

014232/2023

13869/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 143867

15/12
C. Case NO - 2217/23

Q. NO. 1506-2003052520/2023

Certified that the document is ~~subject~~
to registration. The Signature Sheet ~~is~~
endorsement. Stamps Attached to ~~the~~
document are the part of the document.

Additional District Sub-Registrar
Chandpur, Dum Dum, 24-Po. (New)

DEED OF SALE

20 DEC 2023

THIS DEED OF SALE is made on this 15th day of December,

(2023) Two Thousand Twenty Three.

BETWEEN

Cont..p2

ক্রমিক নং 1886 তারিখ 12/12/23
মুদ্রা Smm.
ক্রেতা : S.S. Enterprises
ঠিকানা : 33/1/H, Attapara Lane, Kol-50
ভেঙার : Ranjita Pan
লাইফে : ভেঙার
কাশিপুর দমা : আর. অফিস



ভেঙারের : লজিতা পাল
ট্রেডারের নাম :- ব্যাংক :
টি ডি নং :
স্ট্যাম্প খরিদের তারিখ : 11 DEC 2023
এ টি.ডি. নং মোট কত টাকার
স্ট্যাম্প খরিদ করা ইয়াছে। : 160000

Supra Maji

15/12/23

N.C.M.
8202

Supra Maji

N.C.M.
8203



Sejita Mondal

N.C.M.
8204

Shyamol Das

N.C.M.
8205

mita Das

District Sub-Registrar
Cossigore, Dum Dum

5 DEC 2023

- 1) **SRI SHYAM LAL DAS** alias **SHYAM KUMAR DAS**, PAN-BQWPD2300R, Aadhaar No-7256 2613 6874, son of Late Jitendra Nath Das & Late Annakali Das, by occupation-Retired, residing at 38/2, Attapara Lane, Police Station- Baranagar, P.O. Sinthee, Kolkata-700050
- 2) **SMT DIPALI DAS**, PAN-BAHPD3007L, Aadhaar No-2240 8490 9719, daughter of Late Jitendra Nath Das & Late Annakali Das, and wife of Biren Das, by occupation-Housewife, residing at 38/2, Attapara Lane, Police Station- Baranagar, P.O. Sinthee, Kolkata-700050.
- 3) **SMT MITA DAS**, PAN-CCSPD9604H, Aadhaar No-5751 0949 7352 wife of Late Sumangal Kumar Das, and Daughter-in-law of Late Jitendra Nath Das & Late Annakali Das, by occupation-Housewife, residing at 38/2, Attapara Lane, Police Station- Baranagar, P.O. Sinthee, Kolkata-700050
- 4) **DR. AMIT KUMAR DAS**, PAN-AZYPD5532H, Aadhaar No-9193 5441 8520, son of Late Sumangal Kumar Das, Grand son of Late Jitendra Nath Das & Late Annakali Das, by occupation- Doctor, residing at 38/2, Attapara Lane, Police Station- Baranagar, P.O. Sinthee, Kolkata-700050
- 5) **SRI INDRANIL DAS**, PAN-BJLPD8290A, Aadhaar No-2336 4664 0437, son of Late Sumangal Kumar Das, Grand son of Late Jitendra Nath Das & Late Annakali Das, by occupation- Service, residing at 38/2, Attapara Lane, Police Station- Baranagar, P.O. Sinthee, Kolkata-700050. all by faith-Hindu, by Nationality-Indian, hereinafter jointly called and referred as the **VENDORS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs, executors, legal representatives and assign) of the **FIRST PART**.

S. S. ENTERPRISE

Sipra Maji
Partner

Shyam Lal Das

Cont..p/3

Tijamoti 4151

S. S. ENTERPRISE

Sejita Mondal
Partner

Mita Das
Amit Kumar Das
Indranil Das

15 ¹²/₂₃



Anil Kumar Das



Indranil Das



Siddhanta Das



Subhankar Das

600, Dakeshin Bari Road
Kolkata-48



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Additional District Sub-Registrar
Cossipore, Dum Dum

5 DEC 2023

AND

S. S. ENTERPRISE, (PAN -ACTFS2405C) a partnership firm having its registered office at 33/1/H, Attapara Lane, PO Sinthee, P.S. Baranagar, Kolkata 700050, P.O. Sinthee, P.S. Baranagar, Kolkata 700050, represented by its two Partners 1) **SMT SIPRA MAJI, (PAN - AKQPM5407M)**, wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata 700050, 2) **SMT SUJATA MONDAL, PAN- AZLPM6108M**, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata 700050, both by occupation- Business, both by faith- Hindu, both by Nationality- Indian 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 their heirs, executors, legal representatives, administrators successor-in-office, and assigns) of the **OTHER PART**.

