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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document in 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)

11 MAY 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 04th day of May, in the year **TWO THOUSAND TWENTY THREE (2023)** in the Christian Era.

ক্রমিক নং ২ তারিখ ০২/৩/২০

ক্রোতা Tapan Kr. Mondal

গ্রাম

মূল্য ২০০০ টাকা

দেশের শ্রী

আমদাসা এ,ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ

মোট মূল্য

ট্রেজারী অফিস - বারাসাত

ডেপুটি - শ্রী গোবিন্দ প্রসাদ মিত্র

04 APR 2023

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

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v.c.T.I
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v.c.T.I
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Shambhu Nath Ghosal



v.c.T.I
754

Pappu k.n shaw

MAY 2023

BETWEEN

h
MR. SHAMBHU NATH GHOSAL (PAN - ACWPG0587A, Aadhaar No.-2185 0953 8131), son of Late Rakshit Mohan Ghosal and Late Parul Bala Devi, by faith - Hindu, by Nationality - Indian, by Occupation- Retired, residing at 13, N.K. Chatterjee Street, P.O. & P.S.-Belghoria, Kolkata-700056, 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

S.M.
(1) SRI MANOJ KUMAR SHAW (PAN - AUXPS5483N, Aadhaar No.- 7294 5867 4994), son of Late Ram Iqbal Shaw, by occupation - Business, (2) SMT. HIRWANTI DEVI (PAN-ALLPD7611G, Aadhaar No.- 4348 4692 6218), wife of Sri Manoj Kumar Shaw, by occupation - Business, (3) SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN : EVTPS6197A, Aadhaar No. 8123 1653 3598), son of Sri Manoj Kumar Shaw, by occupation- Business, (4) MISS. PUJA KUMARI SHAW (PAN : EVTPS6199Q, Aadhaar No. 4340 3917 6537). daughter of Sri Manoj Kumar Shaw, by Occupation - Student and (5) SRI PIYUSH KUMAR SHAW (PAN : EVTPS6201M, Aadhaar No. 8397 3880 3046), son of Sri Manoj Kumar Shaw, by occupation- Student,



v.c.T.I
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-Puja Kumari Shaw



v.c.T.I
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Piyushkumarshaw



v.c.T.I
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~~शिवानी देवी~~



v.c.T.I
757

-Tapan K. Madal
Adv.

R.No. W.P./603/2001

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all are by faith-Hindu, by Nationality-Indian, all are residing at 32, Ghol Road, P.O.-Nandan Nagar, P.S. - Belghoria, Kolkata- 700 083, District- 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 Sri Rakshit Mohan Ghosal and Mohit Mohan Ghosal, son of Late Baidyanath Ghosal of Belghoria, P.S.- Baranagar, District- 24-Parganas, being First part of a Registered Deed of Partition and Sri Bhupal Mohan Ghosal, son of Late Anath Nath Ghosal, of Belghoria, P.S.- Baranagar, District- 24 Parganas, being Second Part Registered Deed of Partition, on 13th day of August, 1947 (corresponding to 27th day of Shraban, 1354 B.S.) by virtue of a Registered Deed of Partition partitioned their inherited property (which they got from their respective predecessor-in-interest i.e. father) and the said Deed was duly registered in the office of the Sub-Registrar at Cossipore - Dum Dum and said Deed of Partition (Registered Duplicate Deed) was lying with Sri Rakshit Mohan Ghosal and Mohit Mohan Ghosal, and recorded in Book No.-I, Volume No.-34, Pages -116, being No.-2029 for the year 1947.

AND WHEREAS by virtue of aforesaid Registered Deed of Partition aforesaid Rakshit Mohan Ghosal and Mohit Mohan Ghosal got "Kha"



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Schedule bordered with Green Colour of the Deed of Partition got land measuring about 01 Bigha 13 Cottahs 14 Chittacks 15 sq. ft. more or less (as stated in the Deed as per old format of measurement), lying and situated at Mouza- Belghoria, Pargana - Kolikata, J.L. No.-3, Re Sa No.-17, under P.S.- Baranagar, District-24-Parganas, in the following manner: -

Touzi No.	C.S. Dag No.	C.S. Khatian No.	Area of land (Decimals)	Nature of land (as per Deed)
52B/1	477	1167	08	Danga
52B/1	480	1167	07	Bastu
52B/1	485	1167	08	Danga
52B/1	487/1810	1167	01	Danga
55B/1	477/1884	1170	06	Danga
178	478	686	15	Pukur
178	487	686	09	Bastu
1733/2	484	1126	05	Bagan
		Total	59	

AND WHEREAS while was enjoying the same as joint owners aforesaid Rakshit Mohan Ghosal died intestate in December, 1948 leaving behind surviving his wife Parul Bala Devi and Two sons namely, Krishna Chandra Ghosal and Shambhu Nath Ghosal as his legal heirs to inherit his



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undivided half share of the property measuring about 29 decimals more or less, as per Dayabhaga School of Hindu law having undivided 1/3rd share in each (as Rakshit Mohan Ghosal died before enactment of Hindu Succession Act, 1956) and Mohit Mohan Ghosal was the sole and absolute owner of undivided half share of the property measuring 29 Decimals more or less.

