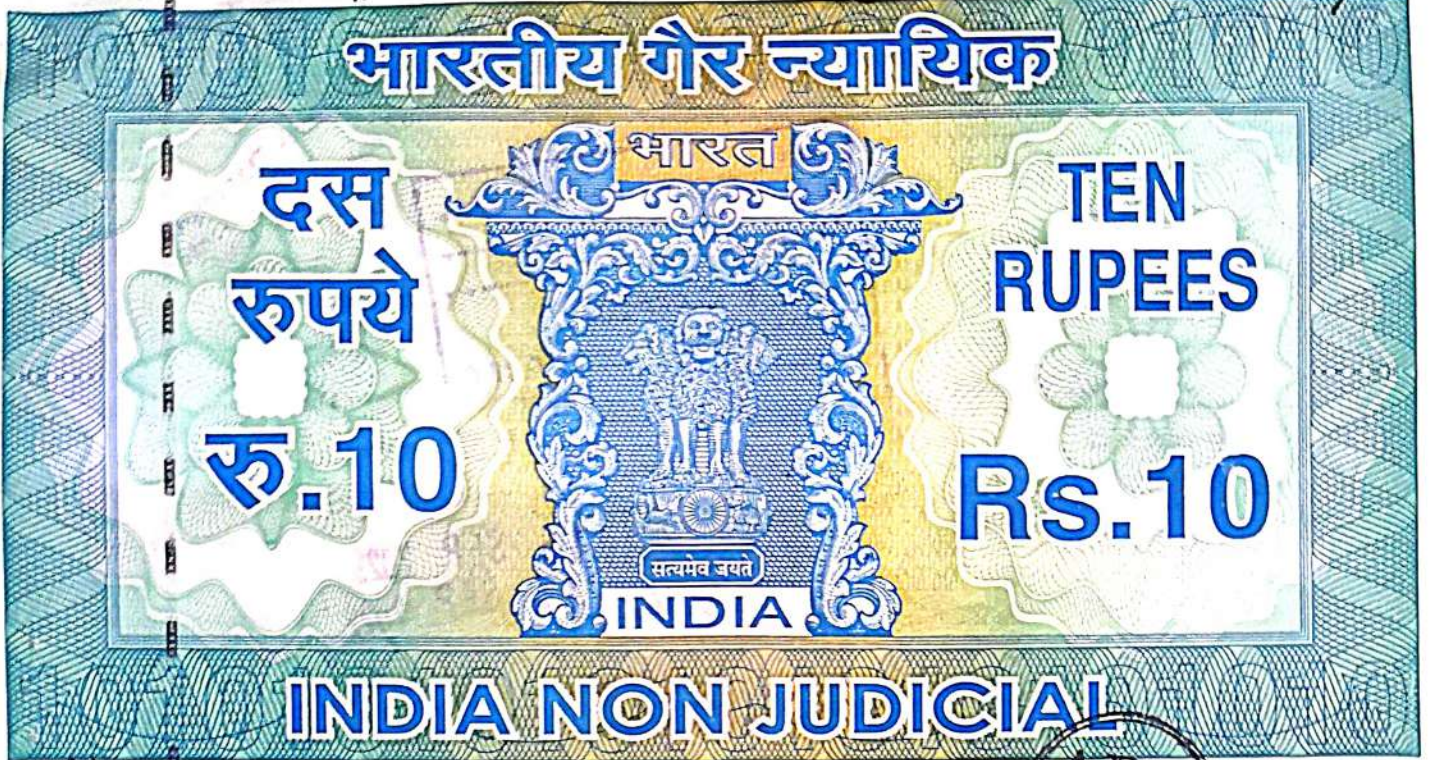


15/179/2022

(1)

13705/22



5-05 P. M.
5-05 P. M.
12/11/22

पश्चिम बंगाल WEST BENGAL

2/3152235/22



Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration This Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances Kolkata

17 NOV 2022

THIS DEED OF CONVEYANCE is made on this 12th day of November Two Thousand and Twenty Two **BETWEEN VASUNDHARA GHOSH** (PAN ALPPG0452L & Aadhaar No. 4881 4890 8160) wife of Late Kushal Ghosh, an Indian national, by faith Hindu by occupation Housewife residing at No. 44A, Shyama Prasad Mukherjee Road, Kolkata

Visit Case No. 2275 of 10/11
J(1)-... 250
J(2)-... 100
Total
Realised on 17/11/22

NAME _____
ADD. _____
No. _____
1 - 5 SEP 2022
SURANJAN KUMAR JEE
 Licensee of District Vendor
 2 & 3, R.C.B. Road, Court
 [Signature]

