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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 642600



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Additional Registrar
of Assurance-III, Kolkata

Additional Registrar of
Assurances III Kolkata

13 AUG 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 13th Day of August, 2024
BETWEEN

- (1) SMT MOUSUMI GUHA ROY (I T PAN - BWJPR8269N) wife of Late Indraneel Guha Roy, by occupation - House wife, by religion - Hindu, by nationality - Indian, by nationality - Indian, (2) MISS PRERANA GUHA ROY (I T PAN -DAAPG5314J), Daughter of Late Indraneel Guha Roy, by occupation - student, by religion - Hindu, by nationality - Indian (3) SRI AKASH GUHA ROY (I T PAN -

112004

Smt. Pija Dutta & Anr.

NAME: Smt. Pija Dutta & Anr.
ADD: 138/13 - Dibinibashi
Rs. 109/-
12 AUG 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C-2 Court
2 & 3, K. S. Roy Road, Kol-1

107 23

12 AUG 2024
12 AUG 2024



of contents of the document is required to be
submitted to the Registrar of Stamps for
verification of the same.



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 12th Day of August 2024
BETWEEN

SMT. MOHINI GUHA ROY (1st PAN) - BIRTHED on 12/12/1950
late husband - Shri. Arun Guha Roy (2nd PAN)
Hindu by religion - Indian by nationality - Indian (2nd PAN)
PREKSHA GUHA ROY (1st PAN - DARGAH) - Daughter of late
Indranil Guha Roy (2nd PAN) by occupation - Hindu by
nationality - Indian (3rd PAN) SRI ARUN GUHA ROY (1st PAN)

Additional Registrar of
Assurances in Kolkata
13 AUG 2024

DJJPR0348H) son of Late Indraneel Guha Roy, by occupation - student, by religion - Hindu, by nationality - Indian, all are residing at 246, N. N Road, Police Station - Dum Dum, District - North 24 Parganas, PIN-700028, hereinafter called and referred to as VENDORS (which expression shall unless excluded by or repugnant to the context, be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) **MISS TEERNA KAR**, Permanent Account Number: **JJTPK4540L**, daughter of Smt. Indrani Kar, by Religion - Hindu, by Nationality- Indian, by Occupation - self employed, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata - 700059, West Bengal & (2) **MRS. PIYA DUTTA** (I T PAN NO. **BISPD0639R**) by Religion - Hindu, by Nationality- Indian, by Occupation - self employed, residing at 138/13 Debinibash Road, Police Station - Dum Dum, Post Office - Motijhil, Kolkata - 700074, West Bengal, hereinafter called and referred to as **PURCHASERS** (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 **OTHER PART**.

WHEREAS the parties of one part are the owners and occupiers now seized and possessed of and/otherwise well sufficiently entitled to **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** 1/9th undivided proportionate share of land measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square



Additional Registrar of
Samskara in Mysore
13 AUG 2024

Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, together with all easement right and privileges and were / are in possession of the same in khas by way of making payment of rents and taxes and without any disturbances from any corner; (**hereinafter called the Said Property**), the Owner herein is the absolute Owner of the **SCHEDULE** mentioned Inherited Undivided Share of Land Property, which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS by virtue of sale deed dated 06.03.1940 **Sunil Chandra Das Gupta** purchased containing an **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L.

No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas. The said deed was registered with the office of the Additional District Sub Registry office, Cossipore Dum Dum. The said deed was recorded in Book no. 1, Volume No. 20, Pages from - 187 to 194, being No. 618 for the year 1940.

AND WHEREAS by virtue of sale deed **Sunil Chandra Das Gupta** sold, transferred and delivered possession in favour of **Dhirendra Nath Das Gupta (since deceased)** containing an **ALL THAT** the piece and parcel of **Rayati Rights of Bastu Land** containing an area measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new]

of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas in favour of Dhirendra Nath Dasgupta. The said deed was registered with the office of the Additional District Sub Registry office, Cossipore Dum Dum. The said deed was recorded in Book no. 1, Volume No. 04, Pages from - 278 to 282, being No. 879 for the year 1953.