AND WHEREAS aforesaid Parul Bala Devi died intestate on 18/11/2004 leaving behind surviving her Two sons, namely, Krishna Chandra Ghosal and Shambhu Nath Ghosal and Three Daughters, namely, Anjali Ghosal, Arati Mukherjee and Indira Bhattacharya as her legal heirs to inherit aforesaid undivided share as per Hindu law of Succession.

AND WHEREAS in the meantime Mohit Mohan Ghosal died intestate and bachelor on 04/09/2010 leaving behind surviving his Two nephews namely, Krishna Chandra Ghosal and Shambhu Nath Ghosal and Three nieces; namely, Anjali Ghosal, Arati Mukherjee and Indira Bhattacharya (all sons and daughters of his full blooded brother Rakshit Mohan Ghosal) as his legal heirs to inherit aforesaid undivided half share as per Hindu law of Succession.



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AND WHEREAS now the share of the aforesaid Krishna Chandra Ghosal, Shambhu Nath Ghosal, Anjali Ghosal, Arati Mukherjee and Indira Bhattacharya are as follows: -

Name	Area from (in. Decimals)			Total land (in Decimals)
	Rakshit Mohan Ghosal (Father)	Parul Bala Devi (Mother)	Mohit Mohan Ghosal (Uncle)	
Krishna Chandra Ghosal	9.67	1.93	5.80	17.40
Shambhu Nath Ghosal	9.67	1.93	5.80	17.40
Anjali Ghosal	NIL	1.94	5.80	7.74
Arati Mukherjee	NIL	1.93	5.80	7.73
Indira Bhattacharya	NIL	1.93	5.80	7.73

AND WHEREAS the names of Krishna Chandra Ghosal, Shambhu Nath Ghosal, Parul Bala Devi and Mohit Mohan Ghosal was recorded in the L.R. Record of Right, in the following manner: -



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L.R. Khatian No.	Stands in <u>the name of</u>
2311	Mohit Mohan Ghosal
1764	Parul Bala Devi
665	Krishna Chandra Ghosal
3101	Shambhu Nath Ghosal

Thus the brothers, Krishna Chandra Ghosal became owner of undivided 30% share of the entire property i.e. 58 Decimals more or less and Shambhu Nath Ghosal became owner of undivided 30% share of the entire property i.e. 58 Decimals more or less and the sisters jointly became undivided 40% of the entire property i.e. 58 Decimals more or less.

AND WHEREAS aforesaid Anjali Ghosal, Arati Mukherjee and Indira Bhattacharya, out of love and affection to their Full blooded brother Shambhu Nath Ghosal, jointly gifted and transferred their undivided share of land by way of Deed of Gift dated 10/11/2020 i.e. **ALL THAT** piece and parcel of undivided 40% share of land out of the total measuring 58 Decimals of land measuring about 23.2 Decimals more or less of land equivalent to 14 Cottahs 00 Chittacks 26 sq. ft. more or less along with undivided 40% share of Two-storied Dilapidated pucca structure, measuring about 800 sq. ft. (400 sq. ft. on the Ground Floor and 400 sq. ft. on the First Floor)[out of total structure measuring of 2000 sq. ft. (1000 sq. ft. on the Ground Floor and 1000 sq. ft. on the First Floor)], having



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Cemented Flooring, lying and situated at Mouza- Belghoria, Pargana - Kolikata, J.L. No.-3, Re Sa No.-17, having Municipal Holding No.-647, N.K. Chatterjee Street, having Premises No.-13, N.K. Chatterjee Street, P.O.- Belghoria, Kolkata-700056, under Ward No.-21 of Kamarhati Municipality, under P.S.-Belghoria, District-North 24-Parganas, in the following manner: -