WHEREAS Annakali Das w/o Late Jitendra Nath Das was the absolute law full owner of 3 (Three) Cottahs 10 (Ten) Chittaks be the same a little more or less, together with **cemented** floor building having area 1012 square feet more or less with all easement right over the common passage under District-North 24 Parganas, **Mouza-Sinthe Nilj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, comprised in R.S. **Dag No 840**, being Premises No, **38/2, Attapara Lane, P.S. Baranagar**, Kolkata-700050, Municipal Holding No-1348, within ward No- 20, of the Baranagar Municipality under jurisdiction of Additional District Sub Registry office Cossipore DumDum.

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sujata Mondal

Partner

Skyamdal Das

Ritamoti Das

Nita Das

Amit Kumar Das

Indranil Das

Cont..p/4



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Asst. District Sub-Registrar
Cossipore, Dum Dum

05 DEC 2023

AND WHEREAS during course of enjoyment said **Annakali Das** who was a Hindu and governed by the Hindu Succession Act, 1956, died intestate on **September, 2003**, leaving behind him surviving her two sons **Shyam Lal Das** alias **Shyam Kumar Das**, **Sumangal Kumar Das**, (since deceased), and only daughters namely **Dipali Das**, as her legal heirs and successors to inherit her aforesaid property being premises No-38/2, Attapara Lane, P.S. Baranagar, Kolkata-700050. Be it mentioned Jitendra Nath Das husband of Annakali Das predeceased.

AND WHEREAS **Shyam Lal Das** alias **Shyam Kumar Das**, **Sumangal Kumar Das**, (since deceased), and **Dipali Das**, while enjoying and possessing the aforesaid land properties, Revisional Settlement had been taken place and in the said Revisional Settlement their name had dully recorded in the R.S. Record of Rights as 'Rayat' under the Estate Acquisition Act, 1953 and the said Record of Rights was finally framed and published and in the said record Land criteria **BASTU**, **Khatian No-1335**, **L.R. Dag No-840** in the name of **Shyam Kumar Das** alias **Shyam Lal Das**, Land criteria **BASTU**, **Khatian No-1336**, **Dag No-840**, in the name of **Sumangal Kumar Das** and **Khatian No-1337**, **Dag No-840** in the name of **Dipali Das** and paid the relevant rent for the same to the authority concerned since then.

S. S. ENTERPRISE

Sipra Maji

Partner

Shyam Lal Das

पुष्पेश्वरी दास

Cont..p/5

S. S. ENTERPRISE

Sejanta Mandal
Partner

Nita Das

Anil Kumar Das

Indranil Das



Asst. District Sub-Registrar
Cossimbore, Dum Dum

5 DEC 2023

5 DEC 2023

AND WHEREAS Shyam Lal Das alias Shyam Kumar Das, Sumangal Kumar Das, (since deceased), and Dipali Das be come the ownerof the aforesaid property and mutated their name in the record of the Baranagar Municipality and said property stands recorded their names as Premises No-38/2, Attapara Lane, Old Holding No-1832, now premises/Holding No-38/2, Attapara Lane, Assessee No-1201202001981, within ward No-20, of the Baranagar Municipality, under Police Station of Baranagar, Kolkata-700050.

AND WHEREAS Sumangal Kumar Das while seized and possessed of the said property died intestate on 17/08/2022, leaving behind his surviving his widow Mita Das and his two sons Amit Kumar Das, Indranil Das, as his legal heirs and successors to inherit his share in the aforesaid properties and said Mita Das, Amit Kumar Das, and Indranil Das became joint owners of the aforesaid 1/3rd share of the said properties left by deceased Sumangal Kumar Das by way of inheritance and started to enjoy and possess the same thereon,

AND WHEREAS Shyam Kumar Das alias Shyam Lal Das, Dipali Das, Mita Das, Amit Kumar Das, and Indranil Das the Vendors herein for their inconvenience and other weighty reason announced for sale or exchange their said property being Premises No-38/2, Attapara Lane, Old Holding No-1832, now premises/Holding No-38/2, Attapara Lane, Assessee No-1201202001981, within ward No-20, of the Baranagar Municipality, under Police Station of Baranagar, Kolkata-700050. and in response of the said S.S. Enterprise the Purchaser herein offered to purchase their share at or for a price of Rs 75,00,000/ (Rupees seventy five Lakh) only.

