

पश्चिम बंगाल

Rs 100



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 2356

Handwritten notes: 16.06.2023, V.C.T. Case, No. 372/2023, 1529733-2023

Certified that the document is a deed registered to registration, the Signature sheet and the encorsement sheets attached with this document are part of this document.

Atal Bihari Vajpayee  
Amper, South 24 Parganas

21 JUN 2023

**DEED OF CONVEYANCE**

This DEED OF CONVEYANCE is made is on the 16th day of June, Two Thousand and Twenty Three (2023) **BETWEEN**

Handwritten notes: 372/2023

5939

09/6/23

S. K. Choudhury Adv.  
Alipore, Calcutta

122

Rupees 700

Ay

Sankar Das  
Stamp Vendor  
Alipore Police C.S.  
South 24 Parg., KOL

Sasanka Sekhar Choudhury



VCAW 1227

Sasanka Sekhar Choudhury



VCAW 1228

Thano Ghosal

MC

Adcl. Dist. Com-Prison  
Alipore  
16 JUN 2023  
South 24 Parganas  
Kolkata-700027



1228A

Identified by me  
Mourita Ghosh (Advocate)  
Room no- 17, New Shed  
Alipore Judges Court

**SM. JHARNA GHOSH @ JHARNA GHOSAL (Aadhaar No 3128 0100 8589, PAN : ADNPG4193J, Mob. No. 9820170423)** daughter of Late Anil Kumar Ghosh, by Nationality – Indian, by faith – Hindu, by Occupation – Retired, residing at Premises No. 56/21, M.N. Sen Lane, Police Station – Regent Park, Kolkata - 700040, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assign) of the **ONE PART**.

**AND**

**MR. SASANKA SEKHAR GANGULY (Aadhaar No 8044 8639 0882, PAN : AIPPG0014M, Mob. No. 9830470985)** son of Late Dibyendu Sekhar Ganguly by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 1<sup>st</sup> Floor, Flat No. 6, in respect of Premises No. 125, Regent Colony, Police Station – Regent Park, Kolkata – 700040, Proprietor of **M/s. SHIVA CONSTRUCTION**, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assign) of the **OTHER PART**.

**WHEREAS:**

- A) By a Deed of Conveyance dated 28<sup>th</sup> August, 1941 and made between the Tollygunge Club Limited of the One Part and Mugneeram Bangur and Company of the Other Part and registered at the Calcutta Registration Office in Book No.1, Volume No. 91, Pages 195 to 205



100

Advt. Dist. Sub Region  
Alcof  
1. 100 2025  
South 24 Palgattah  
Karnataka 2025

Being No. 3072 for the year 1941 the said Tollygunge Club Ltd. for the consideration therein mentioned indefeasibly sold granted transferred and conveyed to the said Mugneeram Bangur and Company among others ALL THOSE piece and parcel of land being C.S. Plot Nos. 1420, 1421, 1427 and 1625 of Mouza Chandpur fully described in the Schedule there under written TO HOLD the same to the said Mugneeram Bangur and Company and their successor or successors in interest subject to the restrictive covenants not to erect or maintain on the said land or on any part thereof any factory building brick field Kiln Chimney or any building of a similar nature and the said Mugneeram Bangur and Company undertook to indemnify the said Tollygunge Club Ltd. from and against any damages and costs which the Tollygunge Club Ltd. might suffer by reason of breach of the said covenants.

B) By a Deed of Trust dated 19th December, 1944 registered at the Calcutta Registration Office in Book No. IV, Volume No. 35, Pages 137 to 144 Being No. 2875 for the year 1944 Seth Mugneeram Bangur, Seth Ram Coowar Bangur, Sri Gobindlal Bangur, Sri Naraindar Bangur, Sri Gokul Chand Bangur and Sri Narsingdas Bangur the partners of Mugneeram Bangur and Company created a Religious and Charitable Trust and named the said Trust as Mugneeram Ram Coowar Bangur Charitable Trust appointing Trustees mentioned therein for the performance of the works on the terms and conditions mentioned therein.

C) By a Deed of Gift dated 1<sup>st</sup> day of August, 1945 registered at the Sadar Joint Sub-Registration Office at Alipore in Book No.1, Volume No. 45

Pages 244 to 257 Being No. 2579 for the year 1945 the said Mugneeram Bangur and others the partners of the said Mugneeram Bangur and Company do granted, transferred, conveyed, assigned and assured as a voluntary gift to the said Trustees and all other Trustees or Trustee for the time being and others. All the piece or parcel of land being C.S. Plot Nos. 1420, 1421, 1427 and 1625 of Mouza Chandpur which has since been assessed and numbered as Premises No. 56, M. N. Sen Lane, to hold the same to the Trustees of the said Trust subject to the said covenants mentioned in the conveyance dated 28<sup>th</sup> August 1941.

