

I-2413/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

269019

District Sub-Registrar-II  
Alipore, South 24 Parganas

04 MAR 2021

THIS INDENTURE OF CONVEYANCE is made on this the  
3rd day of March Two Thousand Twenty One, BETWEEN

Handwritten notes and stamps on the left margin, including a vertical stamp with the word 'RECORDED' and other illegible markings.

(1) **SMT JAYA GHOSH** wife of late Suniti Kumar Ghosh and daughter of late Sital Chandra Mitra having PAN- AZSPG3312Q Aadhaar No- 918365958845 & Mobile No-9830775264 by faith Hindu, by Nationality - Indian , by occupation house -wife, residing at 6,Mitra Colony, Kolkata-700034, P.O.& P.S. Behala (2) **SMT ANIMA GHOSH** wife of late Chandra Kanti Ghosh and daughter of late Sital Chandra Mitra having PAN- AZSPG3186E ,Aadhaar No-570579186205 & Mobile No- 9830775264 by faith Hindu, by Nationality - Indian ,by occupation House wife, residing at 9/7,Mitra Colony, Kolkata-700034, P.O.& P.S. Behala, (3) **SRI SRIRUP MITRA** son of late Santanu Mitra and great Grandson of late Sital Chandra Mitra having PAN- AJEPM7131M, Aadhaar No-742419507375 & Mobile No-9831268945 by faith Hindu, by Nationality - Indian , by occupation Service , residing at 42B,Diamond Harbour Road , Kolkata-700027, P.O.- Mominpur, P.S. Ekbalpore , hereinafter jointly referred to as the **VENDORS /OWNERS** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs executors, legal representatives, administrators assign / assigns) of the **ONE PART**.

**AND**

(1) **SRI RATAN LOHA** son of Sri Haripada Loha having PAN- ACBPL0901G & Mobile No-8981159426 by faith Hindu, by Nationality Indian, by occupation Business, residing at 37/1A, S.N.Roy Road, Kolkata-700038,P.O-Sahapur, P.S. Behala, (2) **SRI DIPAK KAR** son of Late Kshirod Chandra Kar having PAN-AEYPK6279H & Mobile No- 9434119566 by faith Hindu, by Nationality Indian, by occupation Business, residing at Haripada Chatterjee Road,P.O-Krishnagar, P.S. Kotwali, Pin Code No-741101, District- Nadia, hereinafter jointly referred to as the **PURCHASERS** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs, executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

**WHEREAS** Sital Chandra Mitra son of late Iswar Chandra Mitra since deceased was seized and possessed of the land measuring 1 Bigha 7 Cottahs 12 Chittaks 32 sqft more or less comprised in Dag No -60, under Khatian No -257, of Mouza Mondal Para, J.L. No -6, R.S No-190, Touzi No-1508, now within the limits of Kolkata Municipal Corporation, P.S Behala,

**AND WHEREAS** Sital Chandra Mitra since deceased, by way of Bengali Deed of Gift dated 17.12.1965 executed by and between Susama Mitra since deceased and himself and registered in the office of the joint Sub Registrar of Alipore at Behala and recorded in Book No -1, Volume No -103, pages- 103 to 107, Being No -6191 for the year 1965 transferred unto his daughter Susama Mitra since deceased a plot of the land measuring 6 Cottahs 3 Chittaks 4 sqft more or less comprised in Dag No -60, under Khatian No -25, of Mouza Mondal Para, J.L. No -6, R.S No-190, Touzi No-1508, within the limits of South Suburban Municipality now within the limits of Kolkata Municipal Corporation, Ward No-121, P.S Behala,

**AND WHEREAS** by the Bengali kobala dated 9.03.1974 made between Sri Chandra Kanti Ghosh therein described as the Vendor and Smt Susama Mitra therein described as the Purchaser and for the Consideration mentioned therein, and the said Vendor sold transferred and conveyed unto the said Purchaser, ALL THAT piece and parcel of land measuring 1 Cotta 15 Chittaks more or less comprised in Dag No -60, under Khatian No -257, of Mouza Mondal Para, J.L. No -6, R.S No-190, Touzi No-1508, now within the limits of Kolkata Municipal Corporation, Ward No-121, P.S Behala, and the said kobala was registered and recorded in Book No -1, Volume No -36, pages- 206 to 210, Being No -1488 for the year 1974 in the office of District Sub-Registrar at Alipore.

**AND WHEREAS** by virtue of the said two Deeds the said Susama Mitra daughter of late Sital Chandra Mitra became the absolute owner of the land measuring 8 Cottahs 2 Chittaks 4 sqft more or less comprised in Dag No - 60, under Khatian No - 257 , of Mouza Mondal Para, J.L. No -6, R.S No-190, Touzi No-1508, now within the limits of Kolkata Municipal Corporation, Ward No-121, P.S Behala .

