

SL-948/24

I-934/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 699378

28/02/24  
12-35 PM

D-(2)518991/24

Certified that the document in admitted  
to registration. The signature sheet  
and endorsement sheet, attached to  
the document are the part of the  
document.

Additional District Sub-Registrar  
Belghoria 24 Pgs. (N)

28 FEB 2024

## **DEED OF CONVEYANCE**

**THIS INDENTURE OF CONVEYANCE** is made on this  
the 28<sup>th</sup> day of February Two Thousand and Twenty  
Four(2024)

**BETWEEN**

6339  
23/5/2023

Sukharish Saha  
High Court Cl

নম্বর-  
সন ও তারিখ-  
ক্রেতার নাম-  
সাকিন-  
স্ট্যাম্প মূল্য-  
ভেদার শ্রী-

বারাসাত কোর্ট  
উত্তর ২৪ পরগনা

টি. ভি. নং-

স্ট্যাম্প ক্রয়ের তারিখ-

মোট স্ট্যাম্পের মূল্য-

ট্রেজারী অফিস-বারাসাত

ভেদার শ্রী তাপস কুমার সাহা

107  
[18 APR 2023]

50000



Addl. District Sub-Registrar  
Belghoria 24 Pgs. (N)

28 FEB 2024

**DIPAK KUMAR BANERJEE** [Pan no:CACPB9121P], [AADHAARNO: 530883492471] son of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Business residing at 10/A Kabi Nabin Nagar, R.B Road, P.O & P.s- Nimta Kolkata-700049, hereinafter called as the one of the **"LAND LORD / VENDOR"** " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **FIRST PART.**

**AND**

**SHINE CONSTRUCTIONS**, having its registered place of business at 101 R..B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA** [Pan no:CTCPS6817E],[AADHAARNO: 913470032118] son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049 hereinafter called and referred to as the **"PURCHASER"**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, legal representative, successor - in-interest, office bearers for the time being in force and assigns) of the **SECOND PART.**



  
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**SUBJECT MATTER OF DEED OF INDENTURE:**

**Property Details:**

ALL THAT the piece and parcel of land measuring **1 cottashs 2 chittacks 30 sqft** more or less, comprising in Dag No 2796 ,2797, under khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 12 in the District North 24 Parganas,Rishi Bankim Road Kolkata-700049 within the jurisdiction of A.D.S.R. Belghoria in the District North 24 Parganas more fully described in the First Schedule hereinafter written.

**Background, Representations, Warranties and Covenants :**

**PART -I**

1. One RADHA NATH DAS is the sole owner and possessor of a plot of land measuring an area of was 10 cottashs 15 chittacks 00 sqft comprising in C.S dag no. 2796,2797 under C.S khatian no.778, of the Mouza Uttar Nimta , J.L.No . 8 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from SAMARENDRA NATH BASU by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 95, pages 221to 222 , being no6659 for the year 1955,on 29/07/1955 against valuable consideration mentioned thereon.
2. Since their purchase as above, the RADHA NATH DAS as the absolute owner of the 10 cottashs 15 chittacks 00 sqft land free from all encrumbrances, attachments liens etc of any manner and whatsoever nature.
3. RADHA NATH DAS herein agreed to sell and the purchaser HARI DAS BANDHOPADHYA agreed to purchase land measuring 10 cottashs 15 chittacks 00 sqft more or less comprising C.S dag no. 2796/2797 under C.S khatian no.778 , of the Mouza Uttar Nimta , J.L.No . 8 , Touzi No.172



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within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, in the District North 24 Parganas,Kolkata-700049 ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 15, pages 167-169 , being no 719 for the year 1959,on 04/02/1959 against valuable consideration mentioned thereon.

