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I-07049/24

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

70AB 032047

Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheet attached to this document
are the part of this document.

Additional Registrar
of Assurances-II, Kolkata

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

14 JUN 2024

DEED OF CONVEYANCE

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

BETWEEN

MS. MARIA RUBY DASGUPTA alias RUBY DASGUPTA alias Maria
Noorani, Daughter of Late Chittaranjan Dasgupta, wife of Mr. Naved
Noorani, aged about 62 years, by faith - Hindu, By Occupation - Service,
Nationality - Canadian, resident of 414 136B, Sandpiper Road, Fort
McMURRY AB T9K 0J7, represented by their lawful Constituted Attorney

13593

PIYA DUTTA
High Court, Calcutta
WB / 253 / 2010

NAME _____
ADD. _____
27 APR 2022
SUDANJAN MUKHERJEE
Lives with his Mother
C.C. Court
243, K.B. Road, Howrah, KOL-1

27 APR 2022
27 APR 2022



1
ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
14 JUN 2024

to **SRI DEBJIT GUPTA (I. T PAN NO. ASUPG2430L)**, Son of Late Ashutosh Gupta, by Religion - Hindu, by Nationality- Indian, by Occupation - Business, residing at "D.P. Shree Krishna Apartment", Fifth Floor, BB-14/7, Rabindra Pally, Kolkata - 700059, West Bengal, hereinafter called and referred to as **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

MR. SUBHO MONDAL (I T PAN NO. IXKPM9318G), Son of Late Asim Mondal, by Religion - Hindu, by Nationality- Indian, by Occupation - self-employed, residing at :- Bhattanagar Barma Colony, Deso Priyo Nagar, Vtc :- Chakpara, Police Station - Liluah, District - Howrah, Pin Code - 711203, West Bengal. hereinafter called and referred to as **PURCHASER** (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 demarcated and undivided proportionate share **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out 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, 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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 JUN 2024

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, Binoy Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra 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 Tarala Das Gupta, leaving behind his five sons namely **Niranjan DasGupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Binoy Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra 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 **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 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 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 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** 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 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/Vendor, MS. MARIA RUBY DASGUPTA alias RUBY DASGUPTA alias Maria Noorani absolutely lawfully seized and possessed of or otherwise sufficiently entitled to **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 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 MS. MARIA RUBY DASGUPTA alias RUBY DASGUPTA alias Maria Noorani decided and declared to sell the aforesaid property described in the Schedule hereunder written for a sum of Rs. 4,00,000/- (**Rupees Four Lac**) Only and on learning about the decision of the **Vendor** the **Purchaser**, namely **MR. SUBHO MONDAL** hereof offered to purchase the same as a market price declared by the **Vendors** **ALL THAT** the piece and parcel of Rayati Rights of demarcated and undivided proportionate share **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out 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 at present called, morefully described in the Schedule hereunder written and the **Vendor** 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. 4,00,000/- (Rupees Four Lac) Only** paid by the **Purchaser** to the **Vendor**, the receipt hereof as per memo of consideration hereunder written the **Vendor** doth hereby admit and acknowledge and for the same and every part thereof doth hereby acquit, release and discharges in favour of the **Purchaser**, 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 **Vendor** 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 **Purchaser**, 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 **Vendor** 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 **Purchaser**, 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 **Vendor** 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 expanses of the **Vendor**, 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 **Vendor**. The **Purchaser** shall have full and absolute right such as **Purchaser** derived from its title and **Purchaser** 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 **Vendor** and the **Vendor** shall has no further right, title or interest in this regard. That the **Vendor** 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 doth hereby covenant with the **Purchaser** as follows:-

1. The **Vendor** has good right power and absolute authority to sell, transfer and assign of the said property written in the Schedule below to the **Purchaser** in the manner aforesaid.
2. The **Vendor** 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 **Purchaser** at all times hereafter will be entitled to make constructions alteration hereby and any objection or interruption whatsoever or claim by the **Vendor** and/or any person claiming through under him shall not lie in any event.
4. That the **Vendor** 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 **Vendor** further agree that if any mistake or omission deed of rectification or declaration is required, be executed and registered, the **Vendor** shall do such at his own costs and expenses without demanding or claiming any extra money for the same from **Purchaser** 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 **Purchaser** shall be entitled to mutate his name in Rajarhat Gopalpur Municipality (formerly) Bidhanagar 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 undemarcated and undivided proportionate share of **Bastu Land** measuring about 272 Square Feet be the same a little more or less (under R. S Dag no. 326 land measuring about 172 Sq. ft. & R.S Dag no. 327 land measuring about 100 Sq. ft.), standing thereon 100 Sq. Ft. Structure, out of total 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, under Police Station - Baguiati, District North 24- Parganas, being **butted and bounded as follows:-**

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

East :- By Property of Sri Rabindranath Maity,

South :- 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. *Rajin Gupta*
Hatiara, Udayan
Sarani, Kol-157

Debjit A. Pta.