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejita Mondal
Partner

Cont..p/6
Shyam Lal Das
Dipali Das
Mita Das
Amit Kumar Das
Indranil Das



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Asst. District Sub-Registrar
Cossipore, Dum Dum

5 DEC 2023

AND WHEREAS Vendors herein agreed to sell or exchange their property and the **Purchaser** herein agreed to purchase the said property being **Premises No-38/2, Attapara Lane, Old Holding No-1832, now premises/Holding No-38/2, Attapara Lane, Assessee No-1201202001981**, within ward No-20, of the Baranagar Municipality, under Police Station of Baranagar, Kolkata-700050. together with all easement right and appurtenance thereto free from all encumbrance at or for a price **Rs 75,00,000/ (Rupees seventy five Lakh) only**.

NOW THIS DEED WITNESSETH THAT in pursuance of the said verbal agreement and in consideration of the said sum **Rs 75,00,000/ (Rupees seventy five Lakh) only will be adjust to the new flat** by the **Vendors to the Purchaser** (the full details and receipt hereunder written admit and acknowledge by the vendors and Purchasers) and of and from the same and every part thereof do acquit release and for ever discharge the said to the Purchaser and their heirs, executors, successors-in-office, representatives and assigns as well as the said message, and hereditaments hereby conveyed and the **Vendors** do hereby grant sell transfer and convey unto the said **Purchaser** and their heirs, executors, successors-in-office, representatives, and assign free from all encumbrances more fully described in the Schedule hereunder written and shown in the map or plan annexed herewith and hereinafter for the sake of brevity referred to as the **said property** or **HOWSOEVER OTHERWISE** the same may be butted and bounded known or described together with all easement right over the passage and all rights liberties easements privileges advantages and appurtenances whatsoever of the said **Vendors** unto and upon the said message hereditaments and every

S. S. ENTERPRISE

Sipra Maji
Partner

S. S. ENTERPRISE

Sejita Mandal
Partner

Shyama Lal Das

Pranab Chandra

Mitran Das

Amit Kumar Das

Indranil Das

Cont..p/7



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Adl. District Sub-Registrar
Cossipore, Dum Dum

5 DEC 2023

part thereof and also deeds, papers and writing solely relating to the said property or any part thereof now in the custody of the said **Vendors** handover to the **Purchasers** TO HAVE AND TO HOLD the said messuage hereditaments and property and any part thereof and also hereby granted or otherwise conveyed and assured or intended so to be with all rights and appurtenances unto and to the use of the **Purchaser** and their heirs, representatives and assign in manner following that is to say that the said **Vendors** at the time of the selling and execution of these presents is lawfully rightfully and absolutely possessed of and entitled to the said property, **And** that the said **Vendors** now have in themselves full power and absolute right title and authority by these presents to grant convey the said property unto and to the use and benefit of the said **Purchasers** and their heirs, representatives and assigns in the manner as aforesaid according to the true intent and meaning of these presents and it shall be lawful for the said Purchaser from time to time and all times hereafter peaceably and quietly to enter into and upon and hold occupy possess and enjoy the said property hereinbefore granted and conveyed or intended so to be with all the right and receive and retain the rents, issues and benefits thereof to and for their own use and benefit without any let suit eviction any manner or hindrance interruption and disturbance claim and demand whatsoever from or by the said **Vendors** and their predecessor interest and her heirs and representative and any person or persons now or hereafter lawfully claiming or possessing any estate right title charge and interest at law or in equity into or upon or concerning the said property or any part thereof through under or in trust the said Vendors has not at any time done or executed or knowingly suffered or

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sejita Mandal

Partner

Shyam Lal Das

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Nita Das

Anur Kumar Das

Indranil Das

Cont..p/8



Adl. District Sub-Registrar
Cossipore, Dum Dum

5 DEC 2023

been party or privy to any act deed matter or thing whereby or by means whereof the said property hereby granted or assured or expressed so to be or any part thereof are/is can or may be encumbered or prejudicially affected entitled estate.