- D) Sri Gokul Chandra Bangur and others with a view to build up a residential colony developed the lands acquired by it as aforesaid by levelling the same and have constructed or proposes to construct roads therein according to a scheme plan and have constructed or propose to construct pucca surface drain alongside the said roads and have divided the lands abutting the said roads into small buildings sites or plots numbered serially as 1, 2, 3 etc. for identification.
- E) Sri Gokul Chandra Bangur and others are now absolutely seized and possessed of and otherwise well and sufficiently entitled to the plot No. 21 formed out of the said premises No. 56, M. N. Sen Lane, comprised in Part of the said C.S. Plot No. 1420 of Mouza Chandpur.
- F) Sri Gokul Chandra Bangur and others have agreed to sale and Smt. Jharna Ghosh has agreed to purchase free from all encumbrances but subject to the said covenants contained in the said conveyance dated 28<sup>th</sup> August, 1941 the said plot No. 21 of 56, M. N. Sen Lane Scheme

measuring 3 (three) cottahs two (2) chittacks and two (2) square feet at or for the price of Rs.9,387.50 P (Rupees Nine thousand three hundred eighty seven and paise fifty) only calculated at the rate of Rs.3,000/- (Rupees three thousand) only per cottahs.

- G) By virtue of registered Deed of Conveyance dated 12.06.1962 registered in the Office of Sub-Registrar, Alipore and recorded in Book No. 1, Volume No. 73, Pages 233 to 241 being No. 5038 for the year 1962 Sri Gokul Chandra Bangur and others sold, transferred and conveyed all that piece and parcel of land being C.S. Plot Nos. 1420, 1421, 1427 and 1625 of Mouza Chandpur which has since been assessed and numbered as Premises No. 56, M. N. Sen Lane to Smt. Jharna Ghosh, the Vendor herein at a valuable consideration mentioned therein.
- H) After such purchase Smt. Jharna Ghosh mutated her name in the record of the Kolkata Municipal Corporation which has been known and numbered as Premises No. 56/21, Mahendra Nath Sen Lane, Police Station – Regent Park, Kolkata – 700040 under Ward No.97 within Kolkata Municipal Corporation being Assessee No.210970701473. Thereafter Smt. Jharna Ghosh constructed three (3) storied building upon the said plot of land and started to reside on the 1<sup>st</sup> floor and 2<sup>nd</sup> floor of the said premises and inducted one tenant in the ground floor of the building of the said premises.
- I) The vender herein in need money agreed to sell and the purchaser herein agreed to purchase all that measuring 3 (three) cottahs two (2) chittacks and two (2) square feet being C.S. Plot Nos. 1420, 1421,

1427 and 1625 of Mouza Chandpur which has since been assessed and numbered as Premises No. 56 at present 56/21, Mahendra Nath Sen Lane, Police Station – Regent Park, Kolkata – 700040 under Ward No. 97 within Kolkata Municipal Corporation being Assessee No.210970701473 as described in the schedule hereunder written at a total consideration of Rs.75,00,000/- (Rupees Seventy-five lakhs) only subject to free from all encumbrances, charges, liens, lispenhdens, mortgage and attachment whatsoever and subject to tenant.

J) On negotiation and discussion an agreement for sale was executed on 19<sup>th</sup> day of April, 2023 between the owner and purchaser in respect of the property as described in the schedule below by incorporating the terms and conditions stipulated therein. The said agreement for sale was registered in the office of Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 1605, 2023, Pages from 23615 to 23637 being No. 160500569 for the year 2023.

