

986/23

1-1003/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 446708

H 446708

06/03/23
1-55 PM

2-594071/23

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

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

6 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 06th day of March, in the year TWO THOUSAND TWENTY THREE (2023) in the Christian Era.

BETWEEN

Tanvir H. W. S. D.
Advs

10791-2

598
03/03/2023

Tapan Kr. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001

San
2

নামঃ.....
সন ও তারিখঃ.....
ক্রেতার নামঃ.....
সাক্ষিনঃ.....
স্থাপন স্থানঃ.....
ডেতারঃ.....
বাবাসাহেব নামঃ..... অফিস
উত্তর ১৪.....
টি.ডি.নং..... 22 FEB 2023
ক্রয়ের দ্বাঃ.....
স্থাপন স্থানঃ.....
স্টেজার অফিস বাবাসাহেব
ডেতার এ জয়ন্ত কুমার বোস



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

DEED OF CONVEYANCE
6 MAR 2023

THIS DEED OF CONVEYANCE is made on this
the 6 day of March, in the year TWO THOUSAND
TWENTY THREE (2023) in the Christian Era.

Identified by me
Tapan Kr. Mandal
S/o - Rajit Kr. Mandal,
Advocate,
High Court, Calcutta,
P.O. - G.P.O.,
P.S. - Hare Street,
Belghoria

SRI SANJIB KUMAR GHOSH (PAN: ACXPG9484B, Aadhaar No. 7108 5957 5412), son of Late Moti Lal Ghosh, by faith- Hindu, by Nationality- Indian, by occupation – Retired Person, residing at 50, Ghola Road, P.O. – Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District – North 24 Parganas, hereinafter referred to and called as the **“VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

(1) SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN : EVTPS6197A, Aadhaar No. 812316533598), son of Sri Manoj Kumar Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and **(2) SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District -

*Tapaswini, Manoj
Dohi*



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

- 6 MAR 2023

North 24-Parganas, hereinafter referred to and called as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS One Pratima Ghosh, wife of Late Moti Lal Ghosh was the owner of the Schedule mentioned landed property by way of purchase from Sri Paresh Chandra Ghosh, son of Late Sarat Chandra Ghosh, of Harishchandrapur, District - Malda by virtue of one Bengali Saf Bikroy Kobala, which was registered on 21.11.1949 before the A.D.S.R. Cossipore, Dum Dum and recorded in Book No.I, Volume No.60, Pages from 227 to 229, being Deed No.4189 for the year 1949.

AND WHEREAS during her occupation of the said landed property she was died intestate leaving behind her four sons namely Sanjib Kumar Ghosh, Prabir Kumar Ghosh, Pradip Kumar Ghosh and Pranab Kumar Ghosh as her legal heirs and successors.

AND WHEREAS thereafter her one son Pranab Kumar Ghosh was also died on 12.05.2021 intestate leaving behind him, his wife

Pranab Kumar Ghosh
Adv.



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

6 MAR 2023

Shipra Ghosh and two sons namely Sourav Ghosh and Subhamoy Ghosh as his legal heirs and successors.

AND WHEREAS at present Sanjib Kumar Ghosh, Prabir Kumar Ghosh, Pradip Kumar Ghosh and Shipra Ghosh, Sourav Ghosh and Subhamoy Ghosh are the present joint owners of a plot of land measuring about 4 Cottahs 15 Chittacks along with two storied Pucca structure/house standing thereon which is lying and situated at/under Mouza - Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Gholia Road, Kolkata - 700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. - Belgharia and being premises no. 50, Gholia Road, P.O. - Nandannagar, P.S. - Belgharia, Kolkata - 700083 in the District of North 24 - Parganas, by way of inheritance of their predecessor deceased Pratima Ghosh, wife of Late Moti Lal Ghosh.

AND WHEREAS the owner herein is the joint owner of undivided 1/4th share of **ALL THAT** piece or parcel of 4 Cottahs 15 Chittacks land along with two storied Pucca structure/house standing thereon i.e. the owner is the owner of **undivided 1 Cottah 3 Chittacks**

Prabir K. Ghosh
Adv.