15 SEP 2021
15 SEP 2022

Sumanaya Sen



Sumanapriya Sen



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022



Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022003152235/2022

I. Signature of the Person(s)

1 at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Vasundhara Ghosh City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700026	Seller		6198 	Vasundhara Ghosh. 12.11.2022
2	Mrs Swarnamoyee Sen City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075	Buyer		6192 	Swarnamoyee Sen 12.11.2022
SI No.	Name and Address of identifier	Identified by	to	Finger Print	Signature with date
1	Mr Sugata Sen Daughter of Late Satyendra Nath Sen 42B, Ramkanta Bose Street,, City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	Mrs Vasundhara Ghosh, , Mrs Swarnamoyee Sen		6191 	Sugata Sen 12/11/22

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

700 026 PO Kalighat PS Bhowanipore hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include his heirs executors, administrators, legal representatives and assign/s) of the **ONE PART AND SWARNAMOYEE SEN** (PAN COFPS1005G & Aadhaar No. 3039 6552 9331) wife of Mr. Rahul Bhattacharya, an Indian national, by faith Hindu, by occupation Service, presently residing at A-701 Shiam Apartments, Plot No. 5D, Sector – 11, Dwarka, New Delhi – 110 075, PO Dwarka Sector 6 & PS Dwarka Sector 21 hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators legal representatives and assign/s) of the **OTHER PART:**

WHEREAS:

- A. Late Brohmonath Sen and Late Bhabanath Sen both sons of Late Hara Chandra Sen and governed by Dayabhaga School of Hindu Law jointly resided at 43/1 and 44, Ramkanta Bose Street, Kolkata being their family dwelling house. Late Brohmonath Sen was the elder brother of Late Bhabanath Sen and predeceased him on 01st May 1894.
- B. The said Late Bhabanath Sen during his lifetime acquired several immovable properties which included 45, Ramkanta Bose Street, 37 Bose Para Lane, 43/1, Ramkanta Bose Street & 44 Ramkanta Bose Street Kolkata – 700 003, now collectively recorded as municipal premises No. 44, Ramkanta Bose Street, Kolkata – 700 003, (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.



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RECEIVED
OFFICE OF THE SECRETARY
GOVERNMENT OF ASSAM
12 NOV 2020

C. The said Bhabanath Sen during his lifetime made and published his last Will and Testament dated 20th day of May 1910 (hereinafter referred to as the said **WILL**).

D. The said Bhabanath Sen (since deceased) died testate on 16th September 1914 and his wife namely Jaykali Sen predeceased him on 20th June 1909.

E. The probate in respect of the said Will was duly granted by the Hon'ble High Court at Calcutta on 4th September 1915.

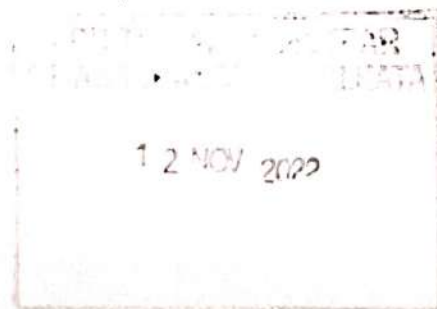
F. In accordance with the said Will apart from other bequeathments the same inter-alia recorded that: -

- a. one Moiety of their family dwelling house comprising of 43/1, and 44, Ramkanta Bose Street was bequeathed to his sons namely Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen. The other Moiety was inherited by the heirs of Late Brohmonath Sen.
- b. The house at 45 Ramkanta Bose Street, Kolkata – 700 003 to his eldest son namely, Priyonath Sen.
- c. the land to the north of the family dwelling house previously known as 37 Bose Para Lane was to be divided into eight (8) equal shares out of which Six (6) shares will vest upon his 06 sons i.e. Priyo Nath Sen, Manmatha Nath Sen, Hem Nath Sen, Satish Chandra Sen, Srish Chandra Sen and Nandalal Sen, and Two (2) shares will vest upon his nephews Chandi Charan Sen and Manilal Sen.

G. Thus, in accordance with the said Will of Late Bhabanath Sen, the said Hem Nath Sen became entitled to **ALL THAT** the undivided 10.9749% part and/or share into or upon the said Premises free of all encumbrances whatsoever and/or howsoever.