AND WHEREAS said Dhirendra Nath Dasgupta died on 01st day of January, 1977 leaving behind his wife namely Tarala das Gupta (since deceased), five sons namely **Niranjan das Gupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Benoy Ranjan Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra Dasgupta @ Guharoy** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Taralata Das Gupta, leaving behind his five sons namely **Niranjan DasGupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Benoy Ranjan Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra Dasgupta @ Guharoy** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Niranjan Dasgupta** died on 16th day of

February, 2008, leaving behind his wife namely Nilima Dasgupta as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Nilima Dasgupta died, without any issue as their property develop to their brother -in- law and sister -in-law a his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Shipra Dasgupta @ Guharoy died, leaving behind her only son namely Sri Indranil Guha Roy as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Sri Indranil Guha Roy died on 3.02.2021, leaving behind his wife namely Mousumi Guha Roy, only son Aakash Guha Roy and only daughter namely Prerana Guha Roy as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Chittaranjan Dasgupta died leaving behind his wife namely Terry Dasgupta, only son namely Ravi Chittaranjan Dasgupta alias Ravi Dasgupta and two daughters namely Ruby alias Maria Dasgupta & Anita Dasgupta as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said Terry Dasgupta died leaving behind only son namely Ravi Chittaranjan Dasgupta and two daughters namely Ruby alias Maria Dasgupta & Anita Dasgupta as his/her only legal heir and

representative as such all right, title and interest in respect of his/her share of the total property

AND WHEREAS said Manoranjan Dasgupta leaving behind his two sons namely **Pradip Ranjan Dasgupta, Sudip Ranjan Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property and his wife died predeceased.

AND WHEREAS out of love affection **Smt. Kamala Dasgupta** gifted and bequeathed in favour of Sri Sudip Ranjan Dasgupta her share i.e **ALL THAT** the piece and parcel of **Rayati Rights of Bastu Land** containing an area measuring about 1 Cottah 1 Chittacks 10 Sq. Ft. Be the same a little more or less out of the undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District

North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 06, Pages from 17673 to 17693, being No. 6433 for the year 2009.

AND WHEREAS out of love affection **Sri Manoranjan Dasgupta, Sri Runu Dasgupta alias Sri Ashoke Ranjan Dasgupta, Smt. Manju Dasgupta, Smt. Gouri Saha, Smt. Kamala Dasgupta** gifted and bequeathed in favour of **Sri Benoy Ranjan Dasgupta** **ALL THAT** the piece and parcel of Rayati Rights of Bastu Land containing an area measuring about 8 Chittacks 29 Sq. Ft. Be the same a little more or less out of the undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry

office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 15, Pages from 4641 to 4672, being No. 07992 for the year 2011.

AND WHEREAS out of love affection Sri Manoranjan Dasgupta, Sri Runu Dasgupta alias Sri Ashoke Ranjan Dasgupta, Smt. Manju Dasgupta, Smt. Gouri Saha, Smt. Kamala Dasgupta gifted and bequeathed in favour of Sri Pradip Ranjan Dasgupta **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 8 Chittacks 29 Sq. Ft. Be the same a little more or less out of the undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 15, Pages from 4673 to 4698, being No. 07993 for the year 2011.

AND WHEREAS out of love affection **SRI BENOY RANJAN DASGUPTA** gifted and bequeathed in favour of his two sons namely **SRI BIVASH R DASGUPTA** alias **SRI BIVASH RANJAN DASGUPTA & SRI BIDESH RANJAN DASGUPTA** ALL THAT the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 1 [One] Cottahs 9 [Nine] Chittacks 42 [Forty Two] Square Feet out of undivided proportionate share of land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registrar - Rajarhar, same was recorded in Book no. 1, Volume no. 1523 - 2024, Pages from 258090 to 258111, being No. 152307450 for the year 2024.