Touzi No.	C.S./R.S./L.R. Dag No.	C.S./R.S. Khatian No.	L.R. Khatian No.	Area of land (Decimals)	Nature of land (as per present Record)
52B/1	477	1167	2311 (2.4 Decimals) & 1764 (0.8 Decimals)	3.2	Danga
52B/1	480	1167	2311 (2.1 Decimals) & 1764 (0.7 Decimals)	2.8	Bastu
52B/1	485	1167	2311 (2.4 Decimals) & 1764 (0.8 Decimals)	3.2	Danga
55B/1	477/1884	1170	2311 (1.8 Decimals) &	2.4	Danga



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			1764 (0.6 Decimals)		
178	478	686	2311 (4.5 Decimals) & 1764 (1.5 Decimals)	06	Pukur
178	487	686	231.1 (2.7 Decimals) & 1764 (0.9 Decimals)	3.6	Bastu
1733/2	484	1126	2311 (1.5 Decimals) & 1764 (0.5 Decimals)	02	Bastu
			Total	23.2	

In favour of their full blooded brother Shambhu Nath Ghosal and the said Deed was duly registered in the office of the A.D.S.R. Belghoria and recorded in Book No.-I, Volume No.-1526-2020, Pages from 98620 to 98658, being No.- 1526-02919 for the year 2020.

AND WHEREAS aforesaid Krishna Chandra Ghosal out of love and affection to his Full blooded brother Shambhu Nath Ghosal gifted and



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transferred his undivided share of land by way of Deed of Gift dated 07/12/2020 i.e. **ALL THAT** piece and parcel of land measuring about 17.40 Decimals more or less of land equivalent to 10 Cottahs 08 Chittacks 19 sq. ft. more or less along with Two-storied Dilapidated pucca structure, measuring about 600 sq. ft. (300 sq. ft. on the Ground Floor and 300 sq. ft. on the First Floor) [out of total measurement of 2000 sq. ft. (1000 sq. ft. on the Ground Floor and 1000 sq. ft. on the First Floor)], having Cemented Flooring, being more than 70 years old Structure, lying and situated at Mouza- Belghoria, Pargana -Kolikata, J.L. No.-3, Re Sa No.-17, having Municipal Holding No.- 647, N.K. Chatterjee Street, having Premises No.- 13, N.K. Chatterjee Street, P.O.-Belghoria, Kolkata-700056, under Ward No.- 21 of Kamarhati Municipality, under P.S.- Belghoria, District-North 24-Parganas in the following manner: -

Touzi No.	C.S./R.S./L.R . Dag No.	C.S./R.S. Fhatian No.	L.R. Khatian No.	Area of land (Decimals)	Nature of land (as per present Record)
52B/1	477	1167	2311 (1.8 Decimals) & 1764 (0.6 Decimals)	2.4	Danga
52B/1	480	1167	2311 (1.575 Decimals) & 1764 (0.525 Decimals)	2.1	Bastu
52B/1	485	1167	2311 (1.8 Decimals) & 1764 (0.6 Decimals)	2.4	Danga



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55B/1	477/1884	1170	2311 (1.35 Decimals) & 1764 (0.45 Decimals)	1.8	Danga
178	478	686	2311 (3.375 Decimals) & 1764 (1.125 Decimals)	4.5	Pukur
178	487	686	2311 (2.025 Decimals) & 1764 (0.675 Decimals)	2.7	Bastu
1733/2	484	1126	2311 (1.125 Decimals) 8s 1764 (0.375 Decimals)	1.5	Bastu
			Total	17.40	

in favour of his full blooded brother Shambhu Nath Ghosal and the said Deed was duly registered in the office of the A.D.S.R. Belghoria and recorded in Book No.-I, Volume No.-1526-202C, Page from 114013 to 114038 being No.- 1526- 03346 for the year 2020.

AND WHEREAS by virtue of aforesaid Two Nos. of Deed of Gift aforesaid as well as by inheritance aforesaid Shambhu Nath Ghosal became sole an absolute owner in respect of **ALL THAT** piece and parcel of land measuring about 58 Decimals more or less equivalent to 1 Bigha 14 Cottahs 00 Chittacks 26 sq. ft. more or less (as per present format of measurement) along with Two-storied Dilapidated pucca structure, measuring about 2000 sq. ft. (1000 sq. ft. on the Ground Floor and 1000



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sq. ft. on the First Floor)], having Cemented Flooring, lying and situated at Mouza- Belghoria, Pargana - Kolikata, J.L. No.-3, Re Sa No.-17, having Municipal Holding No.-647, N.K. Chatterjee Street, having Premises No.-13, N.K. Chatterjee Street, P.O.-Belghoria, Kolkata-700056, under Ward No.-21 of Kamarhati Municipality, under P.S.- Belghoria, District- North 24-Parganas in the following manner: -