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- H. The said Hemnath Sen, was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 11th December 1910 leaving behind him surviving his three sons, namely, Sachindranath Sen, Sudhindranath Sen and Satyendranath Sen as his legal heirs and representatives, his wife Sarodasundari Sen died intestate on 16th April 1950.
- I. The said Sachindranath Sen died intestate on 6th November 1966 leaving behind him his wife Renuka Sen, two sons, namely, Sukumar Sen and Sanat Kumar Sen and two daughters, namely, Sabita Ghosh and Namita Bose as his legal heirs and representatives.
- J. The said Renuka Sen died intestate on 27th March 1989.
- K. The said Sanat Kumar Sen died intestate on 17th August 1995 leaving behind his wife Ila Sen, daughter Sharmila Mitra and son Santanu Sen.
- L. The said Sukumar Sen died intestate on 10th March 1999 leaving behind him surviving his two sisters namely, Sabita Ghosh and Namita Bose as his only legal heirs and representatives in accordance with the Hindu Succession Act.
- M. The said Namita Bose died intestate on 11th March 2014 leaving behind her no issue and as such her share devolved upon her living sister Sabita Ghosh.
- N. The said Sabita Ghosh died intestate on 15th January 2022 leaving behind her surviving the legal heirs of her predeceased son namely Kushal Ghosh i.e. his wife Vasundhara Ghosh, one son Kaustav Ghosh as her only surviving legal heirs and/or representatives. The said Kushal Ghosh died on 16th January 2021.
- O. Thus, the said Vasundhara Ghosh became entitled to **ALL THAT** the undivided 01.3725% part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and



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ADDITIONAL PART
OF ASSURANCE
12 NOV 2022

described in the **SECOND SCHEDULE** hereunder written free of all encumbrances whatsoever and/or howsoever.

- P. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Undivided Share belonging to the Vendor at or for the total consideration of Rs.10,08,000/- (Rupees Ten Lacs and Eight Thousand) only free from all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever.
- Q. At or before the execution of these presents all the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -
- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;
 - (b) The said Undivided Share in the said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, whatsoever and/or howsoever;
 - (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
 - (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
 - (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
 - (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or



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collateral security and/or pledge and/or pawn and/or guarantee and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any amount, advance, loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor themselves.

- (g) The Vendor has not entered into any agreement for sale and/or transfer in respect of the said Undivided Share or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no trespasser and/or any occupier upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendor and the Co – Owners.
- (j) The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The Vendor is resident Indian national and has ordinarily resided in India for more than 182 days in the previous financial year and both have resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.
- (l) That the recitals of title mentioned hereinbefore are true and factual, the Vendor has not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
12 NOV 2022

R. The Purchaser has made payment of the entire consideration amounts respectively as aforementioned to the Vendor and the Vendor have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchaser have now requested the Vendor to sign and execute the deed of conveyance in their favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.10,08,000/= (Rupees Ten Lakhs and Eight Thousand) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Premises she the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 01.3725% part and/or share into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) Cottahs and 08 (eight) Chittacks be the same a little more or less together with the four storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 44, Ram Kanto Bose Street, Kolkata 700003, P.O. Baghbazar, P.S. Shyampukur (the entire property is hereinafter referred to as the said **PREMISES** and is morefully and particularly described in the **FIRST SCHEDULE** hereunder written and the said 01.3725% share is hereinafter referred to as the said **UNDIVIDED SHARE** and is morefully and particularly described in the **SECOND SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered



ADDITIONAL REGISTRAR
OF ASSURANCE-1, KOLKATA

12 NOV 2022

described or distinguished with the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges,



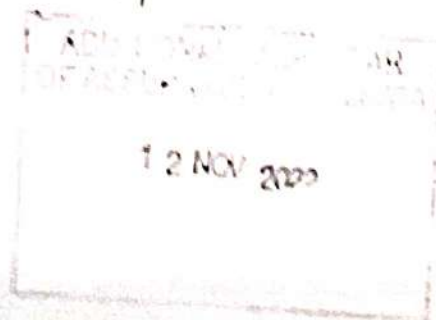
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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
12 NOV 2022

liens, lispens, attachments, trusts, mortgages, tenancies, trespass, pawn, pledge, advances, whatsoever and/or howsoever.

II. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispens attachments trusts mortgages trespass whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless



and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;

- d) **THAT**, the said Undivided Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;



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- g) **THAT**, the Vendor have ceased to have any right title interest claim and/or demand into or upon the said Premises and every part thereof and every right of any nature accruing shall now belong to the Purchaser exclusively, however the Purchaser shall not be responsible for any liability of the Vendor.
- h) **THAT**, the Vendor shall be liable and/or be held responsible only for any acts, deeds, matters and things, done and/or caused to be done by the Vendor and/or their predecessor in interest and not be liable for any acts, deeds, matters and things done and/or caused to be done by any other co-owners of the remaining undivided share in the said Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 25 (twenty five) cottahs and 08 (eight) chittacks be the same little more or less together with the 50 year old cemented flooring four storied building (having floor area of about 2000 sq. ft. each i.e. aggregating to 8,000 sq. ft. more or less) and other temporary structures (having a total area of about 1000 sq. ft.) standing on part thereof and all lying situate at and/or being municipal premises No. 44 Ramkanta Bose Street, Kolkata – 700 003, Police Station - Shyampukur in Ward No.8 of the Kolkata Municipal Corporation, Registry Office being the Registrar of Assurances, Kolkata having Kolkata Municipal Corporation Assessee No. 11008440725 and is butted and bounded in the manner as follows: -

ON THE NORTH	Partly by municipal premises No. 29B, Bose Para Lane, partly by municipal premises No. 38C, Bose Para Lane and partly by municipal premises No. 38/1B, Bose Para Lane;
ON THE EAST	Partly by municipal premises No. 43, Ramkanta Bose Street, partly by municipal premises No. 42F, Ramkanta Bose Street, partly by municipal premises No. 42E, Ramkanta Bose Street and partly by municipal premises No. 42B, Ramkanta Bose Street;
ON THE WEST	Partly by municipal premises No. 45/1, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street, partly by municipal premises No. 50/1B, Ramkanta Bose Street, partly by municipal premises No.50/1C, Ramkanta Bose Street and partly by common passage;



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ADDITIONAL REGISTRAR
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12 NOV 2022

ON THE SOUTH	Partly by KMC Road named by Ramkanta Bose Street, partly by municipal premises No. 46, Ramkanata Bose Street, partly by municipal premises No. 47, Ramkanta Bose Street, partly by municipal premises No. 48/1A, Ramkanta Bose Street, partly by municipal premises No. 48B, Ramkanta Bose Street and partly by municipal premises No. 49, Ramkanta Bose Street and partly by common passage;
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OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(UNDIVIDED SHARE)

ALL THAT the undivided 01.3725% part and/or share into or upon the said Premises referred to as in the First Schedule above i.e. 252 sq. ft. in the land and 110 sq. ft. in the building and 13 sq. ft. in other structures.



1
ADDITIONAL REGISTRAR
INSURANCE-II, KOLKATA
12 NOV 2012

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

Vasundhara Ghosh.

Syabhi Sen
42B Rankanti Bose Street -
Kolkata - 700 003

Rahul De
Alipore Justice Court
Kolkata 27

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

Sumanmoye Sen

Syabhi Sen

Rahul De

Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 NOV 2020

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES TEN LAKHS AND EIGHT THOUSAND ONLY

RS.10,08,000/=

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
12.11.22	000025	HDFC	10,08,000/-	Vasundhara Ghosh

WITNESSESES:



Vasundhara Ghosh,

VENDOR



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



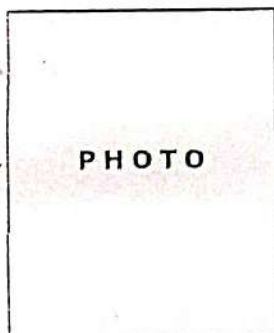
Vasundhara Ghosh.

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Swarnanya Singh.

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VASUNDHARA GHOSH
MAHABIR PRASAD SHARMA

13/07/1957
Permanent Account Number

ALPPG0452L

V. Ghosh
Signature



28042007



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



192022230163595648

GRN Details

GRN:	192022230163595648	Payment Mode:	SBI Epay
GRN Date:	07/11/2022 18:24:12	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6187218971439	BRN Date:	07/11/2022 18:25:20
Gateway Ref ID:	202231187108377	Method:	State Bank of India New PG CC
GRIPS Payment ID:	071120222016359563	Payment Init. Date:	07/11/2022 18:24:12
Payment Status:	Successful	Payment Ref. No:	2003152235/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Swastic Heights Pvt Ltd
Address:	21/2 ballygunge place
Mobile:	9831312355
Period From (dd/mm/yyyy):	07/11/2022
Period To (dd/mm/yyyy):	07/11/2022
Payment Ref ID:	2003152235/1/2022
Dept Ref ID/DRN:	2003152235/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003152235/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	43690
2	2003152235/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10934
Total				54624

IN WORDS: FIFTY FOUR THOUSAND SIX HUNDRED TWENTY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071120222016359563

GRIPS Payment Detail

GRIPS Payment ID:	071120222016359563	Payment Init. Date:	07/11/2022 18:24:12
Total Amount:	54624	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6187218971439	BRN Date:	07/11/2022 18:25:20
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms Swastic Heights Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230163595648	Directorate of Registration & Stamp Revenue	54624
Total			54624