AND WHEREAS out of love affection **MS. ANITA DASGUPTA** alias **ANITA MIGLANI** gifted and bequeathed in favour of **SRI RAVI CHITTARANJAN DASGUPTA** alias **RAVI DASGUPTA** ALL THAT

the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out of undivided proportionate share of land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional Registrar of Assurance-II, Kolkata, same was recorded in Book no. I Volume no. 1902-2024 Pages from 242075 to 242105 being No. 190205319 for the year 2024.

AND WHEREAS by the circumstances mentioned above, the Owners/Vendors herein became the owner and occupier now seized and possessed of and/or otherwise well and sufficiently entitled to all that the said property freely, absolutely and free from all encumbrances whatsoever in the demised premises.

AND WHEREAS the Owners/Vendors, Smt. Mousumi Guha Roy, Miss Prerana Guha Roy & Sri Akash Guha Roy became absolutely

lawfully seized and possessed of or otherwise sufficiently entitled to **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** 1/9th undivided and un-demarcated proportionate share of land measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2310 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas at present called and particularly described in the Schedule written hereunder and for an absolute estate of inheritance in fee simple in possession free from all encumbrances and liabilities whatsoever, the said **Vendors**, namely **Smt Mousumi Guha Roy, Miss Prerana Guha Roy & Sri Akash Guha Roy** decided and declared to sell the aforesaid property described in the Schedule hereunder written for a sum of **Rs. 37,50,000/- (Rupees Thirty seven Lac Fifty Thousand) Only** and on learning about the decision of the

Vendors the **Purchasers**, namely Mrs. Piya Dutta & Miss. Teerna Kar hereof offered to purchase the same as a market price declared by the **Vendors ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** 1/9th undivided and un-demarcated proportionate share of land measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas at present called, morefully described in the Schedule hereunder written and the **Vendors** hereof accepted the offer and agreed to sell the said property to the **Purchaser** hereunder mentioned.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and for the said consideration of the said sum of **Rs. 37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand)** Only paid by the **Purchasers** to

the **Vendors**, the receipt hereof as per memo of consideration hereunder written the **Vendors** doth hereby admit and acknowledge and for the same and every part thereof doth hereby acquit, release and discharges in favour of the **Purchasers**, their heirs, executors representatives and assigns with all benefits and advantages of ancient and other liberties, easement, privileges and appurtenances whatsoever to the said property or any part thereof belonging or appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed , or reputed to belong or be appurtenant thereto all the estate right, title, interest inheritance use and demand whatsoever doth at law and equity of the **Vendors** into the said property or every part thereof and all deeds, muniments, writings, and evidence of title which in anywise related 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 **Vendors**, their heirs, executors, administrators, legal representatives and assigns or any person from whom he or they can produce the same without action or suit at law or in equity **AND ALL** rights, and advantages **TO HAVE AND TO HOLD** the said property hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights and appurtenances unto and to the use of the **Purchasers**, his heirs, executors, administrations, legal representatives, assigns, **THAT NOT WITHSTANDING** any act deed or things whatever by the **Vendors** or by his any predecessors and heirs ancestors on title done, executed, or knowingly suffered contrary to the **Vendors** now had good rightfull power, absolute authority, indefeasible title to grant sell convey and transfer 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 heirs, executors, administrators, legal representatives and

assigns shall and may at all times hereinafter peacefully and quietly possess and enjoy the said property demand from or by the **Vendors** or any person or persons claiming from under or in trust for him or from or under any of his ancestors or predecessors or heirs in title and that free and clear absolutely acquitted, exonerated and release or otherwise by and at the cost and expenses of the **Vendors**, will sufficiently indemnified of or from and against all and manner or claims, charges, lien debts, attachments and encumbrances whatsoever made or suffered by the **Vendors**. The **Purchasers** shall have full and absolute right such as **Purchasers** derived from its title and **Purchasers** will also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed to any person or persons without the consent of the **Vendors** and the **Vendors** shall has no further right, title or interest in this regard. That the **Vendors** emphatically states and admits that he has not been mortgaged, transferred or used of the said property in any event whatsoever. The **Vendor** agrees further that the **Purchaser** will enjoy for ever at the rights of the easement on the common passage link with the Pucca Road together with all rights of easement and appurtenances, thereto and right to take sewers, water line, electricity, telephone, cable connections for ingress and agrees through the said common passage.