**AND WHEREAS** the said Susama Mitra daughter of late Sital Chandra Mitra while thus seized and possessed of the said land as per two deeds in total measuring 8 Cottahs 2 Chittaks 4 sqft more or less, the local authority acquired the area of the land measuring 1 Cottah for widen of the adjacent Road and after that the legal heirs of Susama Mitra daughter of late Sital Chandra Mitra ie the present Vendor enjoying the possession the remaining land measuring 7 Cottahs 2 Chittaks 4 sqft more or less,

**AND WHEREAS** the said Susama Mitra since deceased daughter of late Sital Chandra Mitra became the absolute owner of the land measuring 7 Cottahs 2 Chittaks 4 sqft more or less and duly mutated her name in the record of Kolkata Municipal Corporation, and it has been assessed as premises No-6,Mitra Colony, Kolkata-700034 , P.S Behala .

**AND WHEREAS** the said Susama Mitra constructed a single storied building measuring 1408 sqft on the said land being premises No-6,Mitra Colony, Kolkata-700034.

**AND WHEREAS** the said Susama Mitra daughter of late Sital Chandra Mitra while thus seized and possessed of the said property, died intestate on 16.3.2011 as spinster leaving behind her two sisters namely Smt Jaya Ghosh, Smt Anima Ghosh and nephew Sri Santanu Mitra as her only legal

heirs and representatives who jointly inherited and entitled to the said property each having undivided 1/3<sup>rd</sup> share therein.

**AND WHEREAS** Sarala Mitra mother of Susama Mitra and Sital Chandra Mitra father of Susama Mitra predeceased on 6.12.1966 and 11.06.1986 respectively .

**AND WHEREAS** Shyam Sundar Mitra father of Sri Santanu Mitra and brother of Susama Mitra predeceased on 10.01.1992.

**AND WHEREAS** Reba Mitra mother of Sri Santanu Mitra predeceased on 22.5.2007.

**AND WHEREAS** the said Santanu Mitra while thus seized and possessed of 1/3<sup>rd</sup> undivided share of the said property, died intestate on 28.5.2012 leaving behind his son Srirup Mitra as his only legal heirs and representatives who inherited his undivided 1/3<sup>rd</sup> undivided share in the said property left by his predeceddor-in-interest Santanu Mitra since deceased .

**AND WHEREAS** Sudipta Mitra wife of Santanu Mitra predeceased him on 24.4.2011.

**AND WHEREAS** the said Srirup Mitra therefore became seized and possessed of otherwise entitled to an undivided 1/3<sup>rd</sup> share of the said property, left by his predeceddor-in-interest Santanu Mitra since deceased .

**AND WHEREAS** the said Smt Jaya Ghosh, Smt Anima Ghosh and Sri Srirup Mitra became the absolute joint owners of the said undivided property being premises No- 6,Mitra Colony, Kolkata-700034 , P.S Behala

more fully described in the Schedule hereunder written by way of inheritance in terms of the provisions of the Hindu Succession Act 1956 .

**AND WHEREAS** the said Smt Jaya Ghosh, Smt Anima Ghosh and Sri Srirup Mitra while thus seized and possessed of the said land measuring 7 Cottahs 2 Chittaks 4 sqft more or less together with one storied building measuring 1406 sqft standing thereon and duly mutated their names as the owner in respect of the said property in the record of Kolkata Municipal Corporation, and it has been assessed as premises No-6,Mitra Colony, Kolkata-700034 , P.S Behala and paid regularly the Taxes of the said property.

**AND WHEREAS** before entering to the agreement for sale on physical verification after actual measurement in presence of Vendors and Purchasers it has been found that the actual area of the land under sale physically available at the said property being premises No-6,Mitra Colony, Kolkata-700034 , P.S Behala is 6 Cottahs 12 Chittaks 10 sqft more or less .

**AND WHEREAS** the purchasers approached the vendors to purchase the land measuring 7 Cottahs 2 Chittaks 4 sqft more or less (but actual area found on physical measurement is 6 Cottahs 12 Chittaks 10 sqft more or less ) together with one storied building standing thereon being premises No-6,Mitra Colony, Kolkata-700034 , P.S Behala free from all encumbrances, charges, mortgages attachments, liens, lispens and encumbrances whatsoever.

**AND WHEREAS** Smt Jaya Ghosh, Smt Anima Ghosh and Sri Srirup Mitra the Vendors herein have agreed to sell the land measuring 7 Cottahs 2 Chittaks 4 sqft more or less (but actual area found on physical measurement is 6 Cottahs 12 Chittaks 10 sqft more or less ) together with one storied building standing thereon being premises No- 6,Mitra Colony, Kolkata-700034

, P.S. Behala to the purchasers free from all encumbrances, charges, mortgages attachments, liens, lispendens and encumbrances whatsoever.

