sold)

ALL THAT piece and parcel of **Bastu** vacant Land total measuring **4 Cottah 14 Chittacks more or less, comprising L.R. Dag No.187,** present **L.R. Khatian No. 3579, 3580,** (former L.R. Khatian No. 1275) **R.S. Dag No. 149,** **R.S. Khatian No. 615,** **C.S. Dag No. 135,** **C. S. Khatian No. 62,** at **Mouza - Arjunpur, JL No. 7, Touzi No. 181,** Municipal Ward No. 8, under the **Rajarhat Gopalpur Municipality,** being Municipal Holding No. AS/42/BL-NA/14-15, & Municipal Holding No. AS/43/BL-NA/14-15, **Shibtala Arjunpur,** Police Station - Baguiati, (formerly, **Rajarhat**), presently under **Bidhannagar Municipal Corporation,** District - North 24-Parganas, Kolkata - 700059, West Bengal hereinafter referred to as the 'said Premises'.

SL No.	Owners Name	L.R. Khatian Nos.	L.R. Dag Nos.	Area of Land in Cottah
1.	Mr. Amiya Sankar Saha	3579	187	2 Cottah 6 Chittacks
2.	Mrs. Anuradha Saha	3580	187	2 Cottah 8 Chittacks
Total Land				4 Cottah 14 Chittacks

which is butted and bounded as follows :-

ON THE NORTH	:	By 8'-00" Feet Wide common passage.
ON THE SOUTH	:	By 4'-00" Feet Wide common passage.
ON THE EAST	:	By Land & House of Manindra Chandra Dutta.
ON THE WEST	:	By 8'-00" Feet Wide common passage.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their hands and seals the day month and year first above written.

In presence of :-

1

Jharna Saha
AB 19/2 Deshbandhu nagar
Bagniyati kol-59

Anuradha Saha

(MRS. ANURADHA SAHA)

Amiya Sankar Saha

(MR. AMIYA SANKAR SAHA)

SIGNATURE OF THE VENDORS

2. Priti Paul Majumder
vivekananda pally,
Hatiara,
P.S - Eco Park
Kol-700157

(4th Floor)
Sankar Saha

Manoj Jaiswal

SIGNATURE OF THE PURCHASERS

Drafted and prepared by

Sanjib Kumar Majumder,

Advocate, WB122/09,

Sealdah Court Complex, Room No. 101, Kolkata - 700014,

Email: sanjib201011@gmail.com. Contact No.9874824114.

MEMO OF CONSIDERATION

Received on and from the within named Purchasers the within mentioned consideration money of **Rs.68,25,000/- (Rupees Sixty Eight Lakh Twenty Five Thousand) only** by the within named Vendor by these presents as hereunder.

DATED	BANK	BRANCH	BY CH/DD/ONLINE TRANSFER NO.	RUPEES
27/05/2025	IOB	Rajarhat Helabattala	CH. NO.921677	17,00,000/-
27/05/2025	IOB	Rajarhat Helabattala	CH. NO.921678	17,00,000/-
27/05/2025	IOB	Rajarhat Helabattala	CH. NO.921679	17,00,000/-
27/05/2025	IOB	Rajarhat Helabattala	CH. NO.921680	17,25,000/-
Total =				68,25,000/-

Witnesses:-

1.

Jharna Saha
AB 19/2 Deshbandhu Nagar
Bagmati Kol - 59

Anuradha Saha
(MRS. ANURADHA SAHA)

2. Priti Paul Majumder

Amiya Sankar Saha
(MR. AMIYA SANKAR SAHA)