4. Since their purchase as above, the HARI DAS BANDHOPADHYA as the absolute owner of the 10 cottashs 15 chittacks 00 sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
5. HARI DAS BANDHOPADHYA herein agreed to sell and the purchaser Manik Das agreed to purchase land measuring 3cottashs 15 chittacks 00 sqft more or less out of total land 10 cottashs 15 chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 154-157 , being no 6569,on 17/08/1959 against valuable consideration mentioned thereon .Said Manik Das herein agreed to sell and the purchaser Biswarsar Roy agreed to purchase land measuring 3cottashs 15 chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 134-137, being no 4816,on 22/06/1959 against valuable consideration mentioned thereon .
6. Said the above fact, the HARI DAS BANDHOPADHYA son of Nalini Mohon Bondhapadhyas as the absolute owner with indefeasible eight title and interest therein have and are lawfully seized and possessed of the said land measuring 7cottashs 00chittacks 00 sqft more or less land free from all encumbrances, attachments liens etc of any manner and what so ever nature. Said HARI DAS BANDHOPADHYA was died on 23.08.2008 leaving behind his wife Santi Rani Banerjee who also died on 08/08/2012 the following person respectively as her legal heirs.



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NAMERELATIONSHIP WITH THE DECEASED

|                         |          |
|-------------------------|----------|
| 1)BHASKAR BANDYOPADHYA  | SON      |
| 2) DIBAKAR BANERJEE     | SON      |
| 3) DIPAK KUMAR BANERJEE | SON      |
| 4) TRIPTI MUKHERJEE     | DAUGHTER |
| 5) SUVRA BANERJEE       | DAUGHTER |
| 6) DIPTI CHATTERJEE     | DAUGHTER |

all are the son & daughter of late HARI DAS BANDHOPADHYA & SANTI RANI BANDYOPADHYA. Thus on this basis of the aforesaid facts and circumstances the said above mention (i) BHASKAR BANDYOPADHYA,(ii)DIBAKAR BANERJEE,(iii) DIPAK BANERJEE, (iv) TRIPTI MUKHERJEE (v) SUVRA BANERJEE, (vi) DIPTI CHATTERJEE all became the absolute 7 cottashs 00 chittacks 00 sqft more or less equally that means 1cottashs 2chittacks 30 sft each joint owner of the aforesaid land measuring.

7. Now the Said DIPAK BANERJEE herein agreed to sell his share that means **1 cottashs 2 chittacks 30sft** to the present purchaser.
8. The Purchaser herein **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R..B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA** after hearing such intention of the Vendors, the said firm offered to the offered to the Vendors for such purchase the said plot of land measuring an area 1cottashs 02chittacks 30 sft together with all easement rights along with common passage comprised in Dag No 2796 ,2797, under khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, Rishi Bankim Road Kolkata-700049 and after



  
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long discussion, the Vendors have agreed to sell the said property to the present purchaser herein at or for the total consideration of Rs. **40,00,000/- (Rupees Forty lakh) only** free from all sorts of encumbrances.

- H) Now the Vendors hereby agreed to execute and register the proper Deed of Conveyance unto the favour of the Purchaser herein conveying the ownership right title and interest over the said land measuring an area **1cottashs 02chittacks 30 sft** more or less more or less together with all easement rights along with common passage comprised in C.S. Dag No 2796 ,2797, under C.S. khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of DumDum Police Station at present Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 11 in the District North 24 Parganas,Kolkata-700049, at or for the total consideration of Rs. **40,00,000/- (Rupees Forty lakh) only** free from all sorts of encumbrances and for greater clearance of the said property.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said intention and in consideration of Rs. **40,00,000/- (Rupees Forty lakh) only** to the Vendors paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged the purchaser from the said amount and every part thereof) the Vendors hereby herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances *ALL THAT* piece and



  
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parcel said plot land measuring an area **1cottashs 02chittacks 30 sft** more or less more or less together with all easement rights along with common passage comprised in C.S. Dag No 2796 ,2797, under C.S. khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of DumDum Police Station at present Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 11 in the District North 24 Parganas,Kolkata-700049, as more fully and particularly mentioned in the schedule hereinafter written and also together with all easement rights of roof, benefits and liberties and all rights of the connect electricity line, telephone line, sewerage line etc. along with all estate, right, title interest claims, demands whatsoever of the Vendors together with all deeds, pattahs and muniments title whatsoever exclusively relating to the said property or may be in the possession power and/or any of her and may procure the same without any action suit TO HAVE AND TO HOLD the said property hereby granted, transferred and conveyed or expressed so to be done unto and to the use of the Purchaser absolutely forever and the Vendors hereby covenant with the purchaser that notwithstanding any act deed or thing by the Vendors done execute or knowingly suffered to the contrary the Vendors is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property hereby granted transferred and conveyed or expressed so to be the every part thereof perfect and individual estate of inheritance without any manner of encumbrances, charges, condition or trust void the same that notwithstanding any such act, deed or things whatsoever the Vendors have now in herself good right and full power and absolute authority to grant, convey and assured the said property unto the Purchaser where the Purchaser or his legal heirs, executors