FURTHER THE VENDOR both hereby covenant with the **Purchasers** as follows: -

1. The **Vendors** has good right power and absolute authority to sell, transfer and assign of the said property written in the Schedule below to the **Purchasers** in the manner aforesaid.
2. The **Vendors** shall and may at all times hereafter peaceably and quietly to enter into and to hold occupy and enjoy absolutely with right title and

interest and entitled to transfer, lease, let out or part with possession of the said property.

3. The **Purchasers** at all times hereafter will be entitled to make constructions alteration hereby and any objection or interruption whatsoever or claim by the **Vendors** and/or any person claiming through under him shall not lie in any event.

4. That the **Vendors** hereby assure and undertake that he will remain liable and responsible for payment of Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently) Taxes and other levies if any, in respect of the said property under sale remaining due and payable upto date of registration of the said property.

5. The **Vendors** further agree that if any mistake or omission deed of rectification or declaration is required, be executed and registered, the **Vendors** shall do such at his own costs and expenses without demanding or claiming any extra money for the same from **Purchasers** on any account whatsoever.

6. The **Vendor s** shall deliver vacant possession of that sold property to the **Purchasers** soon after the registration of the Sale Deed executed.

7. The **Purchasers** shall be entitled to mutate his name in Rajarhat Gopalpur Municipality (formerly) Bidhannagar Municipal Corporation (presently) as described in schedule hereunder written, as absolute owner thereof and from the date of delivery of possession of the same, the Purchasers shall pay his proportionate share of Municipality Tax in respect of the property described in Schedule hereunder.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO:-

ALL THAT the piece and parcel of Rayati Rights of **Bastu Land** 1/9th undivided and un-demarcated proportionate share of land measuring about 1 [One] Cottahs 01 [One] Chittacks 13 [Thirteen] Square Feet be the same a little more or less (under R.S Dag 326 land measuring about 10 Chittacks and under R.S Dag 327 land measuring about 7 Chittacks 13 Sq. ft) out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less standing thereon old structure more or less 400 Sq. Ft. lying and situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas along with common rights to use the passages, existing sewerage line, sanitary line, water line, Electric line etc., **being butted and bounded as follows:-**

North :- By Premises no. BA-20, Deshbandhu Nagar;

South :- By Premises No.BA-18, Deshbandhu Nagar;

East :- By Municipal Road;

West :- By Premises no. BA-15, Deshbandhu Nagar;

IN WITNESSETH WHEREOF the Parties hereto have put their respective signature on this the day month and year first above written.

SIGNED AND DELIVERED

In the presence of :-

1. Raju Gope
Hatisara, Udayan Sarani,
Kolkata-157

Akash Guha Roy.

(SRI AKASH GUHA ROY)

Prerna Guha Roy.

(MISS PRERANA GUHA ROY)

Mousumi Guha Roy.

(SMT MOUSUMI GUHA ROY)

SIGNATURE OF THE VENDOR

2. Subho Mondal

Piya Dutta

(MRS. PIYA DUTTA)

Teerna Kar

(MISS. TEERNA KAR)

SIGNATURE OF THE PURCHASERS

Drafted under the instruction of both the parties, typed, read over and explained by me in vernacular and the executants have admitted the contents as correct.

Ashish Dey

Advocate

Advocate, High Court, Calcutta.