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33.75 sq.ft. land along with 1000 sq.ft. pucca structure/house standing thereon more or less which is lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghol Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.50, Ghol Road, P.O.- Nandannagar, P.S. - Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance from his/their predecessor deceased Pratima Ghosh, wife of Late Moti Lal Ghosh morefully and particularly mentioned in the Schedule hereunder written.

AND WHEREAS Since the owner/Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled to the said landed property by way of inheritance and enjoyed the same peacefully, freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owner shall think fit and proper.

Pratima Ghosh, Vendor
Adv.



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AND WHEREAS the owner mutated his/her/their name/s in the records of the B.L. & L.R.O. and Local Municipality in respect of the aforesaid property and is paying municipal taxes and Govt. rents upto date against his/her/their names as absolute owner/s and occupier/s thereof.

AND WHEREAS the Vendor herein for his urgent need of money intends to sale his undivided share of the aforesaid as well as below Schedule mentioned landed property and the Purchasers herein agreed to purchase the said property and subsequently entered into an Agreement for Sale with the vendor herein against the total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs) only.

AND WHEREAS by virtue of the aforesaid Agreement for sale the Purchasers herein already paid the total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs) only in different instalments to the Vendor and subsequently the Vendor is hereby handing over the vacant and peaceful possession of the said property to the Purchasers and the Purchasers are hereby taking over the possession for the same and satisfied himself /themselves and henceforth the Vendor have no liability or responsibilities for the

*Paper No. 06/2011
Adv.*



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Belghoria 24 Pgs. (N)

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said property as well the building/house in any manner whatsoever,
where the Purchasers accepted the same wholeheartedly.

AND WHEREAS by the said Agreement for Sale, the Vendor herein agreed to execute and register Deed of Conveyance unto the Purchasers conveying the ownership entitlement, right, title and interest on the Schedule mentioned property along with all rights on all common areas and facilities and the said land/property more fully and particularly described in the Schedule herein after written and for greater clearance a Map or Plan annexed herewith.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Agreement and consideration of the sum of Rs.30,00,000/- (Rupees Thirty Lakhs) only true and lawful money of the Union of India well truly paid by Purchasers herein to the Vendor at or immediately before the execution these presents the receipt whereof the Vendor do hereby admit and acknowledged and of and from the same and every part thereof acquit, release and discharge the Purchasers, his/their heirs, executors, administrators, representatives and assigns and everyone of him/them and also the "said property" he the Vendor as beneficial owner do by these presents indefeasibly, **GRANT, SELL, CONVEY AND TRANSFER, ASSIGN AND ASSURE**

Trip to the Madison
Arch.



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

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unto the Purchasers, his/their heirs, executors, administrators, representatives and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece & parcel of undivided a plot of land measuring about 1 Cottah 3 Chittacks 33.75 sq.ft. along with 1000 sq.ft. structure/house more or less herein called the "said property" (more fully and particularly described in the schedule hereunder written) and delineated map or plan with **RED** bordered line is annexed hereto, together with the land and benefit and advantages of ancient and other right, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and or every part thereof together furthermore all the estate, right, title inheritances, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property and/or every part thereof and all deeds, pattas, monuments, writings and evidences of title which is anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may

Tarapur W. M. S. A. S. V.



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be in the custody, power or possession of the Vendor his heirs, executors, administrators, representatives or any persons from whom he can or may procure the same without auction or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY THE** said property and every part thereof hereby granted, sold conveyed and transferred or expressed and intended so to be with his/their rights, members and appurtenances unto and to the use of the Purchasers his/their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND THAT VENDOR' do hereby for himself, his heirs, executors, administrators and representatives, convenient with the Purchasers his/their heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendor or by and of his/their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he, the Vendor had at all material times hereto before and now has good rights, full power, absolute authority and indefeasible title to grant, sell-convey, transfer,

Tape + Mr. Hand
Adv.



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assigns and assure the "said property" hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchasers his/their heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchasers his/their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the "said property" and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him/them or from or under any of his/their ancestors or predecessors in title AND THAT FREE AND CLEAR AND FREELY AND CLEARLY ABSOLUTELY acquitted, exonerated and released or otherwise by and at the costs, and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debt, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his/their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the

Tapan M. Khandu
Adv.