**AND WHEREAS** Smt Jaya Ghosh, Smt Anima Ghosh and Sri Srirup Mitra the Vendors herein have agreed to sell and the purchasers have agreed to purchase the said land measuring 6 Cottahs 12 Chittaks 10 sqft more or less together with one storied building measuring 1406 sqft standing thereon being premises No- 6, Mitra Colony, Kolkata-700034, within the limits of Kolkata Municipal Corporation Ward No-121, P.S. Behala, together with inheritance thereof more fully described in the SCHEDULE below free from all encumbrances, charges, mortgages attachments, liens, lispendens together with all rights, privileges easements appendage and appurtenance into upon and over the said land of the schedule property at or for the price of Rs 1,90,00,000/= (Rupees 1 Crore Ninety Lakhs ) only.

The Vendors further declare :

- a) That there is no suit and/or proceeding and/or litigation pending in respect of the said property or any part thereof.
- b) That no person other than the vendors have any right title and interest of any nature whatsoever in the said property or any part thereof.
- c) That the right title of the vendors in the said property are free from all encumbrances whatsoever and they have a good and marketable title thereto.
- d) There is no Thika Tenant in the said property and the vendors have received no notice of any such claim or proceedings .

- e) That the said property or any part thereof is at present not affected by any requisition or requisitions or any alignment of any authority or authorities under any law and/or otherwise any notice of intimation about any such proceeding has been received or come to the notice of the vendors.
- f) Neither the said property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax Revenue or any other public demand.
- g) That the vendors have not in any way dealt with the said property whereby the right, title and interest of the vendors herein are or may be affected in any manner whatsoever.
- h) There is no debutter, trust, wakfs , tombs, mosques, Burial ground and/or any charge or encumbrances, relating to the said property or any part thereof.

**NOW THIS INDENTURE WITNESSETH** as follows :

That in the premises aforesaid and in pursuance of the said agreement and in consideration of the said sum of Rs 1,90,00,000/= (Rupees 1 Crore Ninety Lakhs ) only well and truly paid by the purchasers to the Vendors before the execution of these presents (the receipts whereof the Vendors do hereby as well as by the memo hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby release and discharge the purchasers and the said property) the Vendors doth hereby sell, grant, convey, assign and assure unto the Purchasers ALL THAT piece and parcel of land measuring 6 Cottahs 12 Chittaks 10 sqft more or less together with one storied building measuring 1406 sqft standing thereon being premises No-6,Mitra Colony, Kolkata-700034 , within the limits of



Kolkata Municipal Corporation Ward No-121, P.S. Behala, standing thereon as more fully and particularly described in the SCHEDULE hereunder written and referred "the said property" together with all the legal incidents thereof together with all sewers, areas, drains, ditches, paths, passages, water courses and or manner of ancient and other rights liberties privileges easements and appurtenances and profits whatsoever and standing and being in my upon or belonging there to or any part thereof with which the same now are or is or at any time or times, hereof were or was held used occupied enjoyed accepted reputed deemed taken or known as part or parcel thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit and thereof and every part thereof and all the estate right, title, interest, claim, use, possession, benefit claim and demand whatsoever both at law and equity or otherwise of the Vendors into upon or in respect of the said property and every part thereof together with all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively power or control of the Vendors or their heirs executors administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendors can or may procure the same without any suit or action TO HAVE TO HOLD the same and the inheritance thereof in fee simple in possession unto and to the use of the purchasers or their heirs, executors administrators or legal representatives and assigns absolutely and forever.

2. THE VENDORS DOETH HEREBY COVENANT WITH THE PURCHASERS as follows :-

a. That notwithstanding any act, deed, matter and thing done by the Vendors or knowingly suffered to the contrary the Vendors have rightful power and/or absolute authority to sell grant, transfer and convey the said property hereby sold granted conveyed transferred an assured or expressed

or intended so to be unto and to the use of the Purchasers in the manner aforesaid will all right title, or interest, and possession, over the said property

b. That the Purchasers shall and may at all times hereinafter peacefully and quietly possess and enjoy the said property and receive the rents issues and profits thereof without any denial dispute and claim or demand whatsoever by the Vendors or any person or persons lawfully or equitably claiming from under or in trust of the Vendors. The purchasers purchase the property on and the Vendors shall be no way liable for payment of existence of Municipal liabilities and/or taxes related to the said property from this day the purchasers will be the absolute owners of the said property will full right to transfer, sale, gift or lease of the said property.

c. The said property freely, clearly and absolutely exonerated and forever released and discharged otherwise by the Vendors and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate title, charge and encumbrances, mortgages, claims, demands, lis-pendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendors or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.

d. That the Vendors and/or all person lawfully or equitably claiming any estate right title and interest whatsoever in the said property or any part thereof or from under or in trust for the Vendors from or under any of the predecessor-in-title shall or will from time to time and all times hereafter at the request and costs of the purchasers doth and execute or caused to be done or executed all such deeds acts 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 in manner aforesaid as shall or may reasonable be required.