SIGNATURE OF THE VENDORS

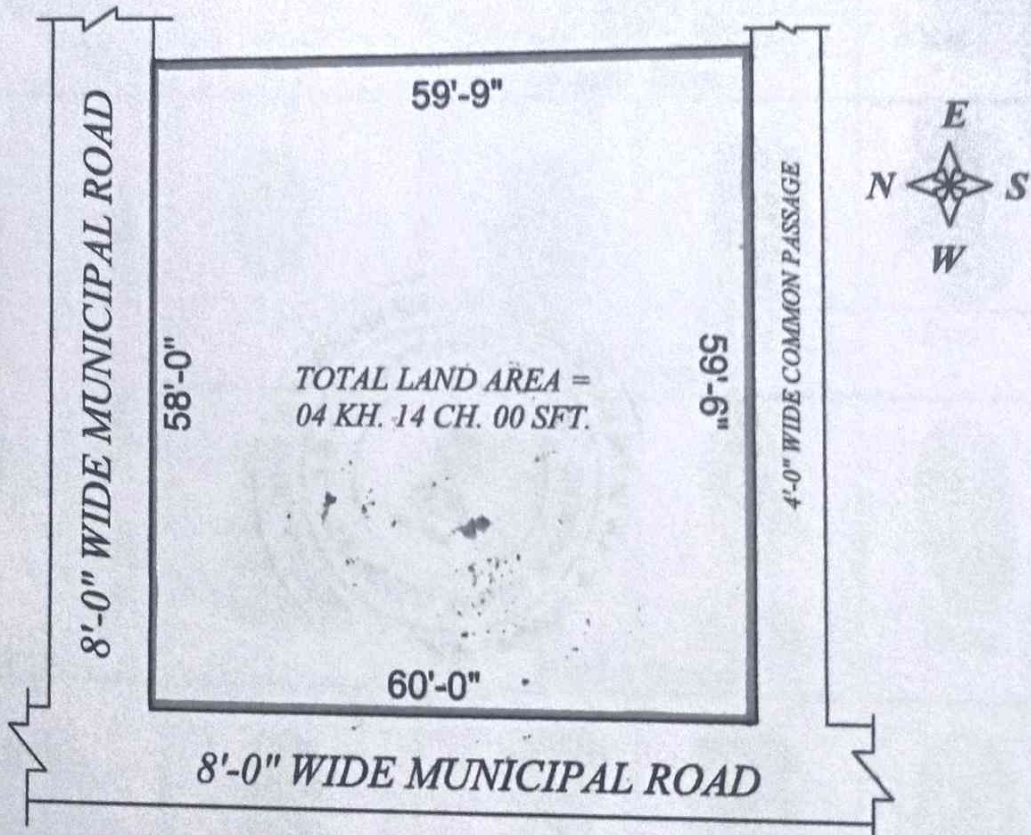
SITE PLAN OF LAND, AT MOUZA- ARJUNPUR, J.L. NO.- 07, TOUZI NO.- 181, R.S. DAG NO. 149, R.S. KHATIAN NO.- 615, C.S. DAG NO.- 135, C.S. KHATIAN NO.- 62, L.R. DAG NO.- 187, L.R. KHATIAN NO.- 3579 & 3580 (FORMER L.R. KHATIAN NO.- 1275), MUNICIPAL HOLDING NO.- AS / 42 / BL- NA / 14 -15 & AS / 43 / BL- NA / 14 -15, WARD NO.- 08, P.S.- BAGUIATI, DIST.- NORTH 24 PARGANAS, UNDER BIDHANNAGAR MUNICIPAL CORPORATION, KOLKATA- 700059.

TOTAL LAND AREA = 04 KH. 14 CH. 00 SFT.

SELLER:-	MR. AMIYA SANKAR SAHA MRS. ANURADHA SAHA
PURCHASER:-	MR. UTTAM MONDAL MR. SANKAR DAS MR. SUKUMAR MONDAL MR. MANOJ JAISWAL

LAND MARKED WITH IN RED SINGLE LINE

SCALE:-
1:400





































SIGN.OF SELLER.

Anuradha saha
Amiya Sankar Saha


































SIGN.OF PURCHASER'S

Sankar Das
Manoj Jaiswal

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants						
	<i>Anusudha Saha</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		Right Hand					
	<i>Amiya SenKorji Saha</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		Right Hand					
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		Right Hand					

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants						
	<i>Santosh Joshi</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		Right Hand					
	<i>Santosh Joshi</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		Right Hand					
	<i>Manoj Jaiswal</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		Right Hand					

GRIPS eChallan



192025260085884408



GRN Details

GRN:	192025260085884408	Payment Mode:	SBI Epay
GRN Date:	28/05/2025 16:57:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3210963881833	BRN Date:	28/05/2025 16:57:41
Gateway Ref ID:	IGASWINRO2	Method:	State Bank of India NB
GRIPS Payment ID:	280520252008588438	Payment Init. Date:	28/05/2025 16:57:09
Payment Status:	Successful	Payment Ref. No:	2001354616/7/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SANJIB KUMAR MAJUMDER
Address: Vivekananda pally, Hatiara, Kolkata Kolkata 700157
Mobile: 9874824114
EMail: sanjib201011@gmail.com
Period From (dd/mm/yyyy): 28/05/2025
Period To (dd/mm/yyyy): 28/05/2025
Payment Ref ID: 2001354616/7/2025
Dept Ref ID/DRN: 2001354616/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001354616/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	90
			Total	90

IN WORDS: NINETY ONLY.