Touzi No.	C.S./R.S./L.R. Dag No...	C.S./R.S. Khatian No.	"L.R. Khatian, No.	Area of land (Decimals)	Nature of land (as per previous Record)
52B/1	477	1167	2311,	08	Danga
			1764, 665, 3101		
52B/1	480	1167	2311,	07	Bastu
			1764, 665, 3101		
52B/1	485	1167	2311,	08	Danga
			1764, 665, 3101		
55B/1	477/1884	1170	2311,	06	Danga
			1764, 665, 3101		
178	478	686	2311,	15	Pukur
			1764, 665, 3101		



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178	487	686	2311, 1764, 665, 3101	09	Bastu
1733/2	484	1126	2311, 1764, 665, 3101	05	Bastu
			Total	58	

Morefully and particularly described in the Schedule herein below.

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 owners shall think fit and proper.

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



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AND WHEREAS the aforesaid owner Shambhu Nath Ghosal thus seized and possessed of the aforesaid and below Schedule property and decided to develop the aforesaid and below Schedule property and entered into a Development Agreement - cum - Power of Attorney with **M/S. M.K.S. CONSTRUCTION"** (PAN - AAUFM5032A), having its place of business at 1, Thakur Bari Sarani, P.O.- Nandan Nagar, P.S.- Belghoria, Kolkata- 700 083, District- North 24-Parganas, represented by its Partners (1) **Sri MANOJ KUMAR SHAW** (PAN - AUXPS5483N, Aadhaar No.- 7294 5867 4994), son of Late Ram Iqbal Shaw, (2) **SMT. HIRWANTI DEVI** (PAN- ALLPD7611G, Aadhaar No. - 4348 4692 6218), wife of Sri Manoj Kumar Shaw, both by faith - Hindu, by Nationality- Indian, by Occupation - Business, both are residing at 32, Ghola Road, P.O. - Nandan Nagar, P.S. - Belghoria, Kolkata-700 083, District - North 24-Parganas and **M/S. CHOUDHURY CONSTRUCTION & CO.** (PAN - AAPFC3592C), a Partnership Firm having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District- North 24 Parganas, represented by its Partners namely (1) **SRI SUMON CHOWDHURY** (PAN - AIWPC7523Q, Aadhaar No. - 2707 9931 8550), son of Sri Bhaskarananda Chowdhury, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24 Parganas, (2) **SRI ARIJEET DAS** (PAN - BZPPD7111J, Aadhaar No.-7343 6021 5168), son of Sri Asit Baran Das, residing at 78/1, Janata Road, P.O. & P.S.-New Barrackpore, Kolkata -700131, District-North 24 Parganas, (3) **SRI SUMIT**



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PAUL (PAN-ALOPP4565A, Aadhaar No.-8700 8008 5886), son of Sri Charan Das Paul, residing at 143, Udaypur Road, P.O. & P.S.-Nimta, Kolkata-700049, District-North 24 Parganas & (4) SMT. JHARNA BISWAS (PAN-AHEPB2369Q, Aadhaar No.-3165 4032 6374), wife of Sri Manindra Nath Biswas, residing at 252, Baghajatin Road, P.O. & P.S.-New Barrackpore, Kolkata-700131, District-North 24 Parganas, all are by faith - Hindu, by Nationality - Indian, by occupation - Business, and the developers demolished the Old structure for starting the constructional work but the said Agreement ultimately fails and the same is cancelled (upon refunding the earnest amount to the Developer no. 1 therein) by the parties on 04.05.23 by virtue of one Deed of Cancellation Development of Agreement -cum-Development Power of Attorney, Which was registered on 04.05.23 before the A.D.S.R. - Belgharia and recorded in the Book No. IV Volume no., Pages..... to....., Being Deed No. 00028 for the year 2023.

AND WHEREAS now the property is free from all encumbrances and the Vendor herein for his urgent need of money intends to sale his 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.2,70,00,000/- (Rupees Two Crore Seventy Lakhs) only.