AND FURTHER that the **Vendors** and all person or persons lawfully or equitably claiming any estate right title interest or inheritance into or upon the said property or any part thereof hereby granted transferred sold conveyed or intended so to be shall and will from time to time and at all times hereafter at the request and costs of the **Purchaser** and their heirs, executors, successors-in-office, administrators, representatives, and assigns do and execute or cause be done executed all such further acts, deeds, and things for further and more perfectly assuring the title of the said property or any part thereof unto and to the use of the **Purchaser** and their heirs, executors, successors-in-office, administrators, representatives and assigns in the manner aforesaid as may be reasonably required.

AND THAT the **Vendors** further declare that the said property as described in the schedule hereunder written or any part thereof hereby conveyed and/or the entire land and building has not been affected by any scheme of acquisition or requisition and is not affected by any order of attachment or injunction of any court and not mortgage before the any financial institution not barred by any law of the Baranagar Municipality. **AND FURTHER** the **Vendors** declare that if it transpires that the said property hereby, granted sold, transferred and conveyed is not free from all encumbrances as herein before stated the **Vendors** their respective heirs, executors, administrators, representatives and

S. S. ENTERPRISE

Sipra Maji
Partner

S. S. ENTERPRISE

Sejita Mendal
Partner

Cont..p/9

Shyamal Das

Mitapoy

Amit Kumar Das

Indranil Das



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Asst. District Sub-Registrar
Cossipore, Dum Dum

15 DEC 2023

assigns as the case may be will be liable to the **Purchaser** and their heirs, executors, administrators, representatives and assigns to make good for any loss sustained by **Purchaser**.

The Purchaser shall have right to construct the new multi storied building over the said property after demolishing the existing building.

The Purchaser shall have the right to mutate their names in the Baranagar Municipality record as the owner of the said property and the Vendors shall render active assistance to the Purchaser at the cost of the Purchaser.

That the **Purchaser** shall have the absolute right to sell, transfer, convey, lease, mortgage charge, let out or part with possession of the conveyance property in any manner whatsoever.

Fingerprints of both the hands of the **Vendors** and the **Purchaser** along with their photographs have hereto duly been furnished and annexed herewith in the separate sheet which is forming out part of this document

S. S. ENTERPRISE

Sipra Maji
Partner

Cont..p/10

S. S. ENTERPRISE

Sejanta Mandal
Partner

Shyam Lal Das

Pradyumn Das

Nitendra Das

Anil Kumar Das

Indranil Das



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Asst. District Sub-Registrar
Cossipore, Dum Dum

5 DEC 2023

THE SCHEDULE ABOVE REFERRED**Description of the entire property :**

ALL THAT piece of Bastu land measuring an area of **3 (Three) Cottahs 10 (Ten) Chittaks** be the same a little more or less, together with **cemented** floor building having area 1012 square feet more or less (Ground floor consist of Seven rooms, Kitchen, bath privy with all easement right over the common passage under District-North 24 Parganas, P.S. Baranagar, **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No- **1335, 1336, 1337**, comprised in **R.S. Dag No 840**, being **Premises No-38/2, Attapara Lane, Old Holding No-1832, now Premises/Holding No-38/2, Attapara Lane, Assessee No-1201202001981**, within ward No-20, of the Baranagar Municipality, under Police Station of Baranagar, Kolkata-700050. under jurisdiction of Additional District Sub Registry office Cossipore DumDum,

butted and bounded as follows:

ON THE NORTH: By Premises No-21/A, Attapara Lane

ON THE EAST: By Premises No-47/9, Ram Krishna Ghosh Road

ON THE SOUTH: By Premises No-3/1/11B, Attapara Lane

ON THE WEST: By Premises No-3/1/10, Attapara Lane

S. S. ENTERPRISE

Sipra Maji
Partner

S. S. ENTERPRISE

Sejanta Mondal
Partner

Skyam Lal Das

Pranali HSI-

Nita Das

Amit Kumar Das

Indranil Das



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Adl. District Sub-Registrar
Cossipore, Dum Dum