Signature of Vendor as Constituted
Attorney of Ms. Maria Ruby
Dasgupta Alias Ruby Dasgupta
Alias Maria Noorani

2. *Snehasish Dutta.*
Susanta Dutta.
South, Chakpara, Liluah,
Howrah, Pin- 711204.

Subho Mondal
(MR. SUBHO MONDAL)
SIGNATURE OF THE PURCHASER

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.

Piya Dutta

(PIYA DUTTA)

Advocate

High Court, Calcutta.

PIYA DUTTA

(Advocate)

High Court, Calcutta

WB / 253 / 2010

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 4,00,000/- (Rupees Four Lac) Only**, being the full consideration money as per memo below:

Date	Bank Name/Cash	Cheque No./D.D No.	Amount (INR)
10.06.2024	Cash	Cash	2,00,000/-
12.06.2024	Online	Online	2,00,000/-
TOTAL			Rs. 4,00,000/-

Total Rs. 4,00,000/- (Rupees Four Lac) Only

WITNESSES:

1. Raju Grope

Debjit Gupta

Signature of Vendor as Constituted
Attorney of Ms. Maria Ruby
Dasgupta Alias Ruby Dasgupta
Alias Maria Noorani

2. Snehasish Dutta.

SPECIMEN FORM FOR TEN FINGER PRINTS



Debit Gupta



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Sobho Mondal



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

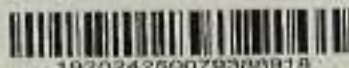
Ring

Little

(Right Hand)



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



192024250079388918

GRN Details

GRN:	192024250079388918	Payment Mode:	SBI Epay
GRN Date:	14/06/2024 12:41:26	Bank/Gateway:	SBIPay Payment Gateway
BRN :	1535338291340	BRN Date:	14/06/2024 12:41:49
Gateway Ref ID:	537083723	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	140620242007938890	Payment Init. Date:	14/06/2024 12:41:26
Payment Status:	Successful	Payment Ref. No:	2001441099/12/2024
(Query No*/Query Year)			

Depositor Details

Depositor's Name:	Mr Ashish Dey
Address:	Kolkata
Mobile:	9830122088
Period From (dd/mm/yyyy):	14/06/2024
Period To (dd/mm/yyyy):	14/06/2024
Payment Ref ID:	2001441099/12/2024
Dept Ref ID/DRN:	2001441099/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001441099/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	4060
2	2001441099/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	1015
Total				5075

IN WORDS: FIVE THOUSAND SEVENTY FIVE ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



130620242007750962

GRIPS Payment Detail

GRIPS Payment ID:	130620242007750962	Payment Init. Date:	13/06/2024 11:51:36
Total Amount:	34024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9193641552026	BRN Date:	13/06/2024 11:52:11
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Ashish Dey
Mobile: 9830122088

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250077509638	Directorate of Registration & Stamp Revenue	34024
Total			34024

IN WORDS: THIRTY FOUR THOUSAND TWENTY FOUR ONLY.

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





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



192024250077509638

GRN Details

GRN:	192024250077509638	Payment Mode:	SBI Epay
GRN Date:	13/06/2024 11:51:36	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9193641552026	BRN Date:	13/06/2024 11:52:11
Gateway Ref ID:	536796050	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	130620242007750962	Payment Init. Date:	13/06/2024 11:51:36
Payment Status:	Successful	Payment Ref. No:	2001441099/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Ashish Dey
Address:	Kolkata
Mobile:	9830122088
Period From (dd/mm/yyyy):	13/06/2024
Period To (dd/mm/yyyy):	13/06/2024
Payment Ref ID:	2001441099/3/2024
Dept Ref ID/DRN:	2001441099/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001441099/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	27210
2	2001441099/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	6814
Total				34024

IN WORDS: THIRTY FOUR THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1902-07049/2024	Date of Registration	14/06/2024
Query No / Year	1902-2001441099/2024	Office where deed is registered	
Query Date	11/06/2024 4:09:04 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subho Mondal Bhattanagar Barma Colony Deso Prio Park, Chakpara, Lillah, Howrah - 711203, Thana : Liluah, District : Howrah, WEST BENGAL, PIN - 711203, Mobile No. : 7044214880, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,10,000/-	Rs. 7,81,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,280/- (Article:23)	Rs. 7,913/- (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, JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use	Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-326	RS-395	Bastu	Bastu	172 Sq Ft	2,00,000/-	4,51,500/-	Property is on Road Adjacent to Metal Road,
L2	RS-327	RS-395	Bastu	Bastu	100 Sq Ft	2,00,000/-	2,62,500/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			.6233Dec	4,00,000 /-	7,14,000 /-	
	Grand Total :				.6233Dec	4,00,000 /-	7,14,000 /-	