  
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may at all times have the full right to use, enjoy or possess together with full rights to sell, convey, transfer the same by way of sale, gift, mortgage, lease whatsoever together with other appurtenances easements, thereto to others and right to receive the consideration money from the purchaser or purchasers without any lawful edification interruptions claim or demand whatsoever from the Vendors or any person or persons, lawfully equitably claiming from under or in trust for the Vendors and that free and clear and freely and clearly and absolutely exonerated discharged save harmless and kept indemnified against all estate and encumbrances effected by the Vendors or any person having lawfully or equitably claiming any estate or interest in the said property from under or interest for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute to be done or execute to done all such acts deed and things whatsoever for the further and more perfectly assuring also the said property mentioned in the schedule hereinafter written.



  
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**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

(Description of property hereby sold)

ALL THAT piece and parcel of <sup>Shali proposed Bastu</sup> land measuring an area **1cottashs 02chittacks 30 sft** be the same a little more or less, with 100sft kacha Structure comprised in comprising in Dag No 2796 ,2797, under khatian No.778 of the Mouza Uttar Nimta ,J.L.No.2,Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, Rishi Bankim Road,Kolkata-700049 within the jurisdiction of A.D.S.R., Belghoria in the District North 24 Parganas and the said land is butted and bounded as follows :-

ON THE NORTH : By Other property  
ON THE SOUTH : By Other property  
ON THE EAST : By Other property  
ON THE WEST : By Other property

Dipak Kumar Banerjee



  
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**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGN SEAL AND DELIVERED**

By the parties at Kolkata, in presence of -

1. *Sona Banerjee*  
A-2, Binodini Apartment  
Branhapers more, KOL-84
2. *Sangay Ghosh*  
of 36 Patna Road  
- Orissa Kal- 4

*Dipak Kumar Banerjee*

**SIGNATURE OF THE VENDORS**

SHINE CONSTRUCTIONS

*Abhishek Saha*

Proprietor

**Drafted and explained by**

**SIGNATURE OF THE PURCHASER**

*Subhasish Saha*

SUBHASISH SAHA

Advocate

F/1591/2008

HIGH COURT



A handwritten signature in black ink, consisting of a stylized, cursive 'S' shape.

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**MEMO OF CONSIDERATION**

**Received** with thanks from the within named purchaser a sum of Rs. **40,00,000/- (Rupees Forty lakh) only** being the full consideration money of the schedule mentioned property and payment as per Memo Below.

**MEMO**

| <b>CHEQUE /<br/>DD.NO.</b> | <b>DATE</b> | <b>BANK &amp; BRANCH</b> | <b>AMOUNT(RS.)</b> |
|----------------------------|-------------|--------------------------|--------------------|
| RTGS                       | 01.12.2023  | BANDHAN BANK             | 10,00,000/-        |
| RTGS                       | 28.02.2024  | BANDHAN BANK             | 30,00,000/-        |

Rs. **40,00,000/-**

**(Rupees Rupees Forty lakh) only**

**WITNESSES :-**

1. *Sona Banerjee*  
A-2, Beinodini Apartment  
Bramhapur more, KOL-84

2. *Seangay Ghosh*

*Sipak Kumar Banerjee*

**SIGNATURE OF THE VENDORS**



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SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

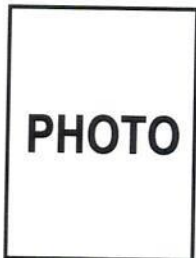
**UNDER RULE 44A OF THE I.R. ACT 1908**  
**N.B.- L.H. BOX – SMALL TO THUMB PRINTS**  
**R.H. BOX – THUMB TO SMALL PRINTS**

|                                                                                   |    |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | LH |  |  |  |  |  |
|                                                                                   | RH |  |  |  |  |  |