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AND WHEREAS by virtue of the aforesaid Agreement for sale the Purchasers herein already paid the total consideration of Rs.2,70,00,000/- (Rupees Two Crore Seventy 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 /herself/themselves and henceforth the Vendor have no liability or responsibilities for the 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.2,70,00,000/- (Rupees Two Crore Seventy 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



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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/her/their heirs, executors, administrators, representatives and assigns and everyone of him/her/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** unto the Purchasers, his/her/their heirs, executors, administrators, representatives and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** land measuring about 58 Decimals more or less equivalent to 1 Bigha 14 Cottahs 00 Chittacks 26 sq. ft. more or less (as per present format of measurement) along with 200 sq.ft. tile shed house/structure standing thereon 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 light, 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



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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 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/her/their rights, members and appurtenances unto and to the use of the Purchasers his/her/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/her/their heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendor or by and of his/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, assigns and



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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/her/their heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchasers his/her/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 equitable claiming any right or estate thereof from under or in trust for him/her/them or from or under any of his/her/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 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



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at the request and costs of the Purchasers his/her/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/her/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.

THE SCHEDULE OF THE
PROPERTY REFERRED TO ABOVE:-

ALL THAT piece and parcel of land measuring about **58 Decimals more or less equivalent to 1 Bigha 14 Cottahs 00 Chittacks 26 sq. ft.** more or less (as per present format of measurement) along with a tiles shed house/structure, measuring about 200 sq. ft. lying and situated at Mouza-Belghoria, Pargana - Kolikata, J.L. No.-3, Re Sa No.-17, having Municipal Holding No.-647, N.K. Chatterjee Street, having Premises No.- 13, N.K.



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

4 MAY 2023


Chatterjee Street, P.O.-Belghoria, Kolkata-700056, under Ward No.-21 of Kamarhati Municipality, under P.S.- Belghoria, District- North 24-Parganas in the following manner: -

Touzi No.	C.S./R.S./L.R. Dag No..	C.S./R.S. Khatian No.	"L.R. Khatian, No.	Area of land (Decimals)	Nature of land (as per present Record)
52B/1	477	1167	3101	08	Bastu
52B/1	480	1167	3101	07	Bastu
52B/1	485	1167	3101	08	Bastu
55B/1	477/1884	1170	3101	06	Bastu
178	478	686	3101	15	Pukur
178	487	686	3101	09	Bastu
1733/2	484	1126	3101	05	Bastu
			Total	58	

And the aforesaid land/property is butted and bounded by: -

- ON THE NORTH** :- Multi-storied building ;
- ON THE SOUTH** :- 18' feet wide N.K. Chatterjee Street;
- ON THE EAST** :- property of Dr. G. Das;
- ON THE WEST** :- Property of Mr. Dutta & Family.




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

5 4 MAY 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. *Suman Choudhury*
126, K. S. Dutt Road
Ninta, KOL-49.

Shambhu Nath Ghosal

SIGNATURE OF THE VENDOR

Maaf v/d
R. K. S. Dutt

2. *Tapan K. Mandal*
Advocate

Pappu Kinshaw
Puja Kumari Shaw
Pijush Kumar Shaw

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



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

4 MAY 2023

RECEIVED with thanks from the above mentioned Purchasers a sum of Rs.2,70,00,000/- (Rupees Two Crore Seventy Lakhs) only towards the total consideration of the land with structure along with all rights, all common areas and facilities mentioned hereinbefore as per memo given below:-

- MEMO OF CONSIDERATION-

Paid on Different Dates-

<u>Date</u>	<u>Particulars</u>	<u>Amount (Rs.)</u>
on different dates	- By Cheques	- 1,06,80,000/-
"	- Through RTGS.	- 1,60,50,000/-
04.05.2023	- TDS (Rs. 54,000 x 5)	- 2,70,000/-