ASHISH DEY
(Advocate)

High Court, Calcutta
WB 437 / 2006

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 37,50,000/- (Rupees Thirty-Seven Lac Fifty Thousand) Only**, being the full consideration money as per memo below:

Date	Bank Name/Cash	Cheque No./D.D No.	Amount (INR)
06/08/2024	INDIAN BANK	420561	12,50,000.00
06/08/2024	INDIAN BANK	420562	6,25,000.00
06/08/2024	PUNJAB NATIONAL BANK	622814	6,25,000.00
06/08/2024	PUNJAB NATIONAL BANK	622815	12,50,000.00
TOTAL			Rs. 37,50,000.00

Total Rs. 37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand) Only

WITNESSES:

1. *Rajin Gope*

Akash Guha Roy

(SRI AKASH GUHA ROY)

Prerana Guha Roy

(MISS PRERANA GUHA ROY)

Mousumi Guha Roy

(SMT MOUSUMI GUHA ROY)

SIGNATURE OF THE VENDOR

2. *Subho Mondal*

SPECIMEN FORM FOR TEN FINGER PRINTS



Hemanti Gube Roy.



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Prerna Subin Roy.



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Akash Gula Roy.



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Swarna Kar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



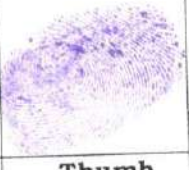
Little

(Right Hand)

SPECIMEN FORM FOR TEN FINGER PRINTS



Piya Dutta

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

উত্তর ২৪-পরগনা

খতিয়ান নং- ২৩১০

১৫০৭০১৬

বিজা- জয়গড়া

জে.এল.নং- ০১৬

ধানা- রাজারহাট

জমির পরিমাণ(এ)- ০.০১৮০

দাগের সংখ্যা- ১

	রায়তের বিবরণ	স্বত্ব	মন্তব্য
নাম	শিপ্রা দাসগুপ্ত	রায়ত	
স্বমীর নাম	মুদুল গুহারায়		
ঠিকানা	নিজ		

দাগ নং	শ্রেণী	মন্তব্য	দাগের পরিমাণ(এ)	অংশ	অংশ পরিমাণ(এ)
৩০৩৭	বাস্তু		০.১৬২০	০.১১১১	০.০১৮০
মোট দাগের সংখ্যা -					০.০১৮০

ATTESTED

-sd-

Revenue Officer
Rajarhat, North 24 Parganas

THE KOLKATA MUNICIPAL CORPORATION

HEALTH DEPARTMENT

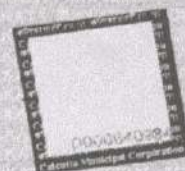
5, S. N. Banerjee Road, Kolkata- 700 013.



No. 0210764

FORM 6 DEATH CERTIFICATE

(Issued under section 12/ section 17 of RBD Act 1969)



This is to certify that the following information has been taken from the original record of death which is the register for (Local Area - **Kolkata**) of District - **Kolkata** of State - **West Bengal**.

Name :

SIPRA GUHARROY

Name of Father /Husband :

WOLATE MRIDUL GUHARROY

Address :

46, BAGUIATI RD, P.O-DUMDUM, KOL-28, W.B.

Sex :

FEMALE

Date of Death :

29/06/2006

Place of Death :

B. P. PODDAR HOSPITAL & MEDICAL RESEARCH LIMITED

Registration No. :

5887

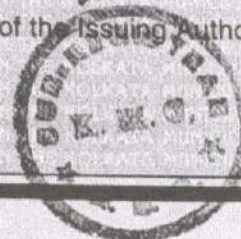
Date of Registration :

29-JUN-06

Date :

29-JUN-06

Signature of the Issuing Authority





फॉर्म-6
FORM-6

মৃত্যু সনোপত্র
DEATH CERTIFICATE

যা মানে জন্ম করা শাহীজাহা শ শিল্পবানিত বিবরণী মূল মুক্তা লিখি হইতে লওয়া হইয়াছে, উক্ত লিখি পশ্চিমবঙ্গ রাষ্ট্রের, উত্তর চব্বিশ পরগণা জেলা, দক্ষিণ দ্বীপ মুক্তা লিখি, লিখি, লিখি।
THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR
SOUTH DUM DUM MUNICIPALITY OF TAHSIL/BLOCK SOUTH DUM MUNICIPALITY OF DISTRICT NORTH TWENTY FOUR PARGANAS OF STATE/UNION
TERRITORY WEST BENGAL, INDIA.