ATTESTED :- *Dipak Kumar Banerjee*

|                                                                                    |    |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | LH |   |   |   |   |   |
|                                                                                    | RH |  |  |  |  |  |

ATTESTED :- *Abhishek Sahu*

|                                                                                              |    |  |  |  |  |  |
|----------------------------------------------------------------------------------------------|----|--|--|--|--|--|
| <br>PHOTO | LH |  |  |  |  |  |
|                                                                                              | RH |  |  |  |  |  |

ATTESTED:-



  
Addl. District Sub-Registrar  
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Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240403151158

## GRN Details

|                         |                     |                     |                         |
|-------------------------|---------------------|---------------------|-------------------------|
| GRN:                    | 192023240403151158  | Payment Mode:       | SBI Epay                |
| GRN Date:               | 28/02/2024 12:06:15 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :                   | 3165846307025       | BRN Date:           | 28/02/2024 12:06:32     |
| Gateway Ref ID:         | IGAQQSTE1           | Method:             | State Bank of India NB  |
| GRIPS Payment ID:       | 280220242040315114  | Payment Init. Date: | 28/02/2024 12:06:15     |
| Payment Status:         | Successful          | Payment Ref. No:    | 2000518991/5/2024       |
| [Query No/*/Query Year] |                     |                     |                         |

## Depositor Details

|                           |                   |
|---------------------------|-------------------|
| Depositor's Name:         | Mr ABHIJIT SAHA   |
| Address:                  | R.B ROAD          |
| Mobile:                   | 9903553202        |
| Period From (dd/mm/yyyy): | 28/02/2024        |
| Period To (dd/mm/yyyy):   | 28/02/2024        |
| Payment Ref ID:           | 2000518991/5/2024 |
| Dept Ref ID/DRN:          | 2000518991/5/2024 |

## Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2000518991/5/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 159920     |
| 2       | 2000518991/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 40014      |
| Total   |                   |                                          |                    | 199934     |

IN WORDS: ONE LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



### Major Information of the Deed

|                                         |                                                                                                                                                       |                                                 |            |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|
| Deed No :                               | I-1526-00934/2024                                                                                                                                     | Date of Registration                            | 28/02/2024 |
| Query No / Year                         | 1526-2000518991/2024                                                                                                                                  | Office where deed is registered                 |            |
| Query Date                              | 25/02/2024 12:20:36 PM                                                                                                                                | A.D.S.R. Belghoria, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | SUBHASISH SAHA<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903553202, 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. 40,00,000/-                         | Rs. 40,00,000/-                                                                                                                                       |                                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                 |                                                 |            |
| Rs. 1,60,020/- (Article:23)             | Rs. 40,014/- (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:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar Nimta, , Ward No: 12 JI No: 0, Pin Code : 700049

| Sch No        | Plot Number      | Khatian Number | Land Use Proposed ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|------------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|---------------------|
| L1            | LR-2796 (RS :- ) | LR-778         | Bastu Shali           | 1 Katha 2 Chatak 30 Sq Ft | 39,00,000/-             | 39,00,000/-           | Property is on Road |
| Grand Total : |                  |                |                       | 1.925Dec                  | 39,00,000 /-            | 39,00,000 /-          |                     |

### Structure Details :

| Sch No                                                                                                                                                  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                      | On Land L1        | 100 Sq Ft.        | 1,00,000/-              | 1,00,000/-            | Structure Type: Structure |
| Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                 |                   | 100 sq ft         | 1,00,000 /-             | 1,00,000 /-           |                           |



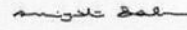
**Seller Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                                      |                                                                                                                 |                                                                                                                               |                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Mr DIPAK KUMAR BANERJEE (Presentant )</b><br>Son of Late HARIDAS BANERJEE<br>Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office | <b>Photo</b><br><br>28/02/2024 | <b>Finger Print</b><br><br>LTI<br>28/02/2024 | <b>Signature</b><br><br>28/02/2024 |
| RB ROAD, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx1P, Aadhaar No: 53xxxxxxxx2471, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office |                                                                                                                                                                                                                    |                                                                                                                 |                                                                                                                               |                                                                                                                      |