Total Rs.2,70,00,000/-

(Rupees Two Crore Seventy Lakhs) only

WITNESSES:-

1. Sumon Choudhury

Shambhu Nath Ghosal

SIGNATURE OF THE VENDOR

2. Papendra Mandal
Adv.
—



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

4 MAY 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Shri

Nath Ghosal

Shamsher Nath Ghosal

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



Neel Kumar

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



Anuradha Devi

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



Pappu

Pappu K. N. Shaw

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



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

4 MAY 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



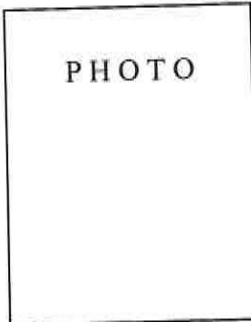
Ajisha Kumari Shaw

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

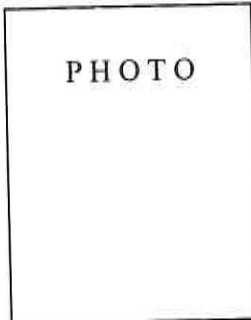


Piyush Kumar Shaw

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



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



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



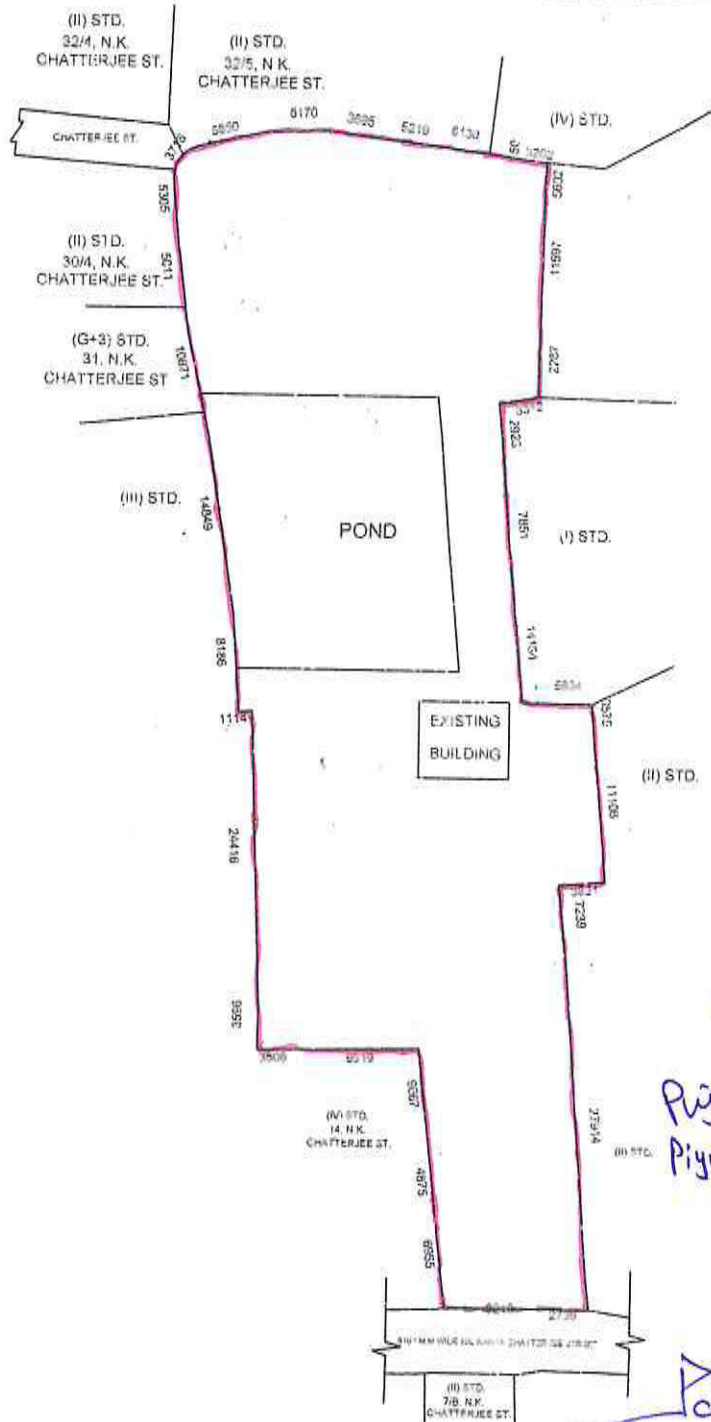
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Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

4 MAY 2023

SITE PLAN OF LAND AT PRE. NO.- 13, NILKANTA CHATTERJEE STREET, BELGHARIA, KOL- 56, MOUZA- BELGHARIA, J.L. NO.- 03, R.S DAG NO.- 17, TOUZI NO.- 52B/1, 55B/1, 178, 1733/2, C.S/R.S & L.R DAG NO.- 477, 480, 485, 477/1884, 478, 487, 484 C.S/R.S KHATIAN NO- 1167, 1170, 686, 1126, L.R KHATIAN NO- 3098, 3099, 3100, 3101, WARD NO.- 21, HOLDING NO.- 647, P.O. & P.S.- BELGHARIA, UNDER KAMARHATI MUNICIPALITY, DIST.- NORTH 24 PARAGANAS.