e. That the Vendors shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of the title relating to the said property as the purchasers may direct all the title deed documents and writing for evidencing of title in respect of the said property, and also furnish to the purchasers copies of or extracts from the said title deed and documents and writing and shall and will in the meanwhile keep the same obliterated and un-cancelled.

f. That no part of the said property being conveyed under these presented is vested with Government or Semi-Government Authority and the Vendors have good right, full power and authority to sell the same in the manner aforesaid.

g. That simultaneously with the execution and registration of the deed of conveyance the Vendors shall deliver khas vacant and peaceful possession of the said property to the purchasers.

h. The Vendors shall co-operate with the purchasers and shall sign all papers and documents required by the purchasers for their smooth enjoyment and for mutation of the said property in their favour in the record of Kolkata Municipal Corporation.

#### SCHEDULE

**ALL THAT** piece and parcel land measuring 6 Cottahs 12 Chittaks 10 Sq.ft. more or less together with more or less together with one storied building measuring 1406 sq.ft. standing thereon being premises No. 6, Mitra Colony, Kolkata-700034, and mailing address 6/3 Iswar Mitra Road, Jadu Colony and comprised in R.S. Dag No. 60 L.R. Dag No. 60/619, under R.S.

Khatian No - 257 , L.R.Khatian No - 536, of Mouza Mondalpara, J.L. No -106, R.S No-190, Touzi No-1508, within the limits of Kolkata Municipal Corporation Assessee No-41-121-07-0006-0, Ward No-121, P.S Behala , S.R.O. at Behala , District- South 24 Parganas as shown in the plan annexed hereto and delineated within **RED BORDER** thereon and the said property is butted and bounded by :

ON THE NORTH : 6 ft wide passage.  
 ON THE SOUTH : Premises No- 9/7,Mitra Colony .  
 ON THE EAST : Anjaneya Apartment and Pratiksha Apartment.  
 ON THE WEST : 16 ft wide Mitra Colony (K.M.C Road).

**IN WITNESSETH WHEREOF** the parties have hereunder seal and subscribed this Deed on the day month and year first above written .

**WITNESSES**

1) Sanjib Bhattacharya,  
 27/2, Santosh Roy Road,  
 Kolkata - 700008.

