

S. 01150/24

I-1148/24



24
16/4

0-910358/24

K 470429

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

District Sub-Registrar-V
Alipore, South 24 Parganas

16 APR 2024

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 16th day of APRIL, 2024 [TWO THOUSAND TWENTY FOUR]

B-E-T-W-E-E-N

SMT. IBHA BHATTACHARYYA alias **IBHA BHATTACHARYA** (PAN: **AGCPB3689C** and Aadhaar No. **4994-8282-6543**), wife of Sri Bikash Ranjan Bhattacharyya, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 35, Purbalok, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata - 700099, District South 24 Parganas (hereinafter referred to as the **Vendor**, includes successors-in-interest and/or assigns)

AND

M/S. APARNITA REALTY, a Proprietorship Firm having its office at 132, Madurdaha, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, South 24 Parganas, represented by its Sole Proprietor, **MR. ATTREYO DAS** (PAN **BSFPD3919R** and **AADHAAR No. 7768-1604-9301**), son of Sri Arghya Das, by faith Hindu, by occupation Business, nationality Indian, residing at 4th Floor, Seva Purnima Apartment, 132, Madurdaha, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, District South 24 Parganas (hereinafter referred to as the **Purchaser**, includes successors-in-interest and/or assigns)

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: **ALL THAT** piece and parcel of land measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Square Feet, more or less, being Municipal Premises No. 35, Kalikapur, being a portion of Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362, L.R. Khatian No. 293, in Mouza Kalikapur, J.L. No. 20, Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, Kolkata - 700099, District of South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

1. At all material time by virtue of a Deed of Sale dated 9th December, 1981, registered in the Office of the District Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 337, at Pages 134 to 142, being Deed No. 13285 for the year 1981, one Smt. Gita Sanyal sold, conveyed and transferred **ALL THAT** piece and parcel of land

measuring 6 (six) cottah 12 (twelve) chittack 15 (fifteen) square feet, more or less [including land of the adjacent pathway/road measuring 1 (one) cottah 30 (thirty) square feet, more or less], being Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362, Mouza Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5 and 12, Police Station Purba Jadabpur (formerly Kasba), presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas (hereinafter referred to as the **Larger Property**) unto and in favour of Sri Santosh Kumar Dey, free from all encumbrances.

2. In the above mentioned circumstances said Sri Santosh Kumar Dey became the sole and absolute owner in respect of the Larger Property out of which the said land of pathways/road measuring 1 (one) cottah 30 (thirty) square feet, more or less has been included in the adjacent road and said Sri Santosh Kumar Dey became the sole and absolute owner in respect of the residue portion of the Larger Property, i.e. 5 (five) cottah 11 (eleven) chittack 30 (thirty) square feet, more or less, out of the Larger Property (**Property Of Santosh Kumar Dey**) and mutated his name in the records of the Kolkata Municipal Corporation vide Municipal Premises No. 35, Kalikapur, free from all encumbrances.
3. By a Deed of Sale dated 23rd July, 1999, registered on 27th July, 1999 in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 2259 for the year 1999, said Sri Santosh Kumar Dey sold, conveyed and transferred certain area out of the Property Of Santosh Kumar Dey unto and in favour of Narendra Nath Sur and remained the sole and absolute owner in respect of the Said Property, i.e. net land area measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Square Feet, more or less, out of the Larger Property, presently being the entirety of Municipal Premises No. 35, Kalikapur, free from all encumbrances.
4. By a Deed of Sale dated 9th October, 2002, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 17, at Pages 3036 to 3052, being Deed No. 05423 for the year 2003, said Sri Santosh Kumar Dey sold, conveyed and transferred the Said Property unto and in favour of Smt. Ibha Bhattacharyya (the Vendor herein), free from all encumbrances.
5. In the above mentioned events and circumstance said Smt. Ibha Bhattacharyya (the Vendor herein) became the sole and absolute owner in respect of the Said Property, free from all encumbrances and mutated her name in the records of the Block Land and Land Reforms Office, Kolkata, under L.R. Khatian No. 293 and has also mutated her name in the records of the Kolkata Municipal Corporation under Municipal Premises No. 35, Kalikapur vide Assessee No. 311090600350 and paying all rates and taxes in respect of the Said Property from time to time.