05 DEC 2023

IN WITNESSES WHEREOF the Vendors and the Purchaser have here to set and subscribed their respective hands and signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :-

1)

Sukumar Das
Late Biswan Chandra
38/2, Alta Paradise
Kolkata - 50

Syamal Das

নিমণী কল-

Nitab Das

Anil Kumar Das

Indranil Das

SIGNATURE OF THE VENDORS

Sikha Das
38/2, Alta Paradise
Kolkata - 50

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

SIGNATURE OF THE PURCHASER



[Handwritten signature]

addl. District Sub-Registrar
Cossipore, Dum Dum

05 DEC 2023

RECEIVED on and from the within mentioned Purchaser the within mentioned sum of **Rs 75,00,000/ (Rupees seventy five lakh)** only as full and final consideration money of the said property paid by the Purchaser to the Vendors as per Memo below

MEMO OF CONSIDERATION

The transaction herein shall be reflected in concerned Income Tax Authority

1/3rd share value of the property of Rs 25,00,000/ of Dipali Das adjust/Exchange to value of new two flat at said property

1/3rd share value of the property of Rs 25,00,000/ of Shyam Lal Das alias Shyam Kumar Das adjust/Exchange to value of new flat at said property

1/3rd share value of the property of Rs 25,00,000/ of Mita Das, Amit Kumar Das and Indranil Das adjust/Exchange to value of new two flat at said property

WITNESSES :1.

Sukumar Das

Bikha Das

Shyam Lal Das

मिता दास

Mita Das

Amit Kumar Das

Indranil Das

SIGNATURE OF THE VENDORS

Drafted By:

Kalyan Ghosh
Advocate

Seabla Mirza

WB/663/557/95



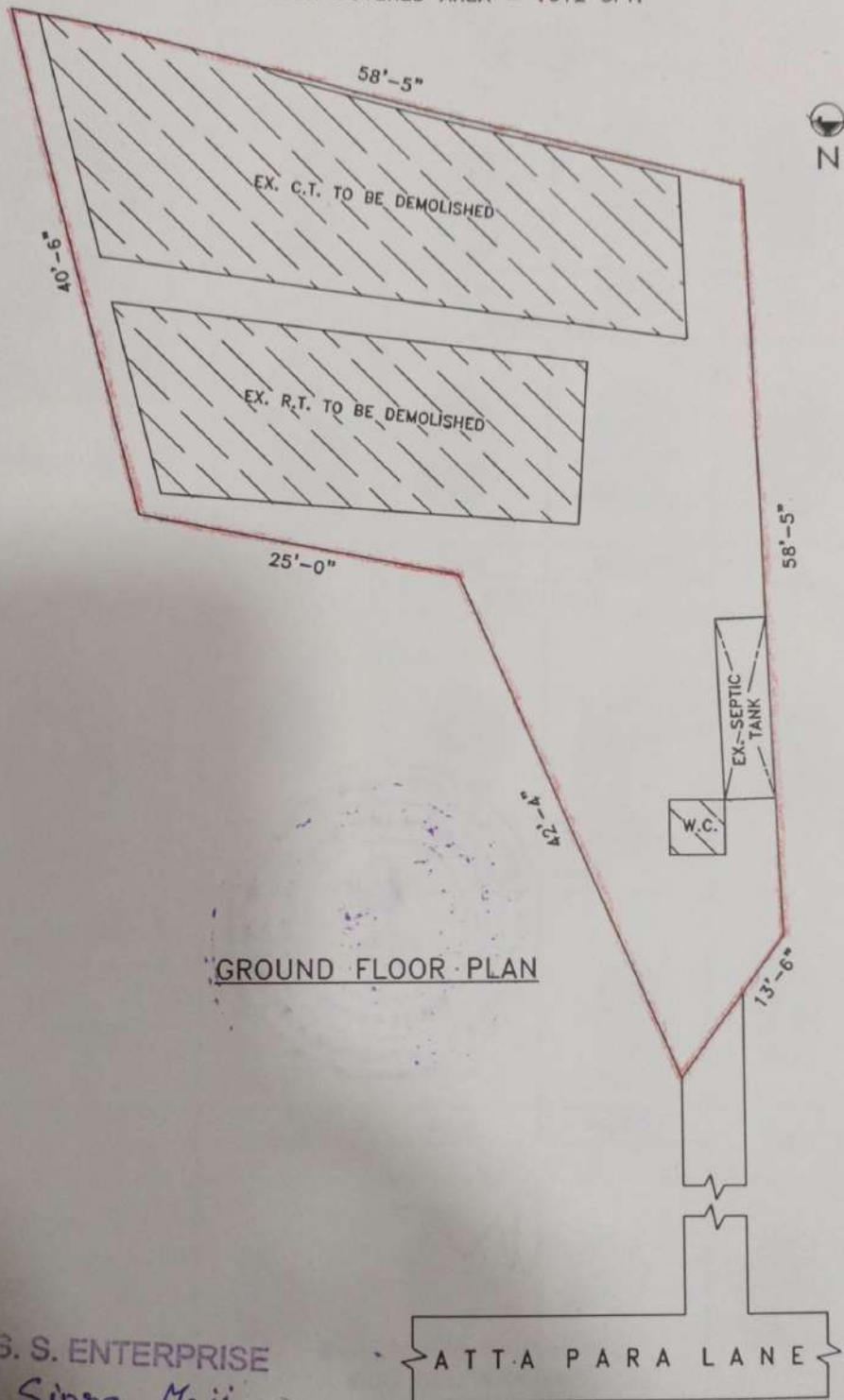
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Adl. District Sub-Registrar
Coossipore, Dum Dum