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Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the "said property" or any part thereof from under or in trust for him/them the Vendor or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers his/their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the "said property" and every part thereof unto and to the use of the Purchasers his/their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all his/their heirs, executors, administrators shall all the hereafter indemnify and keep indemnified the Purchasers his/their heirs, executors administrators and assigns against loss, damages costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenant hereinafter contained.

Papantla Mendel
Adv.



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
6 MAR 2023

THE SCHEDULE OF THE
PROPERTY REFERRED TO ABOVE:-

ALL THAT piece and parcel of **undivided 1/4th share** of 4

Cottahs 15 Chittacks a plot of bastu land along with two storied

4050 sq.ft.

^ Pucca structure/house standing thereon i.e. **1 Cottah 3 Chittacks**

33.75 sq.ft. land along with 1000 sq.ft. (on the ^{Cor. flr. 500 & 500 sq.ft.} 1st floor) **pucca**

structure/house more or less fifty years old, cemented flooring

standing thereon, which is lying and situated at/under Mouza-

Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag

No. 1545, Khatian No. 1112, having Municipal Holding No. 145,

Ghola Road, Kolkata-700083, under Ward No. 33, within the local

limits of Kamarhati Municipality, within the Jurisdiction of

A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum)

under P.S. Belgharia and being premises no. **50, Ghola Road, P.O.**

- Nandannagar, P.S. - Belgharia, Kolkata - 700083 in the District

of North 24-Parganas, which is butted and bounded by:-

ON THE NORTH : By Dag No.1544;

ON THE SOUTH : By Part of Dag No. 1545;

ON THE EAST : By Dag No. 1543 & 1548;

ON THE WEST : By Municipal Road/Ghola Road / 20' ft.

Tarun K. Mondal
Adv.



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

6 MAR 2023

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

SIGNED, SEALED AND DELIVERED by
the Parties at Kolkata in the presence of:-

WITNESSES:-

1. Pranay Das
Michael Bhat
K-51

Sanjib Kumar Ghosh

SIGNATURE OF THE VENDOR

Arijit Sarkar
2. 50, Gola Road.
KOL- 83.

Pappu K. N. Shaw

Sumon Chowdhury

SIGNATURE OF THE PURCHASERS

Drafted and Explained by me:-

Tapan K. Mandal
(Tapan Kumar Mandal)
Advocate
High Court, Calcutta
Bar Association, Room No.16.

Tapan K. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001



6 MAR 2023

[illegible]

RECEIVED with thanks from the above mentioned Purchasers a sum of Rs.30,00,000/- (Rupees Thirty Lakhs) only towards the total consideration of the land with structure together with proportionate undivided interest, share of the land along with all proportionate rights, all common areas and facilities mentioned in the Schedule hereinbefore as per memo given below:-

- MEMO OF CONSIDERATION-

Paid on Different Dates:-

<u>Date</u>	<u>Particulars</u>	<u>Amount (Rs.)</u>
06.03.2023	Through R.T.G.S. of Axis Bank Ltd. - 15,00,000/-	
06.03.2023	Through R.T.G.S. of Bank of Baroda - 15,00,000/-	

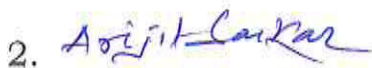
Total Rs. 30,00,000/-

(Rupees Thirty Lakhs) only

WITNESSES:-

1. 



2. 

SIGNATURE OF THE VENDOR

Sanjib Kumar Ghosh



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
6 MAR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



ajit
ajit Kumar Ghosh

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



Pappu

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

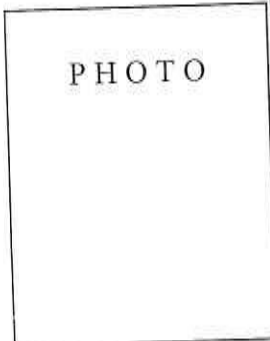
Pappu K. N. Shaw



Suman Choudhury

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

Suman Choudhury



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



[Handwritten signature]

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

6 MAR 2023

CONVEYANCE PLAN OF LAND WITH STRUCTURE AT 50, GHOLA ROAD, MOUZA - BELGHARIA, J.L. NO.-3, R.S. NO.-17, TOUZI -1725, DAG NO.- 1545, KHATIAN NO.-1112, HOLDING NO.- 145, KOL.-700083, WARD NO.- 33, , DIST.- NORTH 24 PARGANAS, UNDER KAMARHATI MUNICIPALITY.