6. Now the Vendor for her own reason and purpose has agreed to the sale the Said Property in favour of the Purchaser herein by these presents, on the terms and conditions contained herein, free from all encumbrances and the Purchaser relying upon the aforesaid recital and believing it to be true agreed to purchase the Said Property from the Vendor herein.

Representations, Warranties and Covenants Regarding Encumbrances:
The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
6. **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or

in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

Basic Understanding

The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever in favour of the Purchaser and with good and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned above.

Transfer Hereby Made:

The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being **ALL THAT** piece and parcel of land measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Square Feet, more or less, being Municipal Premises No. 35, Kalikapur, being a portion of Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362, L.R. Khatian No. 293, in Mouza Kalikapur, J.L. No. 20, Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, Kolkata - 700099, District of South 24 Parganas and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

Consideration:

The aforesaid transfer is being made in consideration of a sum of **Rs. 95,00,000/- (Rupees ninety five lakh only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:

- 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 1.2 **Absolute:** absolute, irreversible and perpetual.
- 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. The Vendor hereby expressly declares and confirms that if any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
 - 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendor has handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchaser.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be

borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

5. **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
6. **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser may convert the nature of use and classification of the Said Property to any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

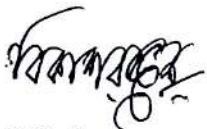
ALL THAT piece and parcel of vacant land measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Square Feet, more or less, being Municipal Premises No. 35, Kalikapur [Zone: Kalikapur to Kalikapur] having Municipal Assessee No. 311090600350, being a portion of Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362, L.R. Khatian No. 293, in Mouza Kalikapur, J.L. No. 20, Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, Kolkata - 700099, District of South 24 Parganas

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof including but not limited to the adjacent 20'-0" (twenty feet) wide adjacent road and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon being butted and bounded as follows:

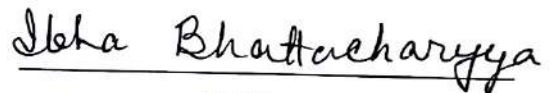
- On the North** : By Scheme Plot No. 28
- On the East** : By portion of Scheme Plot No. 29
- On the South** : By 20'-0" wide Municipal Road
- On the West** : By Scheme Plot No. 21

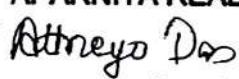
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

Sealed, signed and delivered by the Parties in presence of:

1. 
35, PURBALOK
KOLKATA-99

2. 
635, TOWER PARK
MAIN ROAD, L01-39


VENDOR

APARNITA REALTY

Proprietor

PURCHASER

Drafted by:


Shuvadip Chakraborty
Advocate
High Court at Calcutta
A/184/14

Isha Bhattacharya

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 95,00,000/- (Rupees ninety five lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft: 002170	15.04.2024	AXIS BANK LTD MADURDAH BRANCH	94,05,000/-
TDS @ 1%:			95,000/-
Total:			95,00,000/-

Witnesses:

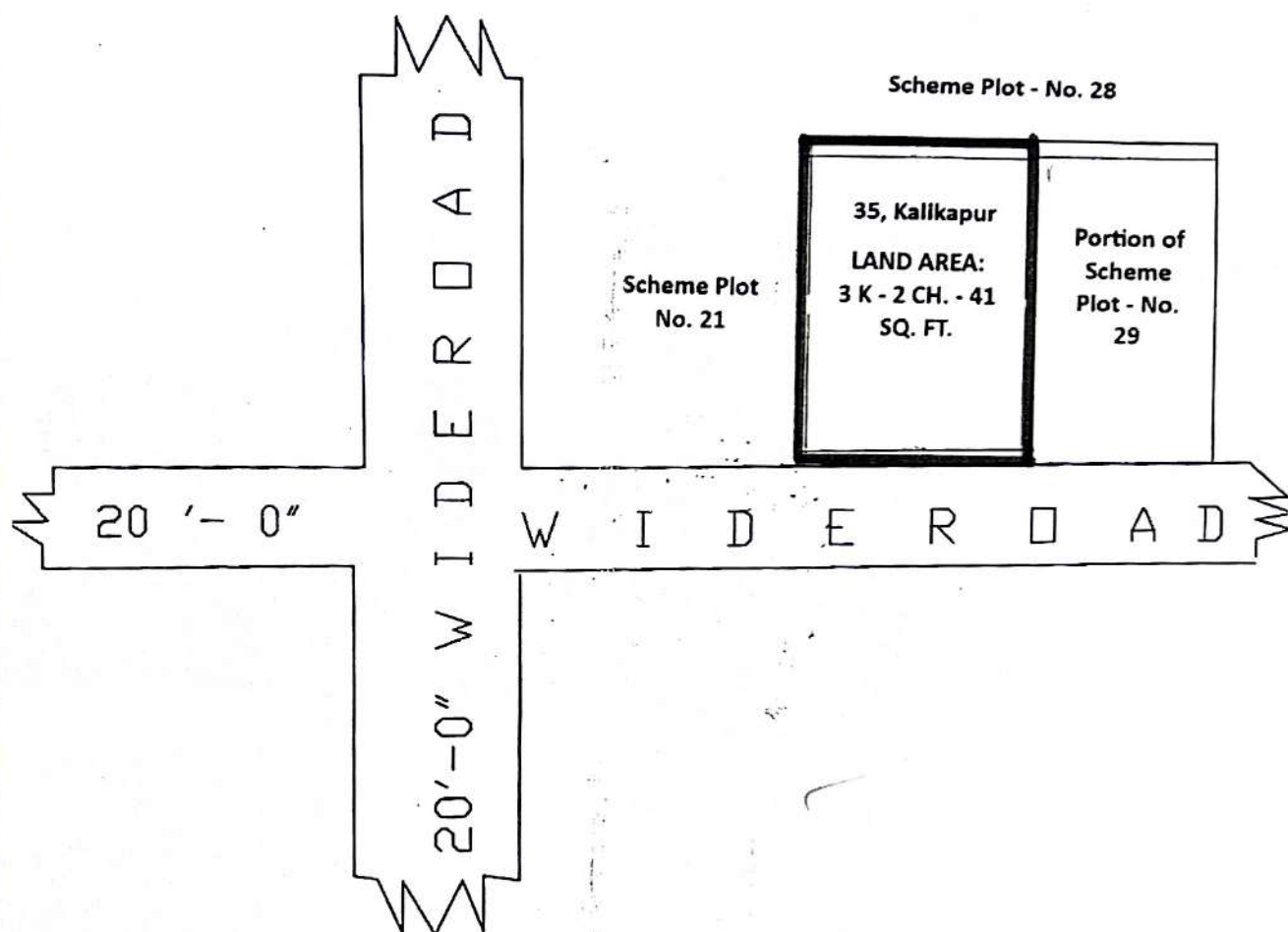
1. [Signature]

2. Anil Kumar

Isha Bhattacharya
VENDOR

Plan

PLAN OF piece and parcel of vacant land measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Feet, more or less, being Municipal Premises No. 35, Kalikapur, being a portion of Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362. L.R. Khatian No. 3, in Mouza Kalikapur, J.L. No. 20, under Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, Kolkata - 700099, District of South 24 Parganas.