05 DEC 2023

DEED PLAN OF ONE STORIED RESIDENTIAL BUILDING AT PREMISES NO.-38/2, ATTA PARA LANE, KOLKATA-700050, WARD NO.-20, HOLDING NO.-1832, P.S.-BARANAGAR, DIST.-24 PARGANAS (N) UNDER BARANAGAR MUNICIPALITY

LAND AREA = 03 K-10 CH.-00 SFT. = 2610 SFT. = 242.56 SQM.
GROUND FLOOR COVERED AREA = 1012 SFT.



S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

SIGN. OF PURCHASER

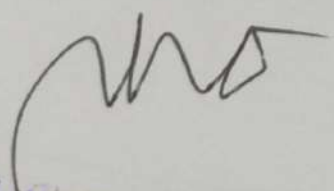
Shyamal Das
Mita Das
Anirudh Kumar Das
Indranil Das

SIGN. OF VENDOR

Shresh

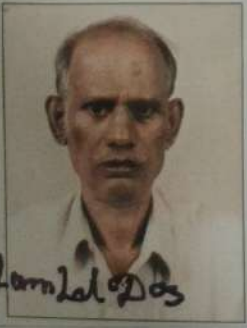
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Additional District Sub-Registrar
Cossipore, Dum Dum

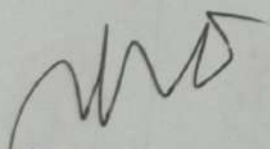
05 DEC 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
	 <i>Sipra Maji</i> <i>Sipra Maji</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 <i>Sujata Mondal</i> <i>Sujata Mondal</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 <i>S. Damodar Des</i> <i>S. Damodar Des</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								



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Addl. District Sub-Registrar
Coimbatore, Dum Dum

5 DEC 2023

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SPECIMEN FORM FOR TEN FINGERPRINTS

SI
NoSignature of the
Executants / Presentants

दिशा नी हास-

दिशा नी हास-

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)

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Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



Mita Das

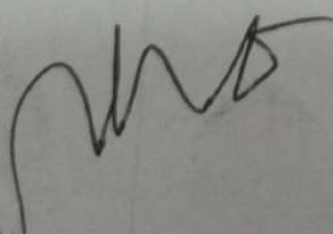
Mita Das



Anil Kumar

Anil Kumar




Addl. District Sub-Registrar
Cossimbore, Dum Dum

15-12-23

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
1	 <i>Indranil Das</i> Indranil Das	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
2		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
3		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						



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Addl. District Sub-Registrar
Cossipore, Dum Dum

5 DEC 2023

5 DEC 2023



Government of West Bengal

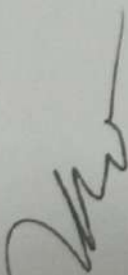
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062003052520/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shyam Lal Das Alias Shyam Kumar Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Seller			Shyam Lal Das 15/12/23
2	Dipali Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Seller			Dipali Das 15/12/23
3	Mita Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700050	Seller			Mita Das 15/12/23