2) Jayant Kumar  
 17074 Manikata  
 Main Road  
 Kolkata - 24

Jaya Ghosh

Arina Ghosh  
 Anirup Ghosh

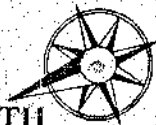
SIGNATURE OF THE VENDORS

Ratan Laha

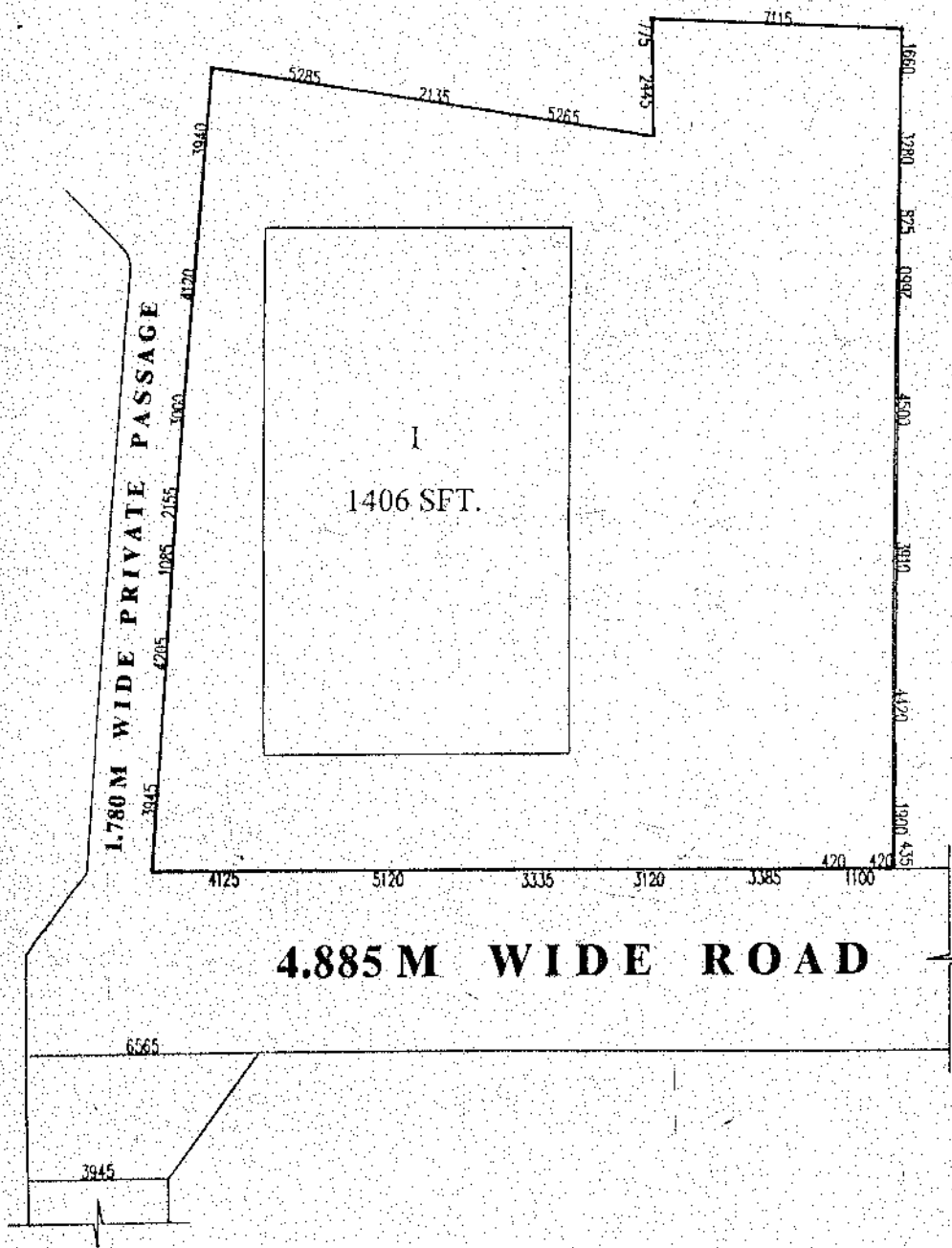
Dipak Kumar

SIGNATURE OF THE PURCHASERS

SITE PLAN OF SRI RATAN LOHA & SRI DIPAK KAR AT PREMISES NO. 6 MITRA COLONY, WARD NO. 121, ASSESSEE NO. 411210700060, BOROUGH NO. XIII, MAILING ADDRESS : 6/3, ISWAR MITRA ROAD, JADU COLONY, KOLKATA - 700034 UNDER P.S. - BEHALA, LAND AREA : 06K - 12CH - 10SFT (MORE OR LESS) ALONG WITH ONE STORED BUILDING 1406 SFT. (approx.) AREA UNDER PORTION OF R.S. DAG NO. 60, L.R. DAG NO. 60/619, UNDER R.S. KHATIAN NO. 257, L.R. KHATIAN NO. 536 OF MOUZA - MONDAL PARA, J.L. NO. 106, R.S. NO. 190, TOUZI NO. 1508 WITHIN THE LIMIT OF KOLKATA MUNICIPAL CORPORATION, DISTRICT - SOUTH 24 PARGANAS.



**NORTH**  
SCALE :- 1:200



*Anjan Dutta*  
**ANJAN DUTTA**  
B. ARCH (CAI) I.I.I.A  
REGISTERED WITH COUNCIL  
OF ARCHITECTURE  
REGD. NO. CA/93/16409  
APP. VALUER F-1597  
KMC SL. NO. 267 (A)

SIGNATURE OF ARCHITECT

*Jaya Ghosh*

*Anima Ghosh*

*Arindam Ghosh*

SIGNATURE OF VENDOR

*Ratan Loha*

*Dipak Kar*

SIGNATURE OF PURCHASERS

MEMO OF CONSIDERATION

Received the above mentioned sum of Rs 1,90,00,000/= (Rupees 1 Crore Ninety Lakhs ) only from the above mentioned purchasers as per memo below.

By D.D. No-307710 dated 26.2.2021	Rs 62,85,833/-
Drawn on State Bank of India	
By D.D. No-307711 dated 26.2.2021	Rs 62,85,833/-
Drawn on State Bank of India	
By D.D. No-307718 dated 26.2.2021	Rs 12,85,834/-
Drawn on State Bank of India	
By D.D. No-945490 dated 26.2.2021	Rs 50,00,000/-
Drawn on Kotak Mahindra Bank Ltd	
By T.D.S	Rs 1,42,500/-
	<hr/>
	<u>Total Rs 1,90,00,000/=</u>

(Rupees 1 Crore Ninety Lakhs ) only.

WITNESSES

- Sanjib Bhattacharyya. *Jaya Ghosh*
- Jayantendu Bose *Harima Ghosh*  
*Surip Ghosh*

Drafted by me :

*Subhendu Bikas Ghosh*  
Advocate *WB/689/83*  
Aripore Judge Court  
Kolkata - 700027

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name ..Ratan..Laha.....

Signature ....Ratan...Laha

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name ..Dipankar.....

Signature ....Dipankar

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Jaya Ghosh*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Uma Ghosh*



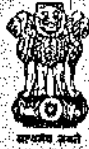
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Name .....