K) In pursuance of the said agreement for sale the owner herein has executed and registered this Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and total consideration of Rs.75,00,000/- (Rupees Seventy-five lakhs) only of the lawful money of the union of India well and truly paid by the purchaser to the Vendor as per Memo of consideration hereunder written (the receipt whereof the Vendor do hereby as also by the receipt hereunder written, admit and acknowledge and of and



from the same and every part thereof ,forever acquit, release and discharge the purchaser and the said premises) the Vendor do hereby grant, convey, transfer, assign and assure unto and in favour of the purchaser ALL THAT piece and parcel of bastu land measuring 3 cottah 2 Chittacks 2 sq. feet more or less together with cemented floor three storied structure having 900 sq. feet super built up area on each floor totalling 2700 sq. feet super built-up area standing thereon lying and situated at premises no. 56 at present 56/21, M. N. Sen Lane, Police Station - Regent Park, Kolkata - 700040, Sub-Registry office at Alipore, District - South 24 Parganas and according to settlement records of rights comprised in Mouza Chandpur, J.L. No. 41, R.S. No. 40, Touzi No. 83/B1, Parganas Khaspore, Khatian No. 732 Part of C.S. Plot No. 1420 under Ward No. 97 within the limits of Kolkata Municipal Corporation being Assessee No. 210970701473 as shown in the attached plan and delineated with RED BORDER particularly described in the schedule, hereunder written and hereinafter referred to as the said premises as shown in the attached plan and delineated with red border or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known numbered, described or distinguished together with all sewer, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever to the said premises belonging or any wise appertaining or usually held or enjoyed therewith or reputed belong or be appurtenant thereto AND ALL THE ESTATE right, title, interest, claim and demand whatsoever of the Vendor together with all deeds or pattas and monuments of title whatsoever exclusively relating to or convening the said premises or

any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said premises hereby granted or expressed so to be unto and to the use of the purchaser forever and the Vendor do hereby for themselves, her heirs, executors, administrators, successors and representatives covenant with the purchaser notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor are lawfully and absolutely entitled to the said premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor have good right, full and absolute power and authority to grant, convey and confirm the said premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the purchaser in the manner aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever subject to tenants made or suffered by the Vendor or any of her ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of her or any part thereof from under or in trust for him, the Vendor or from or under any of their ancestors and/or predecessors-in-title shall and

will from time to time and at all times hereafter at the request and cost of the purchaser do 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 ever part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required and at the cost of the purchaser.

**The vendor do hereby covenant with the Purchaser as follows:-**

1. That the Vendor has good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.
2. AND that the purchaser will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful act suit hindrance eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for her.

**SCHEDULE**

ALL THAT piece and parcel of bastu land measuring 3 cottah 2 Chittacks 2 sq. feet more or less together with cemented floor three storied structure having 900 sq. feet super built up area on each floor totalling 2700 sq. feet super built-up area standing thereon lying and situated at premises no. 56 at present 56/21, M. N. Sen Lane, Police Station – Regent Park, Kolkata – 700040, Sub-Registry office at Alipore, District – South 24 Parganas and according to settlement records of rights comprised in Mouza Chandpur, J.L. No. 41, R.S. No. 40, Touzi No. 83/B1, Parganas Khaspore, Khatian No. 732 Part of C.S. Plot No. 1420 under Ward No. 97 within the limits of Kolkata Municipal Corporation being Assessee No. 210970701473 as shown in the attached plan and delineated with Red border being butted and bounded as follows:

ON THE NORTH : C.S. Plot No. 1419 ; (28/1, M.N. Sen Lane)

ON THE SOUTH : M. N. Sen Lane;

ON THE EAST : M. N. Sen Lane;

ON THE WEST : C. S. Plot No.20; (56/20, M.N. Sen Lane)

**IN THE WITNESSES WHEREOF** the parties hereto put their respective hands and seal on the day, month and year first above written.

Signed, Sealed and delivered

In the presence of :

**WITNESSES:**

1. Tapas Dey  
12/3 Andal Road  
Flat No 205, H Munch  
Pin 711109

*Thanna Choudhary*

SIGNATURE OF THE OWNER

2. Rabi Prasad Bish  
153, Rash Behari  
Avenue Kolkata-  
700009

**Ms. SHIVA CONSTRUCTION**

*Sesankha Sekhar Choudhary*  
Proprietor

SIGNATURE OF THE PURCHASER

Drafted by me:  
*Subrata Kumar Chowdhury*  
Subrata Kumar Chowdhury

Advocate  
Alipore Judges Court  
Kolkata -700027  
WB/46/87

**MEMO OF CONSIDERATION**

**RECEIVED** the sum of Rs.75,00,000/- (Rupees Seventy-five lakhs) only as the total consideration amount from the above named purchaser in the manner following:

<u>DD/Cheque No.</u>	<u>Date</u>	<u>Drawn On</u>	<u>Amount(Rs.)</u>
(859443)	14/06/23	Bank of Baroda, Kd-40, New Ahmed	Rs 9,00,000/-
(859445)	14/06/23	" "	Rs 9,00,000/-
(859444)	(14/06/23)	Bank of Baroda, Kd-40.	Rs 8,00,000/-
(859446)	(14/06/23)	" "	Rs 9,00,000/-
(669791)	(18/04/23)	" "	Rs 4,00,000/-
(669790)	(18/04/23)	" "	Rs 9,00,000/-
<b>TOTAL :</b>			<b>Rs. 75,00,000/-</b>
			=====

(Rupees Seventy-five lacks) only.