Addl. District Sub-Registrar
Gossipoore, Dum Dum

11 5 DEC 2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Amit Kumar Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Seller			<i>Amit Kumar Das</i> 15/12/2023
5	Indranil Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Seller			<i>Indranil Das</i> 15/12/2023
6	Sipra Maji 32/1 Attapara Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Represent ative of Buyer [S S ENTERPR ISE]			<i>Sipra Maji</i> 15/12/2023
7	Sujata Mondal 32/3 Attapara Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Represent ative of Buyer [S S ENTERPR ISE]			<i>Sujata Mondal</i> 15/12/2023



[Handwritten signature]

Adl. District Sub-Registrar
Cossidore, Dum Dum
5 DEC 2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shyamal Das Son of Late Ramchandra Das 600 Dakshindari Road, City:- , P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048	Shyam Lal Das, Dipali Das, Mita Das, Amit Kumar Das, Indranil Das, Sipra Maji, Sujata Mondal			Shyamal Das 15/12/23

(Kanjitava Dey)

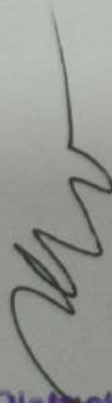
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM

North 24-Parganas, West
Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum




Addl. District Sub-Registrar
Cossimbore, Dum Dum

5 DEC 2023 5 DEC 2023

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



192023240316699388

GRN Details

GRN:	192023240316699388	Payment Mode:	SBI Epay
GRN Date:	14/12/2023 11:24:40	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4515442040019	BRN Date:	14/12/2023 11:25:20
Gateway Ref ID:	CHO4828235	Method:	State Bank of India NB
GRIPS Payment ID:	141220232031669937	Payment Init. Date:	14/12/2023 11:24:40
Payment Status:	Successful	Payment Ref. No:	2003052520/1/2023
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	Ms S S ENTERPRISE
Address:	SINTHI, BARANAGAR- 700050
Mobile:	8777451911
Period From (dd/mm/yyyy):	14/12/2023
Period To (dd/mm/yyyy):	14/12/2023
Payment Ref ID:	2003052520/1/2023
Dept Ref ID/DRN:	2003052520/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003052520/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	295020
2	2003052520/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	75014
Total				370034

IN WORDS: THREE LAKH SEVENTY THOUSAND THIRTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1506-13869/2023	Date of Registration	20/12/2023
Query No / Year	1506-2003052520/2023	Office where deed is registered	
Query Date	12/12/2023 10:45:22 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Das Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 9804521736, 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. 75,00,000/-	Rs. 75,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,00,020/- (Article:23)	Rs. 75,014/- (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:- Baranagar, Municipality: BARANAGAR, Road: Attapara Lane, Mouza: sinthee-Niij, Premises No: 38/2, , Ward No: 20, Holding No:38/2 JI No: 11, Pin Code : 700050

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-840	RS-1335	Bastu	Bastu	1 Katha 3 Chatak 15 Sq Ft	22,72,300/-	22,72,300/-	Property is on Road Adjacent to Metal Road,
L2	RS-840	RS-1336	Bastu	Bastu	1 Katha 3 Chatak 15 Sq Ft	22,72,300/-	22,72,300/-	Property is on Road Adjacent to Metal Road,
L3	RS-840	RS-1337	Bastu	Bastu	1 Katha 3 Chatak 15 Sq Ft	22,72,300/-	22,72,300/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			5.9813Dec	68,16,900 /-	68,16,900 /-	
		Grand Total :			5.9813Dec	68,16,900 /-	68,16,900 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1012 Sq Ft.	6,83,100/-	6,83,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 1012 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1012 sq ft	6,83,100 /-	6,83,100 /-	

Details :

Name,Address,Photo,Finger print and Signature

1	Shyam Lal Das, (Alias: Shyam Kumar Das) Son of Late Jitendra Nath Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bqxxxxxx0r, Aadhaar No: 72xxxxxxx6874, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence
2	Dipali Das Daughter of Late Jitendra Nath Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: baxxxxxx7l, Aadhaar No: 22xxxxxxx9719, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence
3	Mita Das Wife of Late Sumangal Kumar Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ccxxxxxx4h, Aadhaar No: 57xxxxxxx7352, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence
4	Amit Kumar Das Son of Late Sumangal Kumar Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: azxxxxxx2h, Aadhaar No: 91xxxxxxx8520, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence
5	Indranil Das Son of Late Sumangal Kumar Das 38/2 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bjxxxxxx0a, Aadhaar No: 23xxxxxxx0437, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence

Buyer Details :

Name,Address,Photo,Finger print and Signature

1	S S ENTERPRISE 33/1/H Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: ACxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :

Name,Address,Photo,Finger print and Signature	
1	Sipra Maji (Presentant) Wife of Bibhas Maji 32/1 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx7m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S ENTERPRISE (as Partner)
2	Sujata Mondal Wife of Kalyan Mondal 32/3 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: azxxxxxx8m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S ENTERPRISE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shyamal Das Son of Late Ramchandra Das 600 Dakshindari Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048			
Identifier Of Shyam Lal Das, Dipali Das, Mita Das, Amit Kumar Das, Indranil Das, Sipra Maji, Sujata Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shyam Lal Das	S S ENTERPRISE-0.39875 Dec
2	Dipali Das	S S ENTERPRISE-0.39875 Dec
3	Mita Das	S S ENTERPRISE-0.39875 Dec
4	Amit Kumar Das	S S ENTERPRISE-0.39875 Dec
5	Indranil Das	S S ENTERPRISE-0.39875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shyam Lal Das	S S ENTERPRISE-0.39875 Dec
2	Dipali Das	S S ENTERPRISE-0.39875 Dec
3	Mita Das	S S ENTERPRISE-0.39875 Dec
4	Amit Kumar Das	S S ENTERPRISE-0.39875 Dec
5	Indranil Das	S S ENTERPRISE-0.39875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shyam Lal Das	S S ENTERPRISE-0.39875 Dec
2	Dipali Das	S S ENTERPRISE-0.39875 Dec
3	Mita Das	S S ENTERPRISE-0.39875 Dec
4	Amit Kumar Das	S S ENTERPRISE-0.39875 Dec
5	Indranil Das	S S ENTERPRISE-0.39875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shyam Lal Das	S S ENTERPRISE-202.40000000 Sq Ft
2	Dipali Das	S S ENTERPRISE-202.40000000 Sq Ft
3	Mita Das	S S ENTERPRISE-202.40000000 Sq Ft
4	Amit Kumar Das	S S ENTERPRISE-202.40000000 Sq Ft
5	Indranil Das	S S ENTERPRISE-202.40000000 Sq Ft

Endorsement For Deed Number : I - 150613869 / 2023

On 14-12-2023

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 75,00,000/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 15-12-2023

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

Presented for registration at 11:55 hrs on 15-12-2023, at the Private residence by Sipra Maji .

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

Execution is admitted on 15/12/2023 by 1. Shyam Lal Das, Alias Shyam Kumar Das, Son of Late Jitendra Nath Das, 38/2 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. Dipali Das, Daughter of Late Jitendra Nath Das, 38/2 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 3. Mita Das, Wife of Late Sumangal Kumar Das, 38/2 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 4. Amit Kumar Das, Son of Late Sumangal Kumar Das, 38/2 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others, 5. Indranil Das, Son of Late Sumangal Kumar Das, 38/2 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Others

Indetified by Shyamal Das, , Son of Late Ramchandra Das, 600 Dakshindari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2023 by Sipra Maji, Partner, S S ENTERPRISE (Partnership Firm), 33/1/H Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Shyamal Das, , Son of Late Ramchandra Das, 600 Dakshindari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Execution is admitted on 15-12-2023 by Sujata Mondal, Partner, S S ENTERPRISE (Partnership Firm), 33/1/H Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Shyamal Das, , Son of Late Ramchandra Das, 600 Dakshindari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 20-12-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,014.00/- (A(1) = Rs 75,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 11:25AM with Govt. Ref. No: 192023240316699388 on 14-12-2023, Amount Rs: 75,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 4515442040019 on 14-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1886, Amount: Rs.5,000.00/-, Date of Purchase: 12/12/2023, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 11:25AM with Govt. Ref. No: 192023240316699388 on 14-12-2023, Amount Rs: 2,95,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 4515442040019 on 14-12-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

**OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.
stered in Book - I
olume number 1506-2024, Page from 1862 to 1890
being No 150613869 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.01.02 16:02:42 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 02/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.