Signature *Sanjay Ghosh*



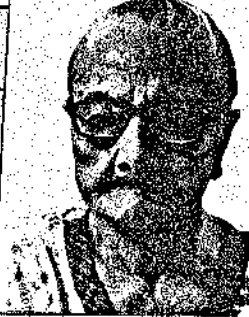




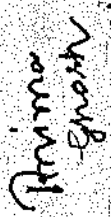





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas



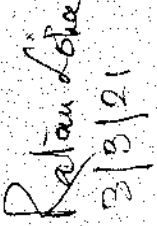


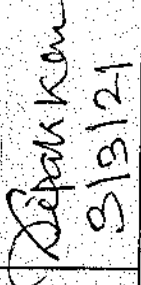


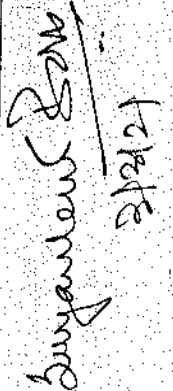
Signature / LTI Sheet of Query No/Year 16022000405292/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt JAYA GHOSH 6, MITRA COLONY, P.O.- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Seller			 03.03.2021
2	Smt ANIMA GHOSH 9/7, MITRA COLONY, P.O.- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Seller			 03.03.2021
3	Mr SRIRUP MITRA 42B, DIAMOND HARBOUR ROAD, P.O.- MOMINPUR, P.S:- Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Seller			 03/03/2021

## I. Signature of the Person(s)


at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr RATAN LOHA 37/1A, S N ROY ROAD, P.O.- SAHAPUR, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Buyer			 3/3/21
5	Mr DIPAK KAR HARIPADA CHATTERJEE ROAD, P.O.- KRISHNANAGAR, P.S.- Kotwali, District:- Nadia, West Bengal, India, PIN - 741101	Buyer			 3/3/21
Sl No.	Name and Address of identifier	Identifi	Photo	Finger Print	Signature with date
1	Mr SAYANTAN BOSE Son of Mr SUSANTA KUMAR BOSE 175/Y, MANICKTALA MAIN ROAD, P.O.- KANKURGACHI, P.S.- Maniktala, District:-South 24- Parganas, West Bengal, India, PIN - 700054	Smt JAYA GHOSH, Smt ANIMA GHOSH, Mr SRIRUP MITRA, Mr RATAN LOHA, Mr DIPAK KAR			 3/3/21

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAROFFICE OF THE D.S.R. - I  
I SOUTH 24-PARGANASSouth 24-Parganas, West  
Bengal

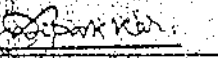
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AEYPK6279H**



नाम / NAME  
**DIPAK KAR**

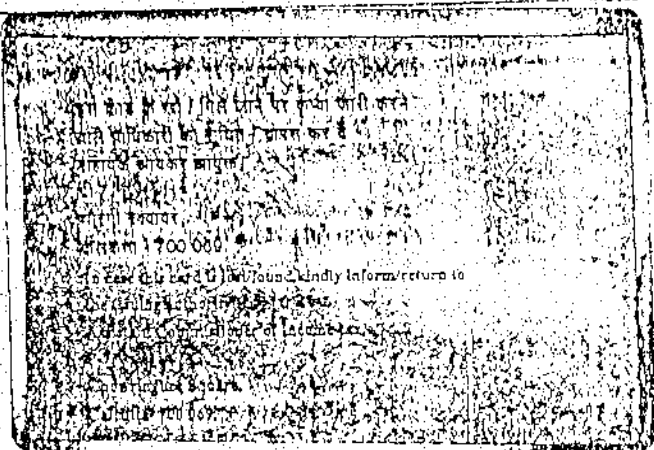
पिता का नाम / FATHER'S NAME  
**KSHRID CHANDRA KAR**

जन्म तिथि / DATE OF BIRTH  
**02-02-1962**

हस्ताक्षर / SIGNATURE  


आयकर अधिकारी, प.सं.-11  
 COMMISSIONER OF INCOME TAX, W.B.-11

*Dipak Kar*





भारत सरकार  
GOVERNMENT OF INDIA



DIPAK KAR  
जन्म तारीख / DOB : 02/02/1962  
लिंग / GENDER : MALE  
Mobile No. 9434119566



9307 6840 3142

আমার আধার, আমার পরিচয়

*Dipak Kar*



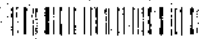
ভারতীয় আবহাওয়া পরিষদ  
INDIAN WEATHER DEPARTMENT GOVERNMENT OF INDIA

Download Date: 11/07/2018  
Address  
S/O Late Kshirod Kar  
HARIPADA  
CHATTERJEE ROAD  
Krishnagar - I  
Krishnanagar Nadia West  
Bengal - 741101