TOTAL AREA OF LAND = 35K -1CH -00 SQ.FT = 2345.31 SQ.M
 EXISTING COVERED AREA = 200 SQ.FT



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Pappu k. shaw
 Pija Kumari Shaw
 Piyushkumarshaw

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SIGNATURE OF SELLER

SIGNATURE OF PURCHASERS



[Handwritten Signature]

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

4 MAY 2023



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



192023240040186471

GRN Details

GRN:	192023240040186471	Payment Mode:	Online Payment
GRN Date:	04/05/2023 10:43:48	Bank/Gateway:	State Bank of India
BRN :	CKW8173003	BRN Date:	04/05/2023 10:44:58
GRIPS Payment ID:	040520232004018646	Payment Init. Date:	04/05/2023 10:43:48
Payment Status:	Successful	Payment Ref. No:	2000961818/6/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	MANOJ KUMAR SHAW
Address:	GHOLA ROAD
Mobile:	9143118768
Contact No:	9830534964
Depositor Status:	Buyer/Claimants
Query No:	2000961818
Applicant's Name:	Mr Tapan Kumar Mandal
Identification No:	2000961818/6/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	04/05/2023
Period To (dd/mm/yyyy):	04/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000961818/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	2279320
2	2000961818/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	456874
3	2000961818/6/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	5400

Total 2741594

IN WORDS: TWENTY SEVEN LAKH FORTY ONE THOUSAND FIVE HUNDRED NINETY FOUR ONLY.



2

Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1526000185/2023	Date of Application	04/05/2023
Query No / Year	15262000961818/2023		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Tapan Kumar Mandal		
Stampduty Payable	Rs.22,84,320/-		
Registration Fees Payable	Rs.4,56,874/-		
Applicant Name of the Visit Commission	Mr P Das		
Applicant Address	belgharia		
Place of Commission	13, N.K. Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056		
Expected Date and Time of Commission	04/05/2023 7:00 PM		
Fee Details	J1: 250/-, J2: 500/-, PTA-J(2): 0/-, Total Fees Paid: 750/-		
Remarks			

✓
Kear P Das









Government of West Bengal

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

OFFICE OF THE A.D.S.R. Belghoria, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15262000961818/2023

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









SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shambhu Nath Ghosal 13, N.K. Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056	Seller			Shambhu Nath Ghosal 04/05/23
2	Shri Manoj Kumar Shaw 32, Ghola Road, City:- Not Specified, P.O:- Nandan Nagar, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700083	Buyer			Manoj Kumar Shaw 04/05/2023
3	Smt Hirwanti Devi 32, Ghola Road, City:- , P.O:- Nandannagar, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700083	Buyer			Hirwanti Devi 04/05/23



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

- 4 MAY 2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Pappu Kumar Shaw Alias Shri Pappu Shaw 32, Ghola Road, City:- , P.O:- Nandannagar, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700083	Buyer			Pappu kumar Shaw 04/05/23
5	Miss Puja Kumari Shaw City:- , P.O:- Nandannagar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083	Buyer			Puja Kumari Shaw 04/05/23
6	Shri Piyush Kumar Shaw 32, Ghola Road, City:- , P.O:- Nandannagar, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700083	Buyer			Piyush Kumar Shaw 04.05.2023
SI No.	Name and Address of identifier	Identifier or	Photo	Finger Print	Signature with date
1	Mr Tapan Kumar Mandal Son of Mr Ranjit Kumar Mandal High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Shambhu Nath Ghosal, Shri Manoj Kumar Shaw			Tapan Kumar Mandal 04/05/2023

(Sougata Das)



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

- 4 MAY 2023

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
Belghoria
North 24-Parganas, West
Bengal