**WITNESSES:**

1. Tapas Dey

2. Rakesh Prasad Mittal

(669789) Bank of Baroda, Rs 9,00,000/-  
 (669788) " " Rs 9,00,000/-  
 (669787) " " Rs 9,00,000/-  
 Total → Rs 40,00,000/-

Jagan Anasai

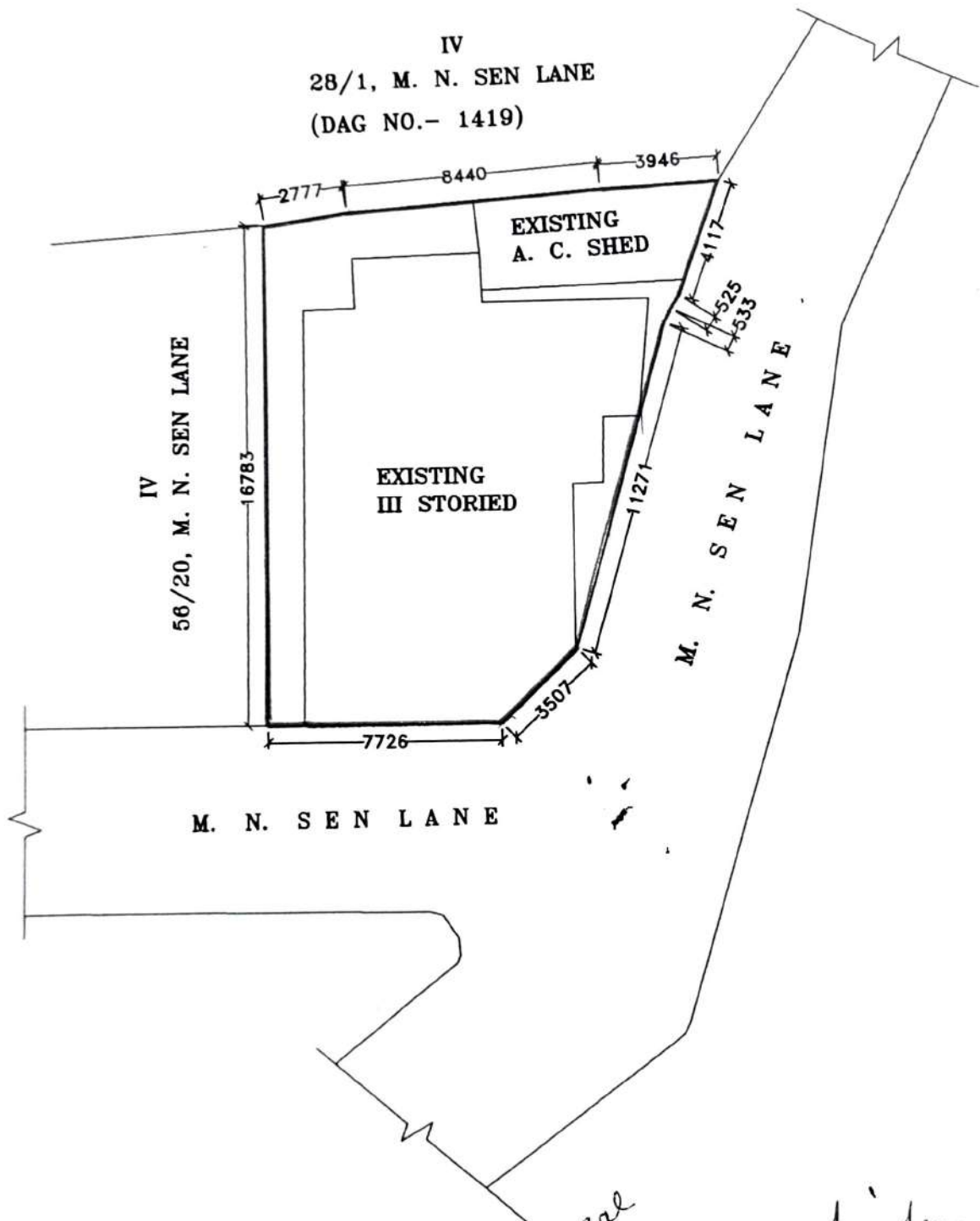
**OWNER**

27/06/23 10:20 AM

M. Anasai

PLAN OF PREMISES NO.- 56/21, M.N. SEN LANE, IN WARD NO. -  
 BOROUGH NO.- X, UNDER THE KOLKATA MUNICIPAL CORPORATION,  
 S.- REGENT PARK, KOLKATA- 700 040, ASSESSEE NO.- 210970701473,  
 OUZA- CHANDPUR, J.L. NO.- 41, R.S. NO.- 40, TOUZI NO.- 83/B1,  
 PARGANAS KHASPORE, KHATIAN NO.- 732, PART OF C.S. DAG NO.- 1420,

AREA OF LAND = 03K.-02 CH.- 02 SQ.FT.  
 AREA SHOWN BY RED BORDER ██████████  
 SCALE - 1:200



M/s. SHIVA CONSTRUCTION  
*Sankar Sekhar Ganguly*  
 Proprietor












*27/07/2019*  
*Shival*

*Ashis Kundu*  
**ASHIS KUNDU**  
 B.C.E. (J.U.) L.B.S. No.679 (I) KMC  
 25 B, Mahatma Gandhi Road  
 Kolkata-700 082

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: .....

Signature: .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: *[Handwritten Name]*

Signature: *[Handwritten Signature]*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: *[Handwritten Name]*

Signature: *[Handwritten Signature]*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: .....









Signature: .....



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... JHARNA GHOSAL .....

Signature..... Jharna Ghosal .....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... Sasuke Sekhar Ganguly .....

Signature..... Sasuke Sekhar Ganguly .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



Government of West Bengal



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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16058001529433/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Jharna Ghosal Alias Mrs Jharna Ghosh 56/21, M. N. Sen Lane, City:- Not Specified, P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Seller			Jharna Ghosal
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Sasanka Sekhar Ganguly 1st Floor, Flat No. 6, Premises No. 125, Regent Colony, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Represent ative of Buyer [SHIVA CONSTR UCTION ]			Sasanka Sekhar Ganguly. 16/06/22.