SITE PLAN

Deba Bhattacharyya
Deba Bhattacharyya
VENDOR

APARNITA REALTY
Attnya Das
Proprietor

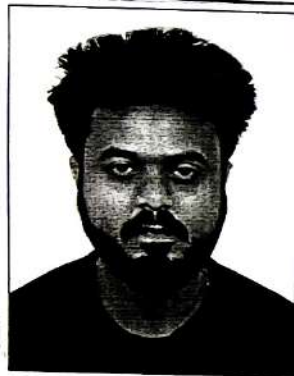
PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS



Isha Bhattacharyya

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Atneeyo Das

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)				



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140420242001469917

GRIPS Payment Detail

GRIPS Payment ID:	140420242001469917	Payment Init. Date:	14/04/2024 13:05:15
Total Amount:	470034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1782985772133	BRN Date:	14/04/2024 13:06:18
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

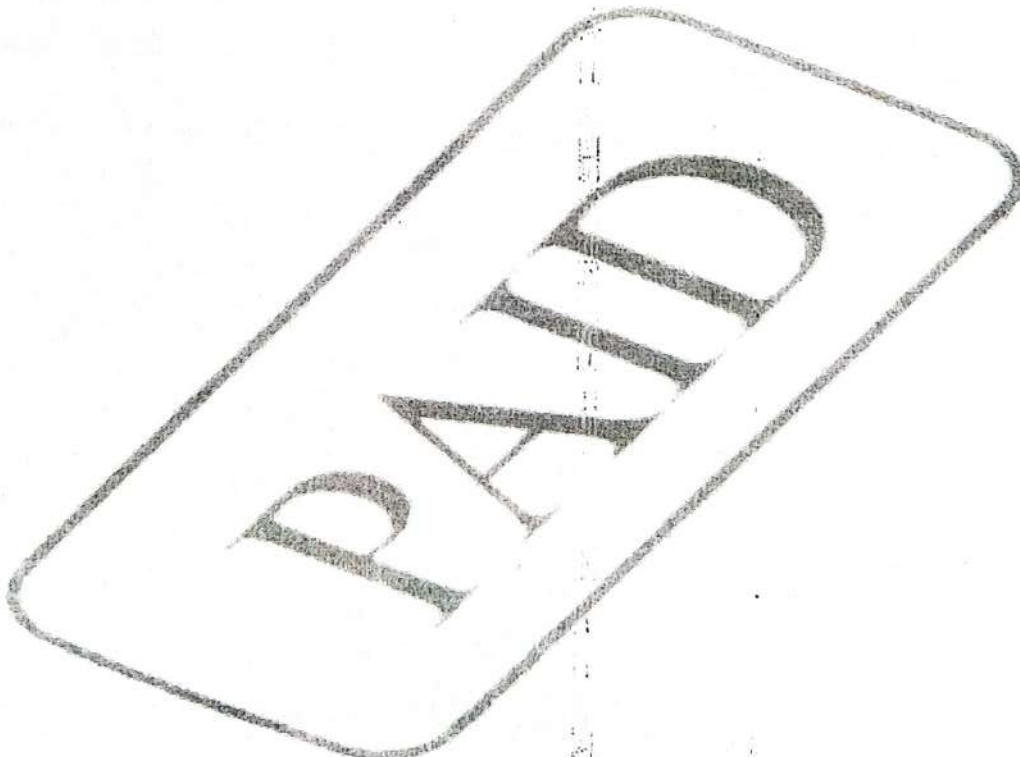
Depositor's Name: Mr ATTREYO DAS
Mobile: 8017529032

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250014699188	Directorate of Registration & Stamp Revenue	470034
Total			470034

IN WORDS: FOUR LAKH SEVENTY THOUSAND THIRTY FOUR ONLY.