লিঙ্গ / SEX: পুরুষ / MALE

मृत्यु स्थान / PLACE OF DEATH:
246, N. N. ROAD, P.O & P.S - DUM DUM, SOUTH DUM DUM, SOUTH DUM
DUM MUNICIPALITY, NORTH TWENTY FOUR PARGANAS, WEST BENGAL.
700028.

प्राप्ति / धीन नाम / NAME OF HUSBAND / WIFE:
MOUSUMI GUHA ROY

ਭਰਮਾਵਰਤ / HUSBAND/WIFE AADHAAR NO. :

पितात नाम / NAME OF FATHER :
LATE MRIDUL GUHA ROY

পিতার আধার সংখ্যা / FATHER'S AADHAAR NO. :

ਮੁੱਢ ਵਾਸਤਵਿਕ ਠਿਕਾਣਾ / PERMANENT ADDRESS OF DECEASED :

246, N. N. ROAD,
P.O. & P.S. - DUM DUM, SOUTH DUM DUM, SOUTH DUM DUM
MUNICIPALITY, NORTH TWENTY FOUR PARGANAS,
WEST BENGAL- 700028

निम्नोक्तन अतिथि / DATE OF REGISTRATION:
22-02-2021

প্রদানকারী কর্তৃপক্ষ / ISSUING AUTHORITY

নিবন্ধকার (জন্ম ও মৃত্যু)
REGISTRAR (BIRTH & DEATH)

SOUTH DUM DUM MUNICIPALITY
Sri Ratan Gopal Das (S.I.)
Registrar Birth & Death
South Dum Dum Municipality
Kolkata - 700 004



"THIS IS A COMPUTER GENERATED CERTIFICATE."
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.
अतिथि नमः - प्रभु निवर्तनीयता सुनिश्चित करने / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"



दस
रुपये
रु.10

RUPEES
Rs.10

INDIA NON JUDICIAL

88AB 773231

पश्चिम बंगाल WEST BENGAL

IN THE COURT OF LD. JUDICIAL REGISTRAR 1ST CLASS AT BARRACPORE

AFFIDAVIT

I, Mousumi Guha Roy, w/o Late Indraneel Guha Roy, aged about 53 yrs. by faith - Hindu, residing at 246, N.M. Road, P.O. Motijheel, P.S. Nager Bazar, Kolkata - 700028, do hereby solemnly affirm and declare as follows :-

1. That I am a Citizen of India and permanently residing at the above mentioned address.

2. That my said Husband Indraneel Guha Roy, s/o Late Mridul Guha Roy, died intestate on 03.02.2021 leaving behind his wife namely Mousumi Guha Roy (the Deponent herein) and one son named as Akash Guha Roy and one daughter named as Prerana Guha Roy as his legal heirs and representatives.

Contd. ..P/2



Legal Heirship Certificate

South Dum Dum Municipality
Nager Bazar, Dum Dum Road, Kolkata-74
Ph. 2580 2337/2743

Date: 25th July, 2024

Memo No. SDM/1532/XXIV

TO WHOM IT MAY CONCERN

This is to certify that Indranee Guha Roy resided at 246, N. N. Road, P.O. Motijheel, Police Station Nager Bazar, Kolkata-700028, North 24 Parganas, West Bengal, died intestate on 03.02.2021 leaving behind the following persons as his sole and legal heirs signed by Ld. Judicial Magistrate 3rd Court Barrackpore, being no. 179 dated 19/07/2024 as per affidavit submitted by the declarant.