PAID






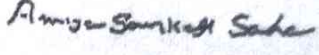
Major Information of the Deed

Deed No :	I-1523-07480/2025	Date of Registration	28/05/2025
Query No / Year	1523-2001354616/2025	Office where deed is registered	
Query Date	16/05/2025 11:12:49 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjib Kumar Majumder Sealdah Court, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9874824114, 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. 68,25,000/-	Rs. 78,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,68,020/- (Article:23)	Rs. 78,014/- (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: Shib Tala (Arjunpur), Mouza: Arjunpur, JI No: 7, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-187 (RS :-)	LR-3580	Bastu	Bastu	2 Katha 8 Chatak	34,25,000/-	40,00,000/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -08513-2012
L2	LR-187 (RS :-)	LR-3579	Bastu	Bastu	2 Katha 6 Chatak	34,00,000/-	38,00,000/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -08514-2012
TOTAL :					8.0438Dec	68,25,000 /-	78,00,000 /-	
Grand Total :					8.0438Dec	68,25,000 /-	78,00,000 /-	

Seller Details :				
Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mrs ANURADHA SAHA Wife of Mr AJAY SANKAR SAHA Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office	 28/05/2025	 Captured LTI 28/05/2025	 28/05/2025
AB 19/2, SCHOOL PARA, DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ATxxxxxx3N, Aadhaar No: 25xxxxxxxx3399, Status :Individual, Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr AMIYA SANKAR SAHA Son of Mr AJAY SANKAR SAHA Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office	 28/05/2025	 Captured LTI 28/05/2025	 28/05/2025
AB 19/2, SCHOOL PARA, DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BWxxxxxx1N, Aadhaar No: 80xxxxxxxx8058, Status :Individual, Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office				

Buyer Details :



Buyer Details :				
Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr UTTAM MONDAL Son of Mr SUNIL MONDAL Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office	 28/05/2025	 Captured LTI 28/05/2025	 28/05/2025

Son of Mr SUNIL MONDAL PC-43, ARJUNPUR SHIBTALA, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: CSxxxxxx8G, Aadhaar No: 66xxxxxxxx7001, Status :Individual, Executed by: Self, Date of Execution: 28/05/2025



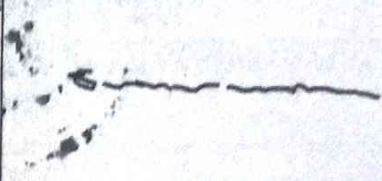
, Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SANKAR DAS (Presentant) Son of Mr ANANDA DAS Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office	 28/05/2025	 LTI 28/05/2025	 28/05/2025

Son of Mr ANANDA DAS PD-19, ARJUNPUR PASCHIM PARA, City:- Not Specified, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BIxxxxxx6P, Aadhaar No: 68xxxxxxxx0973, Status :Individual, Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr MANOJ JAISWAL Son of Mr GAJENDRA PRASAD JAISWAL Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office	 28/05/2025	 LTI 28/05/2025	 28/05/2025

Son of Mr GAJENDRA PRASAD JAISWAL 14/14, EAST MALL ROAD, City:- Not Specified, P.O:- MALL ROAD, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx4K, Aadhaar No: 71xxxxxxxx6412, Status :Individual, Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUKUMAR MONDAL Son of Late MANINDRA NATH MONDAL Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office	 28/05/2025	 LTI 28/05/2025	 28/05/2025

Son of Late MANINDRA NATH MONDAL RG/8/4, SARKAR BAGAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AQxxxxxx3H, Aadhaar No: 35xxxxxxxx8807, Status :Individual, Executed by: Self, Date of Execution: 28/05/2025 , Admitted by: Self, Date of Admission: 28/05/2025 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjib Kumar Majumder Son of Late Sailendra Nath Majumder Vivekananda Pally, City:- Not Specified, P.O:- Haitara, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
	28/05/2025	28/05/2025	28/05/2025

Identifier Of Mrs ANURADHA SAHA, Mr UTTAM MONDAL, Mr AMIYA SANKAR SAHA, Mr SANKAR DAS, Mr MANOJ JAISWAL, Mr SUKUMAR MONDAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANURADHA SAHA	Mr UTTAM MONDAL-0.515625 Dec, Mr SANKAR DAS-0.515625 Dec, Mr MANOJ JAISWAL-0.515625 Dec, Mr SUKUMAR MONDAL-0.515625 Dec
2	Mr AMIYA SANKAR SAHA	Mr UTTAM MONDAL-0.515625 Dec, Mr SANKAR DAS-0.515625 Dec, Mr MANOJ JAISWAL-0.515625 Dec, Mr SUKUMAR MONDAL-0.515625 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANURADHA SAHA	Mr UTTAM MONDAL-0.489844 Dec, Mr SANKAR DAS-0.489844 Dec, Mr MANOJ JAISWAL-0.489844 Dec, Mr SUKUMAR MONDAL-0.489844 Dec
2	Mr AMIYA SANKAR SAHA	Mr UTTAM MONDAL-0.489844 Dec, Mr SANKAR DAS-0.489844 Dec, Mr MANOJ JAISWAL-0.489844 Dec, Mr SUKUMAR MONDAL-0.489844 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Shib Tala (Arjunpur), Mouza: Arjunpur, JI No: 7, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 187, LR Khatian No:- 3580	Owner:অনুরাধা সাহা, Gurdian:অজয় সন্দিকার, Address:শিবতালা, Classification:সাগর, Area:0.04000000 Acre,	Mrs ANURADHA SAHA
L2	LR Plot No:- 187, LR Khatian No:- 3579	Owner:অমিয়া সন্দিকার সাহা, Gurdian:অজয় সন্দিকার, Address:শিবতালা, Classification:সাগর, Area:0.04000000 Acre,	Mr AMIYA SANKAR SAHA