$\frac{1}{4}$ SHARE OF UNDIVIDED LAND AREA = 1 KH - 03 CH.- 33.75 SQ.FT.

PROPORTIONATE SHARE OF STAIR CASE AREA INCLUDING GROUND FLOOR AREA.

FIRST FLOOR AREA = 1000 SQ.FT. ~~total - 1000 Sqft. M/L.~~



NAME OF VENDEE'S :- SRI. SUMON CHOWDHURY & SRI. PAPPU KUMAR SHAW.

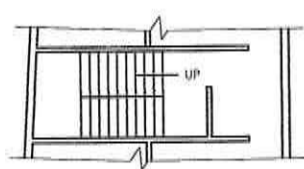
Sumon Chowdhury

DAG NO.- 1543 & 1548

6596 [21'-8"]
4572 [15']
3658 [12']

DAG NO.- 1544

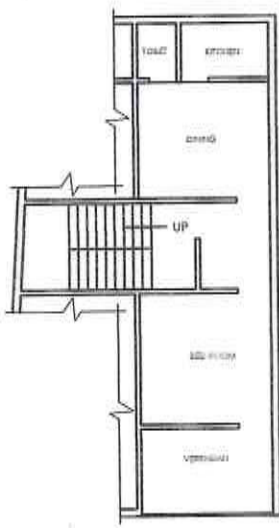
34390 [112'-10"]



GROUND FLOOR PLAN
SCALE 1:200

34390 [112'-10"]

DAG NO.- 1545



FIRST FLOOR PLAN
SCALE 1:200

10235 [33'-7"]

GHOLA ROAD

SITE PLAN
SCALE 1:200

Sanjib Kumar Ghosh

SIGNATURE OF VENDOR

Pappu K. Shaw
Sumon Chowdhury,

SIGNATURE OF VENDEE'S

Pallabi Guha Neogi
Dip Arch., B. Tech (Civil), A.M.I.E. (I)
Architect, Structural & Chartered Engineer (Civil)
Enrollment No.- KM/2592113/35
40, A.P. Laha Path, D. B. Nagar, Belgharia, Kol-80
M - 9062548230

SIGNATURE OF L.B.S. / ENGINEER



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

- 6 MAR 2023



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



192022230322582381

GRN Details

GRN:	192022230322582381	Payment Mode:	Online Payment
GRN Date:	06/03/2023 12:04:56	Bank/Gateway:	State Bank of India
BRN :	IK0CDDJBQ8	BRN Date:	06/03/2023 12:06:50
GRIPS Payment ID:	060320232032258237	Payment Init. Date:	06/03/2023 12:04:56
Payment Status:	Successful	Payment Ref. No:	2000594071/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PAPPU KUMAR SHAW
Address:	32 GHOLA ROAD
Mobile:	6291949578
Depositor Status:	Buyer/Claimants
Query No:	2000594071
Applicant's Name:	Mr Tapan Kumar Mandal
Identification No:	2000594071/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	06/03/2023
Period To (dd/mm/yyyy):	06/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000594071/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	115020
2	2000594071/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	30014
Total				145034

IN WORDS: ONE LAKH FORTY FIVE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1526-01003/2023	Date of Registration	06/03/2023
Query No / Year	1526-2000594071/2023	Office where deed is registered	
Query Date	04/03/2023 9:06:12 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapan Kumar Mandal High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830534964, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 30,00,000/-		Rs. 30,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,20,020/- (Article:23)		Rs. 30,014/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

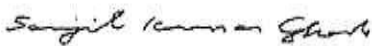
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Ghol Road, Mouza: Belghoria, Premises No: 50, , Ward No: 033, Holding No:145 JI No: 3, Pin Code : 700083