**Buyer Details :**

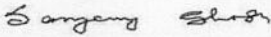
| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SHINE CONSTRUCTIONS</b><br>RB ROAD, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: CTxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No                                                                                                                                                                                                                                                                                                                          | Name,Address,Photo,Finger print and Signature                                                                                                                                                   |                                                                                                                            |                                                                                                                                             |                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                              | <b>Name</b><br><b>Mr ABHIJIT SAHA</b><br>Son of Late SUNIL SAHA<br>Date of Execution - 28/02/2024 , , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office | <b>Photo</b><br><br>Feb 28 2024 12:43PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>28/02/2024 | <b>Signature</b><br><br>28/02/2024 |
| RB ROAD, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: CTxxxxxx7E, Aadhaar No: 91xxxxxxxx2118 Status : Representative, Representative of : SHINE CONSTRUCTIONS (as proprietor) |                                                                                                                                                                                                 |                                                                                                                            |                                                                                                                                             |                                                                                                                        |



**Identifier Details :**

| Name                                                                                                                                                               | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr SANJOY GHOSH</b><br>Son of Mr D GHOSH<br>City:- Not Specified, P.O:- NIMTA, P.S:-<br>Nimta, District:-North 24-Parganas, West<br>Bengal, India, PIN:- 700049 |  | <br>Captured |  |
|                                                                                                                                                                    | 28/02/2024                                                                        | 28/02/2024                                                                                    | 28/02/2024                                                                         |
| Identifier Of Mr DIPAK KUMAR BANERJEE, Mr ABHIJIT SAHA                                                                                                             |                                                                                   |                                                                                               |                                                                                    |

**Transfer of property for L1**

| Sl.No | From                       | To. with area (Name-Area)     |
|-------|----------------------------|-------------------------------|
| 1     | Mr DIPAK KUMAR<br>BANERJEE | SHINE CONSTRUCTIONS-1.925 Dec |

**Transfer of property for S1**

| Sl.No | From                       | To. with area (Name-Area)              |
|-------|----------------------------|----------------------------------------|
| 1     | Mr DIPAK KUMAR<br>BANERJEE | SHINE CONSTRUCTIONS-100.00000000 Sq Ft |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar  
Nimta, , Ward No: 12 JI No: 0, Pin Code : 700049

| Sch<br>No | Plot & Khatian<br>Number                  | Details Of Land | Owner name in English<br>as selected by Applicant     |
|-----------|-------------------------------------------|-----------------|-------------------------------------------------------|
| L1        | LR Plot No:- 2796, LR Khatian<br>No:- 778 |                 | Seller is not the recorded Owner as<br>per Applicant. |



**Endorsement For Deed Number : I - 152600934 / 2024**

**On 28-02-2024**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:35 hrs on 28-02-2024, at the Office of the A.D.S.R. Belghoria by Mr DIPAK KUMAR BANERJEE ,Executant.

**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 40,00,000/-

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

Execution is admitted on 28/02/2024 by Mr DIPAK KUMAR BANERJEE, Son of Late HARIDAS BANERJEE, RB ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others

Indetified by Mr SANJOY GHOSH, , , Son of Mr D GHOSH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 28-02-2024 by Mr ABHIJIT SAHA, proprietor, SHINE CONSTRUCTIONS (Sole Proprietorship), RB ROAD, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr SANJOY GHOSH, , , Son of Mr D GHOSH, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 40,014.00/- ( A(1) = Rs 40,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 40,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2024 12:06PM with Govt. Ref. No: 192023240403151158 on 28-02-2024, Amount Rs: 40,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 3165846307025 on 28-02-2024, Head of Account 0030-03-104-001-16