Sl No.	Name	Relationship
1.	Mousumi Guha Roy	Wife
2.	Akash Guha Roy	Son
3.	Prorana Guha Roy	Daughter



K. C.

(Kasturi Chowdhury)
Chairperson
South Dum Dum Municipal
Kasturi Chowdhury
Chairperson
South Dum Dum Municipality



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



192024250161428188

GRN Details

GRN:	192024250161428188	Payment Mode:	SBI Epay
GRN Date:	12/08/2024 13:40:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8607340902719	BRN Date:	12/08/2024 13:41:24
Gateway Ref ID:	70559174	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	120820242016142817	Payment Init. Date:	12/08/2024 13:40:50
Payment Status:	Successful	Payment Ref. No:	2002117591/3/2024

[Query No./Query Year]

Depositor Details

Depositor's Name: Mr DEBJIT GUPTA
Address: BAGUIATI RABINDRA PALLY
Mobile: 8240460459
Period From (dd/mm/yyyy): 12/08/2024
Period To (dd/mm/yyyy): 12/08/2024
Payment Ref ID: 2002117591/3/2024
Dept Ref ID/DRN: 2002117591/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002117591/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	224920
2	2002117591/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	37514
Total				262434

IN WORDS: TWO LAKH SIXTY TWO THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1903-07184/2024	Date of Registration	13/08/2024
Query No / Year	1903-2002117591/2024	Office where deed is registered	
Query Date	07/08/2024 11:15:33 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PIYA DUTTA LILUAH, HOWRAH,Thana : Liluah, District : Howrah, WEST BENGAL, Mobile No. : 6290971811, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 37,50,000/-		Rs. 37,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,25,020/- (Article:23)		Rs. 37,598/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

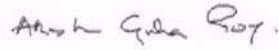
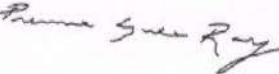
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, Premises No: BA-19, , Ward No: 25, Holding No:RGM/21/3228 JI No: 16, Touzi No: 3027 Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-326	RS-395	Bastu	Bastu	10 Chatak	18,00,000/-	18,00,000/-	Property is on Road
L2	RS-327	RS-395	Bastu	Bastu	7 Chatak 13 Sq Ft	15,50,000/-	15,50,000/-	Property is on Road
		TOTAL :			1.7829Dec	33,50,000 /-	33,50,000 /-	
	Grand Total :				1.7829Dec	33,50,000 /-	33,50,000 /-	

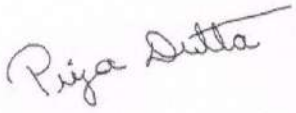
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
S2	On Land L2	200 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	400 sq ft	4,00,000 /-	4,00,000 /-	