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1545 (RS :-)	LR-1112	Bastu	Bastu	1 Katha 3 Chatak 33.75 Sq Ft	20,00,000/-	20,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					2.0367Dec	20,00,000 /-	20,00,000 /-	

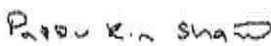
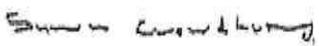
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	10,00,000 /-	10,00,000 /-	

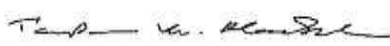
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjib Kumar Ghosh Son of Late Moti Lal Ghosh Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office			
	06/03/2023	LTI 06/03/2023		06/03/2023
50, Ghola Road, City:- Not Specified, P.O:- Nandan Nagar, P.S:-Belghoria, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx4B, Aadhaar No: 71xxxxxxxx5412, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pappu Kumar Shaw, (Alias: Pappu Shaw) Son of Shri Manoj Kumar Shaw Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office			
	06/03/2023	LTI 06/03/2023		06/03/2023
Son of Shri Manoj Kumar Shaw 32, Ghola Road, City:- Not Specified, P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: EVxxxxxx7A, Aadhaar No: 81xxxxxxxx3598, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Sumon Chowdhury, (Alias: Suman Chowdhury) (Presentant) Son of Shri Bhaskarananda Chowdhury Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office			
	06/03/2023	LTI 06/03/2023		06/03/2023
Son of Shri Bhaskarananda Chowdhury 126, K.S. Dutta 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.: AIxxxxxx3Q, Aadhaar No: 27xxxxxxxx8550, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Kumar Mandal Son of Mr Ranjit Kumar Mandal High Court, Calcutta, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:- Kolkata, West Bengal, India, PIN:- 700001			
	06/03/2023	06/03/2023	06/03/2023
Identifier Of Shri Sanjib Kumar Ghosh, Shri Pappu Kumar Shaw, Shri Sumon Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjib Kumar Ghosh	Shri Pappu Kumar Shaw-1.01836 Dec, Shri Sumon Chowdhury-1.01836 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sanjib Kumar Ghosh	Shri Pappu Kumar Shaw-500.00000000 Sq Ft, Shri Sumon Chowdhury-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Gholia Road, Mouza: Belghoria, Premises No: 50, , Ward No: 033, Holding No:145 JI No: 3, Pin Code : 700083

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1545, LR Khatian No:- 1112		Seller is not the recorded Owner as per Applicant.

On 06-03-2023

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.

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

Presented for registration at 13:55 hrs on 06-03-2023, at the Office of the A.D.S.R. Belghoria by Shri Sumon Chowdhury Alias Suman Chowdhury, one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,00,000/-

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

Execution is admitted on 06/03/2023 by 1. Shri Sanjib Kumar Ghosh, Son of Late Moti Lal Ghosh, 50, Ghola Road, P.O: Nandan Nagar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Retired Person, 2. Shri Pappu Kumar Shaw, Alias Pappu Shaw, Son of Shri Manoj Kumar Shaw, 32, Ghola Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 3. Shri Sumon Chowdhury, Alias Suman Chowdhury, Son of Shri Bhaskarananda Chowdhury, 126, K.S. Dutta Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Indetified by Mr Tapan Kumar Mandal, , Son of Mr Ranjit Kumar Mandal, High Court, Calcutta, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,014.00/- (A(1) = Rs 30,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2023 12:06PM with Govt. Ref. No: 192022230322582381 on 06-03-2023, Amount Rs: 30,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDDJBQ8 on 06-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,15,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 570, Amount: Rs.5,000.00/-, Date of Purchase: 03/03/2023, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2023 12:06PM with Govt. Ref. No: 192022230322582381 on 06-03-2023, Amount Rs: 1,15,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDDJBQ8 on 06-03-2023, 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

Volume number 1526-2023, Page from 42925 to 42948
being No 152601003 for the year 2023.



[Handwritten signature]

Digitally signed by SOUGATA DAS
Date: 2023.04.18 13:58:15 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2023/04/18 01:58:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)