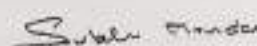
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	10,000 /-	67,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms MARIA RUBY DASGUPTA, (Alias: Ms MARIA NOORANI) Daughter of Late CHITTARANJAN DASGUPTA City:- Not Specified, P.O:- JAYANGRA, P.S:-Bagulati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

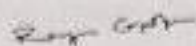
Buyer Details :

Applicant Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBHO MONDAL (Presentant) Son of Late ASIM MONDAL Executed by: Self, Date of Execution: 13/06/2024 , Admitted by: Self, Date of Admission: 14/06/2024 ,Place : Office		 Captured	
		14/06/2024	LTI 14/06/2024	14/06/2024
Son of Late ASIM MONDAL CHAKPARA, BHATTANAGAR, BARMA COLONY, DESO PRIYO NAGAR., City:- Not Specified, P.O:- BHATTANAGAR, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.:: IXxxxxxx8G, Aadhaar No: 73xxxxxxxx8469, Status :Individual, Executed by: Self, Date of Execution: 13/06/2024 , Admitted by: Self, Date of Admission: 14/06/2024 ,Place : Office				

Attorney Details :

Attorney Details .				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBJIT GUPTA Son of Late ASHUTOSH GUPTA Date of Execution - 13/06/2024, , Admitted by: Self, Date of Admission: 14/06/2024, Place of Admission of Execution: Office	 Jun 14 2024 2:05PM	 Captured LTI 14/06/2024	 14/06/2024
City:- Not Specified, P.O:- JAYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ASxxxxxx0L,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Ms MARIA RUBY DASGUPTA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU GOPE Son of Late BABULAL GOPE City:- Not Specified, P.O:- DESHBONDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
	14/06/2024	14/06/2024	14/06/2024

Identifier Of Mr SUBHO MONDAL, Mr DEBJIT GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ms MARIA RUBY DASGUPTA	Mr SUBHO MONDAL-0.394167 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Ms MARIA RUBY DASGUPTA	Mr SUBHO MONDAL-0.229167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ms MARIA RUBY DASGUPTA	Mr SUBHO MONDAL-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190207049 / 2024

On 14-06-2024

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 13:57 hrs on 14-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr SUBHO MONDAL ,Claimant.

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 7,81,500/-

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

Execution is admitted on 14/06/2024 by Mr SUBHO MONDAL, Son of Late ASIM MONDAL, CHAKPARA, BHATTANAGAR, BARMA COLONY, DESO PRIYO NAGAR,, P.O: BHATTANAGAR, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711203, by caste Hindu, by Profession Others

Identified by Mr RAJU GOPE, , Son of Late BABULAL GOPE, P.O: DESHBONDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr DEBJIT GUPTA, , Son of Late ASHUTOSH GUPTA, P.O: JAYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for Ms MARIA RUBY DASGUPTA , Ms MARIA NOORANI P.O: JAYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059 is admitted by him

Identified by Mr RAJU GOPE, , Son of Late BABULAL GOPE, P.O: DESHBONDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,913.00/- (A(1) = Rs 7,815.00/- ,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 7,829/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2024 11:52AM with Govt. Ref. No: 192024250077509638 on 13-06-2024, Amount Rs: 6,814/-, Bank: SBI EPay (SBlePay), Ref. No. 9193641552026 on 13-06-2024, Head of Account 0030-03-104-001-16
Online on 14/06/2024 12:41PM with Govt. Ref. No: 192024250079388918 on 14-06-2024, Amount Rs: 1,015/-, Bank: SBI EPay (SBlePay), Ref. No. 1535338291340 on 14-06-2024, Head of Account 0030-03-104-001-16

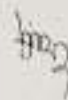
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,280/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 31,270/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13593, Amount: Rs.10.00/-, Date of Purchase: 27/04/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2024 11:52AM with Govt. Ref. No: 192024250077509638 on 13-06-2024, Amount Rs: 27,210/-, Bank: SBI EPay (SBlePay), Ref. No. 9193641552026 on 13-06-2024, Head of Account 0030-02-103-003-02
Online on 14/06/2024 12:41PM with Govt. Ref. No: 192024250079388918 on 14-06-2024, Amount Rs: 4,060/-, Bank: SBI EPay (SBlePay), Ref. No. 1535338291340 on 14-06-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 374275 to 374304
being No 190207049 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.06.22 16:01:14 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 22/06/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.