Endorsement For Deed Number : I - 152307480 / 2025

On 28-05-2025

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 16:44 hrs on 28-05-2025, at the Office of the A.D.S.R. RAJARHAT by Mr SANKAR 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 78,00,000/-

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

Execution is admitted on 28/05/2025 by 1. Mrs ANURADHA SAHA, Wife of Mr AJAY SANKAR SAHA, AB 19/2, SCHOOL PARA, DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Mr UTTAM MONDAL, Son of Mr SUNIL MONDAL, PC-43, ARJUNPUR SHIBTALA, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Mr AMIYA SANKAR SAHA, Son of Mr AJAY SANKAR SAHA, AB 19/2, SCHOOL PARA, DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mr SANKAR DAS, Son of Mr ANANDA DAS, PD-19, ARJUNPUR PASCHIM PARA, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 5. Mr MANOJ JAISWAL, Son of Mr GAJENDRA PRASAD JAISWAL, 14/14, EAST MALL ROAD, P.O: MALL ROAD, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business, 6. Mr SUKUMAR MONDAL, Son of Late MANINDRA NATH MONDAL, RG/8/4, SARKAR BAGAN, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr Sanjib Kumar Majumder, , Son of Late Sailendra Nath Majumder, Vivekananda Pally, P.O: Haitara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 78,014.00/- (A(1) = Rs 78,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 78,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/05/2025 10:43PM with Govt. Ref. No: 192025260084474678 on 27-05-2025, Amount Rs: 78,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 4939914861233 on 27-05-2025, Head of Account 0030-03-104-001-16
Online on 28/05/2025 4:57PM with Govt. Ref. No: 192025260085884408 on 28-05-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 3210963881833 on 28-05-2025, Head of Account*

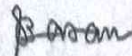
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,68,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 4,68,010/-

Description of Stamp

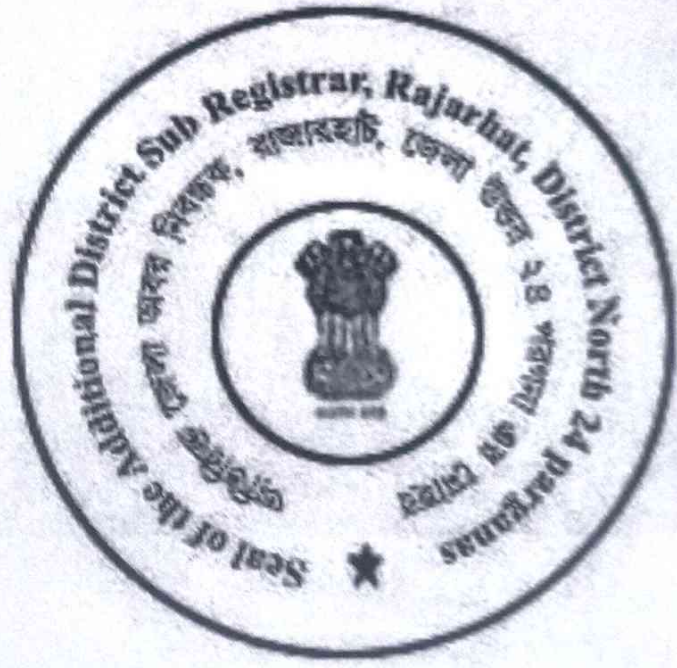
1. Stamp: Type: Impressed, Serial no 45827, Amount: Rs.10.00/-, Date of Purchase: 10/12/2024, Vendor name: Subhasree Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/05/2025 10:43PM with Govt. Ref. No: 192025260084474678 on 27-05-2025, Amount Rs: 4,67,920/-,
Bank: SBI EPay (SBlePay), Ref. No. 4939914861233 on 27-05-2025, Head of Account 0030-02-103-003-02
Online on 28/05/2025 4:57PM with Govt. Ref. No: 192025260085884408 on 28-05-2025, Amount Rs: 90/-, Bank: SBI EPay (SBlePay), Ref. No. 3210963881833 on 28-05-2025, Head of Account 0030-02-103-003-02



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

Registered in Book - I
Volume number 1523-2025, Page from 273274 to 273295
Deed No 152307480 for the year 2025.



Basak

Digitally signed by SANJOY BASAK
Date: 2025.05.30 16:11:29 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