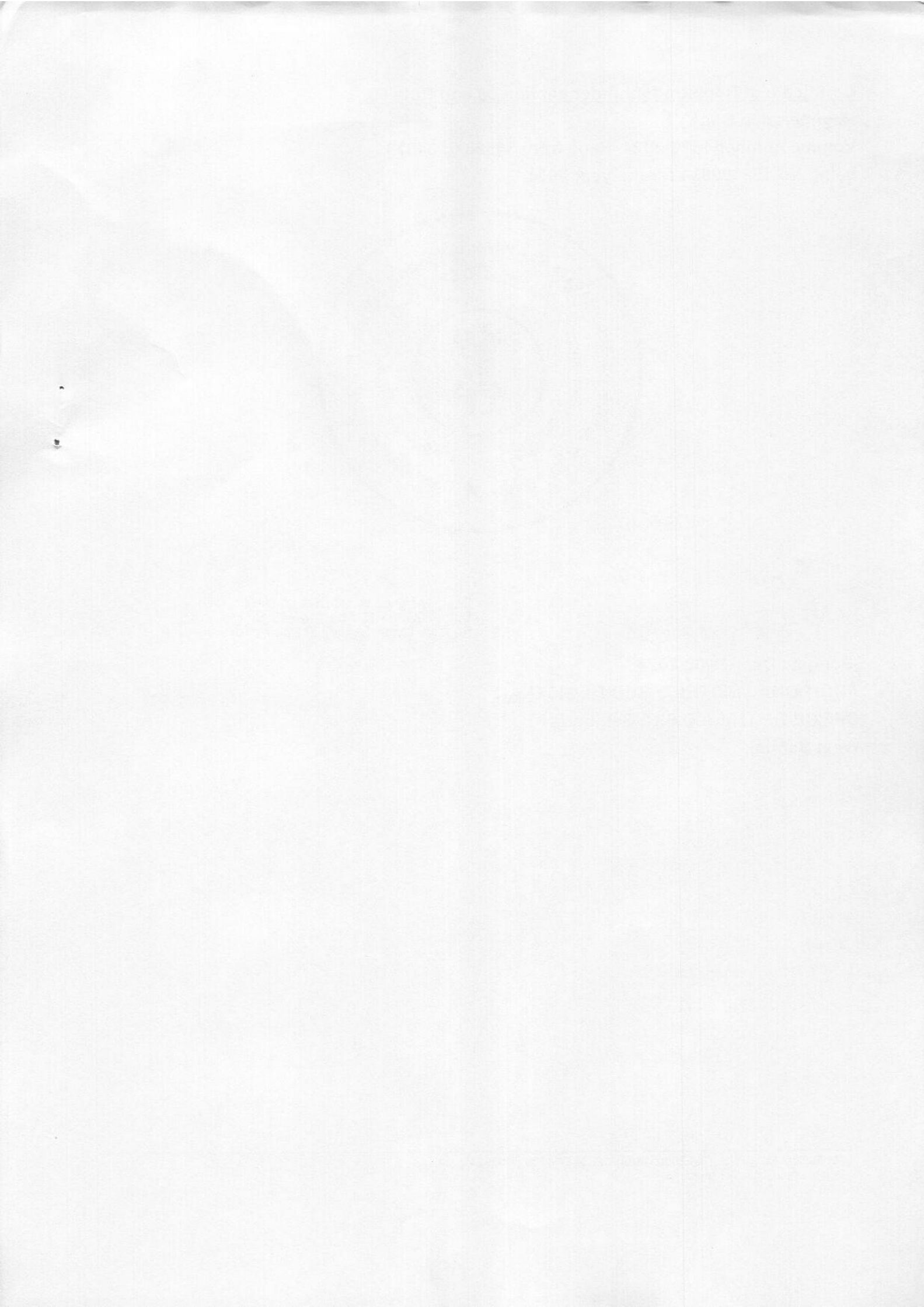
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,59,920/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 6339, Amount: Rs.100.00/-, Date of Purchase: 23/05/2023, Vendor name: Tapas Kumar Saha  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2024 12:06PM with Govt. Ref. No: 192023240403151158 on 28-02-2024, Amount Rs: 1,59,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 3165846307025 on 28-02-2024, Head of Account 0030-02-103-003-02



**Sougata Das**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152600934 for the year 2024.



*[Handwritten signature]*

Digitally signed by SOUGATA DAS  
Date: 2024.03.13 11:10:14 +05:30  
Reason: Digital Signing of Deed.

(Sougata Das) 13/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

West Bengal.