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs Moumita Ghosh Daughter of Shyamal Ghosh Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Jharna Ghosal, Mr Sasanka Sekhar Ganguly		 1228A	Moumita Ghosh 16/06/2023

(MANIMALA  
CHAKRABORTY)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150620232009894395

## GRIPS Payment Detail

<b>GRIPS Payment ID:</b>	150620232009894395	<b>Payment Init. Date:</b>	15/06/2023 13:27:13
<b>Total Amount:</b>	77783	<b>No of GRN:</b>	1
<b>Bank/Gateway:</b>	State Bank of India	<b>Payment Mode:</b>	Counter Payment
<b>BRN:</b>	Pending	<b>BRN Date:</b>	Pending
<b>Payment Status:</b>	Payment Pending	<b>Payment Init. From:</b>	GRIPS Portal

## Depositor Details

**Depositor's Name:** Sasanka Sekhar Ganguly  
**Mobile:** 9830470985

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240098943962	Directorate of Registration & Stamp Revenue	77783
<b>Total</b>			<b>77783</b>

**IN WORDS:** SEVENTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY THREE ONLY.  
**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



NOT PAID

**State Bank Of India**

Home Branch : 01719  
 GRN : 192023240098943962  
 GRN Date : 15/06/2023

Payment Mode : Counter Payment  
 Bank Ref No : 210970114  
 Transaction Date : 6/15/2023 2:59:33 PM

Depositor ID : 800152943342023  
 Depositor Name : Sasanka Sekhar Ganguly  
 Payment Details:

SR No	Major Head	Sub Major Head	Minor Head	Budget Head	Scheme Code	HOA Description	Amount
1	0030	03	104	001	16	Property Registration-Registration Fees	77783

**Total Amount Paid : 77783**

**Signature of Bank Official :**

**Date :**



## Major Information of the Deed

Deed No :		I-1605-00925/2023	
Query No / Year	1605-8001529433/2023	Date of Registration	21/06/2023
Query Date	13/06/2023 1:52:17 PM	Office where deed is registered	
Applicant Name, Address & Other Details	Rita Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, - 700027, Mobile No. : 9433515146, Status : Deed Writer		
Transaction	[0105] Sale, Sale after registered sale agreement without possession		
Set Forth value	Rs. 75,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 100/- (Article:23)	Market Value	Rs. 77,76,939/-
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160500569/2023 Received 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 77,783/- (Article:A(1), E)