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





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



192024250014699188

GRN Details

GRN: 192024250014699188
GRN Date: 14/04/2024 13:05:15
BRN: 1782985772133
Gateway Ref ID: 56137906
GRIPS Payment ID: 140420242001469917
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 14/04/2024 13:06:18
Method: Axis Bank-Retail NB
Payment Init. Date: 14/04/2024 13:05:15
Payment Ref. No: 2000910358/1/2024
[Query No/*/Query Year]

Depositor Details

Depositor's Name: Mr ATTREYO DAS
Address: 132 MADURDAHA KOLKATA 700107
Mobile: 8017529032
Email: attreyodas1@gmail.com
Period From (dd/mm/yyyy): 14/04/2024
Period To (dd/mm/yyyy): 14/04/2024
Payment Ref ID: 2000910358/1/2024
Dept Ref ID/DRN: 2000910358/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000910358/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	375020
2	2000910358/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	95014
Total				470034

IN WORDS: FOUR LAKH SEVENTY THOUSAND THIRTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No.:	I-1630-01198/2024		Date of Registration	16/04/2024
Query No. / Year	1630-2000910358/2024		Office where deed is registered	
Query Date	10/04/2024 6:20:17 PM		D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHUVADIP CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7278416548, Status : Advocate			
Transaction	[0101] Sale, Sale Document			
Set Forth value	Rs. 95,00,000/-			
Stamp duty Paid (SD)	Rs. 3,80,020/- (Article:23)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			
	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2] Market Value Rs. 95,00,000/- Registration Fee Paid Rs. 95,046/- (Article:A(1), E)			

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur – Kalikapur) , , Premises No: 35, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 11 Sq Ft	95,00,000/-	95,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				5.2502Dec	95,00,000 /-	95,00,000 /-	

Seller Details :

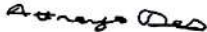
Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Name</th> <th style="width: 15%;">Photo</th> <th style="width: 15%;">Finger Print</th> <th style="width: 40%;">Signature</th> </tr> <tr> <td> Smt IBHA BHATTACHARYYA Wife of Mr Bikash Ranjan Bhattacharyya Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 16/04/2024 ,Place : Office </td> <td>  16/04/2024 </td> <td>  Captured 16/04/2024 LTI </td> <td>  16/04/2024 </td> </tr> </table>	Name	Photo	Finger Print	Signature	Smt IBHA BHATTACHARYYA Wife of Mr Bikash Ranjan Bhattacharyya Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 16/04/2024 ,Place : Office	 16/04/2024	 Captured 16/04/2024 LTI	 16/04/2024
Name	Photo	Finger Print	Signature						
Smt IBHA BHATTACHARYYA Wife of Mr Bikash Ranjan Bhattacharyya Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 16/04/2024 ,Place : Office	 16/04/2024	 Captured 16/04/2024 LTI	 16/04/2024						

5, Purbalok, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 PAN No.:: AGxxxxxx9C, Aadhaar No: 49xxxxxxxx6543, Status :Individual, Executed by: Self, Date of Execution: 16/04/2024 , Admitted by: Self, Date of Admission: 16/04/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APARNITA REALTY 132, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-1XX5 , PAN No.:: BSxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ATTREYO DAS (Presentant) Son of Mr Arghya Das Date of Execution - 16/04/2024 , , Admitted by: Self, Date of Admission: 16/04/2024, Place of Admission of Execution: Office	Photo  Apr 16 2024 11:48AM	Finger Print  Captured LTI 15/04/2024	Signature  16/04/2024
132, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: BSxxxxxx9R, Aadhaar No: 77xxxxxxxx9301 Status : Representative, Representative of : APARNITA REALTY (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIK SAHA Son of Biplab Kumar Saha 635, Naskarhat Tagore Park, Sarada Pally, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039		 Captured	
	16/04/2024	16/04/2024	16/04/2024
Identifier Of Smt IBHA BHATTACHARYYA, Mr ATTREYO DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt IBHA BHATTACHARYYA	APARNITA REALTY-5.25021 Dec

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 32868 to 32887
being No 163001198 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.04.18 12:32:54 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 18/04/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

12 APR 2024

S. NO. 1952 DATE.....

NAME.....

ADD.....

AMT.....

Attreyo Das.

132 Madhurda

KOL-107

5000 (Five Thousand only)

[Signature]

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Anil Saha

2/6 BIPLAB KUMAR SAHA
835, JOHORE POSE MAIN ROAD
KOL- 700039.
BA- 9830166808