Address  
S/O Late Kshirod Kar  
HARIPADA CHATTERJEE  
ROAD Krishnagar - I  
Krishnanagar Nadia West  
Bengal - 741101

Generation Date: 30/12/2017

9307 6840 3142



1017



9434119566



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P. O. Box No. 1247



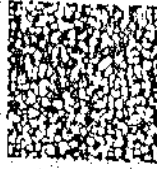
ভারত সরকার

ভারত সরকার



নাম: Ratan Loha  
পিতা: হরিপদা লোহা  
Father: Haripada Loha

জন্ম তারিখ: 31/12/1966  
লিঙ্গ: পুরুষ / Male



3697 2735 2255

আধার - সাধারণ মানুষের অধিকার



আধার

বিক্রয়, 1/4, এন.এস.রয় রোড  
সাহাপুর, কোকটাতা, পশ্চিম বঙ্গ

ভারত সরকার

Authority of India

Address: 37/1A, S.N.ROY  
ROAD, Sahapur, Kolkata,  
Sahapur, West Bengal,  
700038

3697 2735 2255



1800 300 1847



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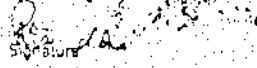
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RATAN LOHA  
HARIPADA LOHA

31/12/1968  
Permanent Account Number

ACBPL0901G

  
Signature



In case this card is lost/ found, kindly inform (return to)  
Income Tax PAN Services Unit, UTISI,  
Plot No. A, Sector 11, CRD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा कुरण्डा सुकिल को/सोडरा  
आयकर पैन सेवा युनिट, UTISI,  
प्लॉट नं. 1, सेक्टर नं. 11, सी.डी.डी. बेलपुर,  
नवी मुंबई - 400 614.



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19744/41147

To  
সায়ন্তন বোস  
Sayantan Bose  
175/Y MANICKTALA MAIN ROAD  
Kankurgachi S.O  
Kankurgachi Kolkata  
West Bengal 700054

5912265



MN058122657DF



আপনার আধার সংখ্যা/ Your Aadhaar No.

**7753 6120 4965**

আধার - সাধারণ মানুষের অধিকার

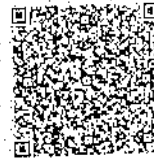


ভারত সরকার  
GOVERNMENT OF INDIA



সায়ন্তন বোস  
Sayantan Bose  
পিতা : সুশান্ত কুমার বোস  
Father : Susanta Kumar Bose  
জন্ম তারিখ / Year of Birth : 1979  
পুরুষ / Male

**7753 6120 4965**



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANIMA GHOSH

SIFAL CHANDRA MITRA

06/12/1928

AZSPG3186E

Anima Ghosh



29092011

इस कार्ड को खोने / खोने पर कानून लागू करने / लीक  
आदि 2009 में के. जगदीश चंद्रा मित्रा  
सीनियर मंड्रील, सचिवारन केवर्त,  
बानेर टेलिफोन एक्चेंज के समीप,  
बानेर, पुणे - 411 045

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Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081  
e-mail: tininfo@nsdl.co.in

Anima Ghosh

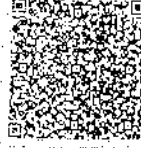




भारत सरकार  
GOVERNMENT OF INDIA



Anima Ghosh  
Date of Birth/DOB: 06/12/1928  
Female/ FEMALE



5705 7918 6205

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

D/O: Late Sital Chandra Mitra, 9/7,  
ISWAR MITRA ROAD, KOLKATA,  
Behala, Kolkata,  
West Bengal - 700034



1947



neo@uidai.gov.in



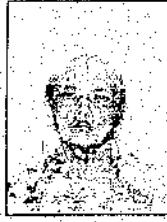
www.uidai.gov.in

P.O. Box No. 1347  
Bangalore-561321

Anima Ghosh



भारत सरकार  
GOVERNMENT OF INDIA



Jaya Ghosh  
Date of Birth/DOB: 30/09/1927  
Female/ FEMALE



9183 6595 8845

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

D/O: Late Sital Chandra Mitra, 6,  
ISWAR MITRA ROAD, KOLKATA,  
Behala, Kolkata,  
West Bengal - 700034



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P.O. Box No.1947,  
Bengaluru-560 001

Jaya Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAYA GHOSH  
SITAL CHANDRA MITRA

30/09/1927

Permanent Account Number

AZSPG3312Q

Jaya Ghosh



29062011

इस कार्ड के खोने / पाते पर कृपया सूचित करें / लोस्ट ए  
आयकर पैन सेवा डकाई, एन एस सी एन  
तीसरी मंजिल, बानेर एक्सचेंज,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - 411 045.