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: M. N. Lane, Premises No: 56/21, Ward No: 097 Pin Code : 700040

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	3 Katha 2 Chatak 2 Sq Ft	60,00,000/-	60,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>5.1608Dec</b>	<b>60,00,000 /-</b>	<b>60,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2700 Sq Ft.	15,00,000/-	17,76,939/-	Structure Type: Structure

Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	<b>2700 sq ft</b>	<b>15,00,000 /-</b>	<b>17,76,939 /-</b>	
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**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs Jharna Ghosal, (Alias: Mrs Jharna Ghosh)</b>                      Daughter of Late Anil Kumar Ghosh 56/21, M. N. Sen Lane, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupati Retired Person, Citizen of: India, PAN No.:: adxxxxxx3j, Aadhaar No: 31xxxxxxxx8589, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023                      , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execu 16/06/2023                      , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SHIVA CONSTRUCTION</b>                      1st Floor, Flat No. 6, Premises No. 125, Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: aixxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Sasanka Sekhar Ganguly (Presentant )</b>                      Son of Late Dibyendu Sekhar Ganguly 1st Floor, Flat No. 6, Premises No. 125, Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx4m, Aadhaar No: 80xxxxxxxx0882 Status : Representative, Representative of : SHIVA CONSTRUCTION (as proprietor)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mrs Moumita Ghosh</b>                      Daughter of Shyamal Ghosh                      Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Mrs Jharna Ghosal, Mr Sasanka Sekhar Ganguly			

On 15-06-2023

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 77,76,939/-



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

On 16-06-2023

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

Presented for registration at 20:05 hrs on 16-06-2023, at the Private residence by Mr Sasanka Sekhar Ganguly .

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

Execution is admitted on 16/06/2023 by Mrs Jharna Ghosal, Alias Mrs Jharna Ghosh, Daughter of Late Anil Kumar Ghosh, 56/21, M. N. Sen Lane, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Identified by Mrs Moumita Ghosh, , , Daughter of Shyamal Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-06-2023 by Mr Sasanka Sekhar Ganguly, proprietor, SHIVA CONSTRUCTION, 1st Floor Flat No. 6, Premises No. 125, Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mrs Moumita Ghosh, , , Daughter of Shyamal Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

On 21-06-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 77,783.00/- ( A(1) = Rs 77,769.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 77,783/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2023 12:00AM with Govt. Ref. No: 192023240098943962 on 15-06-2023, Amount Rs: 77,783/-, Bank State Bank of India ( SBIN0000001), Ref. No. 90075621 on 15-06-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-, b  
online = Rs 0/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5939, Amount: Rs.100.00/-, Date of Purchase: 09/06/2023, Vendor name:  
Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/06/2023 12:00AM with Govt. Ref. No: 192023240098943962 on 15-06-2023, Amount Rs: 0/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. 90075621 on 15-06-2023, Head of Account



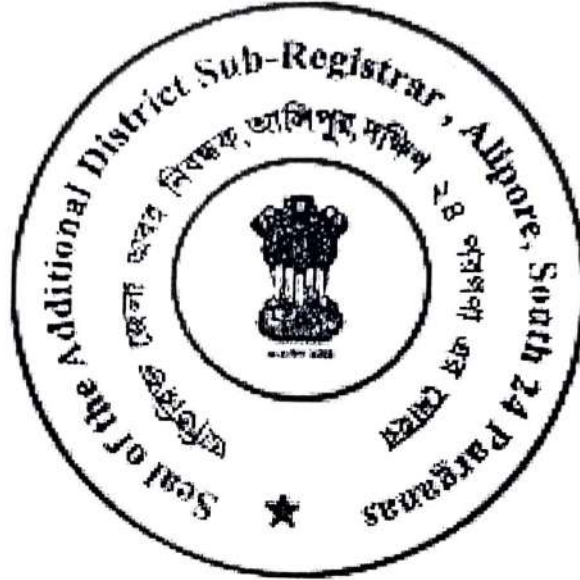
**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 35422 to 35446

being No 160500925 for the year 2023.



Digitally signed by MANIMALA  
CHAKRABORTY  
Date: 2023.07.07 13:56:47 -07:00  
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/07/07 01:56:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)