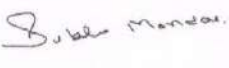
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MOUSUMI GUHA ROY Wife of Late INDRANEEL GUHA ROY Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
City:- Not Specified, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BWxxxxxx9N, Aadhaar No: 46xxxxxxxx3857, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				
2	Name Mr AKASH GUHA ROY Son of Late INDRANEEL GUHA ROY Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
City:- Not Specified, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: DJxxxxxx8H, Aadhaar No: 70xxxxxxxx6537, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				
3	Name Mrs PRERANA GUHA ROY Daughter of Late INDRANEEL GUHA ROY Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
City:- Not Specified, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: IndiaDate of Birth:XX-XX-2XX0 , PAN No.: DAXxxxxx4J, Aadhaar No: 58xxxxxxxx0269, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs PIYA DUTTA (Presentant) Wife of Mr ASHISH DEY Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
Wife of Mr ASHISH DEY City:- Not Specified, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: BIxxxxxx9R, Aadhaar No: 86xxxxxxxx5495, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				
2	Name Mrs TEERNA KAR Daughter of Mr DEBJIT GUPTA Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
Daughter of Mr DEBJIT GUPTA City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.: JJxxxxxx0L, Aadhaar No: 74xxxxxxxx6462, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHO Mondal Son of Late Asim Mondal Bhattanagar Barma Colony Deso Priyo Park, Chakpara, City:- Not Specified, P.O:- BHATTANAGAR, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203	 13/08/2024	 Captured 13/08/2024	 13/08/2024
Identifier Of Mrs MOUSUMI GUHA ROY, Mr AKASH GUHA ROY, Mrs PRERANA GUHA ROY, Mrs PIYA DUTTA, Mrs TEERNA KAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI GUHA ROY	Mrs PIYA DUTTA-0.171875 Dec,Mrs TEERNA KAR-0.171875 Dec
2	Mr AKASH GUHA ROY	Mrs PIYA DUTTA-0.171875 Dec,Mrs TEERNA KAR-0.171875 Dec
3	Mrs PRERANA GUHA ROY	Mrs PIYA DUTTA-0.171875 Dec,Mrs TEERNA KAR-0.171875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI GUHA ROY	Mrs PIYA DUTTA-0.125278 Dec,Mrs TEERNA KAR-0.125278 Dec
2	Mr AKASH GUHA ROY	Mrs PIYA DUTTA-0.125278 Dec,Mrs TEERNA KAR-0.125278 Dec
3	Mrs PRERANA GUHA ROY	Mrs PIYA DUTTA-0.125278 Dec,Mrs TEERNA KAR-0.125278 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI GUHA ROY	Mrs PIYA DUTTA-33.33333300 Sq Ft,Mrs TEERNA KAR-33.33333300 Sq Ft
2	Mr AKASH GUHA ROY	Mrs PIYA DUTTA-33.33333300 Sq Ft,Mrs TEERNA KAR-33.33333300 Sq Ft
3	Mrs PRERANA GUHA ROY	Mrs PIYA DUTTA-33.33333300 Sq Ft,Mrs TEERNA KAR-33.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI GUHA ROY	Mrs PIYA DUTTA-33.33333300 Sq Ft,Mrs TEERNA KAR-33.33333300 Sq Ft
2	Mr AKASH GUHA ROY	Mrs PIYA DUTTA-33.33333300 Sq Ft,Mrs TEERNA KAR-33.33333300 Sq Ft
3	Mrs PRERANA GUHA ROY	Mrs PIYA DUTTA-33.33333300 Sq Ft,Mrs TEERNA KAR-33.33333300 Sq Ft

Endorsement For Deed Number : I - 190307184 / 2024

On 13-08-2024

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

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

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

Presented for registration at 12:40 hrs on 13-08-2024, at the Office of the A.R.A. - III KOLKATA by Mrs PIYA DUTTA, 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 37,50,000/-

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

Execution is admitted on 13/08/2024 by 1. Mrs MOUSUMI GUHA ROY, Wife of Late INDRANEEL GUHA ROY, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mr AKASH GUHA ROY, Son of Late INDRANEEL GUHA ROY, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Student, 3. Mrs PRERANA GUHA ROY, Daughter of Late INDRANEEL GUHA ROY, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Student, 4. Mrs PIYA DUTTA, Wife of Mr ASHISH DEY, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Advocate, 5. Mrs TEERNA KAR, Daughter of Mr DEBJIT GUPTA, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service

Indetified by Mr SUBHO Mondal, , , Son of Late Asim Mondal, Bhattanagar Barma Colony Deso Priyo Park, Chakpara, P.O: BHATTANAGAR, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711203, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,598.00/- (A(1) = Rs 37,500.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 37,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2024 1:41PM with Govt. Ref. No: 192024250161428188 on 12-08-2024, Amount Rs: 37,514/-, Bank: SBI EPay (SBlePay), Ref. No. 8607340902719 on 12-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,25,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,24,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112004, Amount: Rs.100.00/-, Date of Purchase: 12/08/2024, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2024 1:41PM with Govt. Ref. No: 192024250161428188 on 12-08-2024, Amount Rs: 2,24,920/-, Bank: SBI EPay (SBlePay), Ref. No. 8607340902719 on 12-08-2024, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2024, Page from 262281 to 262314
being No 190307184 for the year 2024.



[Handwritten signature]

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2024.08.16 12:34:30 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 16/08/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.