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

4 MAY 2023

Major Information of the Deed

Deed No :	I-1526-02006/2023	Date of Registration	11/05/2023
Query No / Year	1526-2000961818/2023	Office where deed is registered	
Query Date	14/04/2023 6:15:28 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. 2,70,00,000/-		Rs. 4,56,85,992/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 22,84,320/- (Article:23)		Rs. 4,56,874/- (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: N.K. Chaterjee Street, Mouza: Belghoria, Premises No: 13, , Ward No: 021 JI No: 3, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-477 (RS :-)	LR-3101	Bastu	Bastu	8 Dec	48,13,000/-	66,37,380/-	Width of Approach Road: 18 Ft.,
L2	LR-480 (RS :-)	LR-3101	Bastu	Bastu	7 Dec	48,13,000/-	58,07,708/-	Width of Approach Road: 18 Ft.,
L3	LR-485 (RS :-)	LR-3101	Bastu	Bastu	8 Dec	48,13,000/-	66,37,380/-	Width of Approach Road: 18 Ft.,
L4	LR-477/1884 (RS :-)	LR-3101	Bastu	Bastu	6 Dec	28,13,000/-	49,78,035/-	Width of Approach Road: 18 Ft.,
L5	LR-478 (RS :-)	LR-3101	Pukur	Pukur	15 Dec	1,00,000/-	99,56,073/-	Width of Approach Road: 18 Ft.,
L6	LR-487 (RS :-)	LR-3101	Bastu	Bastu	9 Dec	58,13,000/-	74,67,053/-	Width of Approach Road: 18 Ft.,
L7	LR-484 (RS :-)	LR-3101	Bastu	Bastu	5 Dec	38,15,000/-	41,48,363/-	Width of Approach Road: 18 Ft.,
		TOTAL :			58Dec	269,80,000 /-	456,31,992 /-	
	Grand Total :				58Dec	269,80,000 /-	456,31,992 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2, L6, L7	200 Sq Ft.	20,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	200 sq ft	20,000 /-	54,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shambhu Nath Ghosal Son of Late Rekshit Mohan Ghosal 13, N.K. Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7A, Aadhaar No: 21xxxxxxxx8131, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Manoj Kumar Shaw (Presentant) Son of Late Ram Ikbal Shaw 32, Ghola Road, City:- Not Specified, P.O:- Nandan Nagar, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx3N, Aadhaar No: 72xxxxxxxx4994, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence
2	Smt Hirwanti Devi Wife of Shri Manoj Kumar Shaw 32, Ghola Road, City:- , P.O:- Nandannagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx1G, Aadhaar No: 43xxxxxxxx6218, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence
3	Shri Pappu Kumar Shaw, (Alias: Shri Pappu Shaw) Son of Shri Manoj Kumar Shaw 32, Ghola Road, City:- , P.O:- Nandannagar, 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: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence
4	Miss Puja Kumari Shaw Daughter of Shri Manoj Kumar Shaw City:- , P.O:- Nandannagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EVxxxxxx9Q, Aadhaar No: 43xxxxxxxx6537, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence
5	Shri Piyush Kumar Shaw Son of Shri Manoj Kumar Shaw 32, Ghola Road, City:- , P.O:- Nandannagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EVxxxxxx1M, Aadhaar No: 83xxxxxxxx3046, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Kumar Mandal Son of Mr Ranjit Kumar Mandal High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Shambhu Nath Ghosal, Shri Manoj Kumar Shaw, Smt Hirwanti Devi, Shri Pappu Kumar Shaw, Miss Puja Kumari Shaw, Shri Piyush Kumar Shaw			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-8 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-6 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-15 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-9 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Ghosal	Shri Manoj Kumar Shaw-200.00000000 Sq Ft

On 04-05-2023

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

Presented for registration at 16:30 hrs on 04-05-2023, at the Private residence by Shri Manoj Kumar Shaw , 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 4,56,85,992/-

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

Execution is admitted on 04/05/2023 by 1. Mr Shambhu Nath Ghosal, Son of Late Rekshit Mohan Ghosal, 13, N.K. Chatterjee Street, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 2. Shri Manoj Kumar Shaw, Son of Late Ram Ikbal Shaw, 32, Ghola Road, P.O: Nandan Nagar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 3. Smt Hirwanti Devi, Wife of Shri Manoj Kumar Shaw, 32, Ghola Road, P.O: Nandannagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 4. Shri Pappu Kumar Shaw, Alias Shri Pappu Shaw, Son of Shri Manoj Kumar Shaw, 32, Ghola Road, P.O: Nandannagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 5. Miss Puja Kumari Shaw, Daughter of Shri Manoj Kumar Shaw, P.O: Nandannagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Student, 6. Shri Piyush Kumar Shaw, Son of Shri Manoj Kumar Shaw, 32, Ghola Road, P.O: Nandannagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Student

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



Sougata Das

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

North 24-Parganas, West Bengal

On 08-05-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,56,874.00/- (A(1) = Rs 4,56,860.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 4,56,874/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2023 10:44AM with Govt. Ref. No: 192023240040186471 on 04-05-2023, Amount Rs: 4,56,874/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8173003 on 04-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,84,320/- and Stamp Duty paid by online = Rs 22,79,320/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2023 10:44AM with Govt. Ref. No: 192023240040186471 on 04-05-2023, Amount Rs: 22,79,320/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8173003 on 04-05-2023, 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

On 11-05-2023

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,84,320/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2, Amount: Rs.5,000.00/-, Date of Purchase: 02/05/2023, Vendor name: G P Mitra



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 54674 to 54716
being No 152602006 for the year 2023.



SouGata Das

Digitally signed by SOUGATA DAS
Date: 2023.05.11 12:43:01 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2023/05/11 12:43:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)