IN WORDS: FIFTY FOUR THOUSAND SIX HUNDRED TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





ভারত সরকার
Unique Identification Authority of India
Government of India
তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19845/46932

To
বসুন্ধরা ঘোষ
Vasundhara Ghosh
44A SHYAMA PRASAD MUKHERJEE ROAD
Kallighat S.O
Kallighat
Kolkata
West Bengal 700026
21716423
MN217164233FT



আপনার আধার সংখ্যা / Your Aadhaar No.:
4881 4890 8160

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India
বসুন্ধরা ঘোষ
Vasundhara Ghosh
পিতা : মহাবীর প্রসাদ শর্মা
Father : MAHABIR PRASAD SHARMA
জন্ম : ১৯৫৭ / Year of Birth : 1957
মহিলা / Female



4881 4890 8160
আধার - সাধারণ মানুষের অধিকার



আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

আধার সারা দেশে মান্য।
আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government
and Non-Government services in future.

ভারত সরকার
Unique Identification Authority of India
ঠিকানা:
44A, শ্যামা প্রসাদ মুখার্জী রোড,
কলিকাতা, পশ্চিমবঙ্গ, ৭০০০২৬
Address:
44A, SHYAMA PRASAD
MUKHERJEE ROAD, Kallighat
S.O, Kallighat, Kolkata, West
Bengal, 700026

4881 4890 8160
[www.aadhaar.gov.in]

Major Information of the Deed

Deed No :	I-1902-13705/2022	Date of Registration	17/11/2022
Query No / Year	1902-2003152235/2022	Office where deed is registered	
Query Date	05/11/2022 8:08:01 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata,Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 10,08,000/-		Rs. 10,91,991/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 43,700/- (Article:23)		Rs. 10,934/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Kanta Bose Street, , Premises No: 44, , Ward No: 008 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		252 Sq Ft	10,08,000/-	10,39,502/-	Property is on Road ,Last Reference Deed No :1902-I -08581-2022
	Grand Total :				.5775Dec	10,08,000 /-	10,39,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	110 Sq Ft.	0/-	50,120/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 30 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 30 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 30 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 20 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	13 Sq Ft.	0/-	2,369/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 13 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					

	Total :	123 sq ft	0 /-	52,489 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Vasundhara Ghosh Wife of Late Kushal Ghosh City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2L, Aadhaar No: 48xxxxxxxx8160, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Swarnamoyee Sen (Presentant) Wife of Mr Rahul Bhattacharya City:- , P.O:- Dwarka, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: COxxxxxx5G, Aadhaar No: 30xxxxxxxx9331, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sugata Sen Daughter of Late Satyendra Nath Sen 42B, Ramkanta Bose Street,, City:- Kolkata, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003			
Identifier Of Mrs Vasundhara Ghosh, , Mrs Swarnamoyee Sen			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Vasundhara Ghosh	Mrs Swarnamoyee Sen-0.577501 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Vasundhara Ghosh	Mrs Swarnamoyee Sen-110.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Mrs Vasundhara Ghosh	Mrs Swarnamoyee Sen-13.00000000 Sq Ft

On 12-11-2022

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

Presented for registration at 17:05 hrs on 12-11-2022, at the Private residence by Mrs Swarnamoyee Sen ,Claimant.

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

Execution is admitted on 12/11/2022 by 1. Mrs Vasundhara Ghosh, Wife of Late Kushal Ghosh, P.O: Kalighat, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mrs Swarnamoyee Sen, Wife of Mr Rahul Bhattacharya, P.O: Dwarka, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, by caste Hindu, by Profession House wife

Indetified by Mr Sugata Sen, , , Daughter of Late Satyendra Nath Sen, 42B, Ramkanta Bose Street,, P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 17-11-2022

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.

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 10,91,991/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,934.00/- (A(1) = Rs 10,920.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,934/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 6:25PM with Govt. Ref. No: 192022230163595648 on 07-11-2022, Amount Rs: 10,934/-, Bank: SBI EPay (SBlePay), Ref. No. 6187218971439 on 07-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 43,700/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 43,690/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 101646, Amount: Rs.10.00/-, Date of Purchase: 15/09/2022, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2022 6:25PM with Govt. Ref. No: 192022230163595648 on 07-11-2022, Amount Rs: 43,690/-, Bank: SBI EPay (SBlePay), Ref. No. 6187218971439 on 07-11-2022, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 468062 to 468089
being No 190213705 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.19 13:47:59 -08:00
Reason: Digital Signing of Deed.

2022
(Satyajit Biswas) 2022/11/19 01:47:59 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)