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Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

Jaya Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SRIRUP MITRA

SANTANU MITRA

11/10/1978

Permanent Account Number

AJEPN7131M

*Srirup Mitra*  
Signature



01672833

*Srirup Mitra*



ভারত সরকার  
Government of India

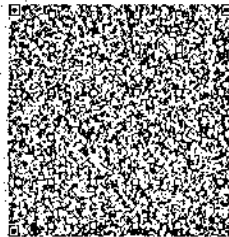
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1178/49618/02238

Download Date: 15/10/2016

To  
শ্রীরূপ মিত্র  
Srirup Mitra  
S/O: Santanu Mitra  
42 B  
Diamond Harbour Road  
Mominpur  
Alipore  
Alipore  
Kolkata West Bengal - 700027  
9831268945

Issue Date: 03/12/2016



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7424 1950 7375**

VID : 9172 9493 6528 6148

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 15/10/2016



শ্রীরূপ মিত্র  
Srirup Mitra  
জন্মতারিখ/DOB: 11/10/1978  
পুরুষ/ MALE

Issue Date: 03/12/2016

**7424 1950 7375**

VID : 9172 9493 6528 6148

আমার আধার, আমার পরিচয়



Government of India



উখ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

### INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মানা
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা গ্রহণিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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- Carry Aadhaar in your smart phone – use mAadhaar App.

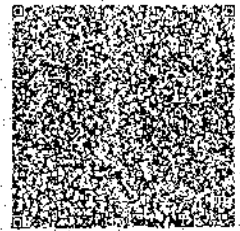


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
শ্রী/ও: শান্তনু মিত্র, 42 বী, ডায়মন্ড হারবার রোড,  
মহিনপুর, আলিপুর, কোলকাতা,  
পশ্চিম বঙ্গ - 700027

Address:  
S/O: Santanu Mitra, 42 B, Diamond Harbour  
Road, Mominpur, Alipore, Kolkata,  
West Bengal - 700027

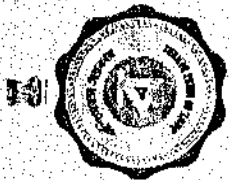


**7424 1950 7375**

VID : 9172 9493 6528 6148

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*Srirup Mitra*



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

**GRN Details**

GRN: 192020210235580091 Payment Mode: Online Payment  
GRN Date: 26/02/2021 16:27:14 Bank/Gateway: State Bank of India  
BRN: IK0AZUZAV8 BRN Date: 26/02/2021 16:02:08  
Payment Status: Successful Payment Ref. No: 2000405292/3/2021  
[Query No./Query Year]

**Depositor Details**

Depositor's Name: Ratan Loha  
Address: Kolkata  
Mobile: 9434175832  
Depositor Status: Buyer/Claimants  
Query No: 2000405292  
On Behalf Of: Mr S DAS  
Identification No: 2000405292/3/2021  
Remarks: Sale, Sale Document Payment No 3

**Payment Details**

Sl. No	Payment ID	Head of A/C Description	File No	of A/C	Amount (₹)
1	2000405292/3/2021	Property Registration- Stamp duty	0030-02-103-003-02		1330020
2	2000405292/3/2021	Property Registration- Registration Fees	0030-03-104-001-16		190014

IN WORDS: FIFTEEN LAKH TWENTY THOUSAND THIRTYFOUR ONLY. Total 1520034

## Major Information of the Deed

Deed No :	I-1602-02413/2021	Date of Registration	04/03/2021
Query No / Year	1602-2000405292/2021	Office where deed is registered	
Query Date	22/02/2021 7:05:13 PM		1602-2000405292/2021
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, 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. 1,90,00,000/-	Rs. 1,90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,30,120/- (Article:23)	Rs. 1,90,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mitra Colony, Road Zone : (Premises Not Located On J.L. Sarani - ) , , Premises No: 6 , Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 12 Chatak 10 Sq Ft	1,76,00,000/-	1,76,00,000/-	Width of Approach Road: 16 Ft.,
Grand Total :				11.1604Dec	176,00,000 /-	176,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1406 Sq Ft.	14,00,000/-	14,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1406 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1406 sq ft	14,00,000 /-	14,00,000 /-	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt JAYA GHOSH</b>  Wife of Late SUNITI KUMAR GHOSH 6, MITRA COLONY, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx2Q, Aadhaar No: 91xxxxxxx8845, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>
2	<p><b>Smt ANIMA GHOSH</b>  Wife of Late CHANDRA KANTI GHOSH 9/7, MITRA COLONY, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx6E, Aadhaar No: 57xxxxxxx6205, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>
3	<p><b>Mr SRIRUP MITRA</b>  Son of Mr A MITRA 42B, DIAMOND HARBOUR ROAD, P.O:- MOMINPUR, P.S:- Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx1M, Aadhaar No: 74xxxxxxx7375, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr RATAN LOHA (Presentant )</b>  Son of Mr HARIPADA LOHA 37/1A, S N ROY ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>
2	<p><b>Mr DIPAK KAR</b>  Son of Mr KSHIROD CHANDRA KAR HARIPADA CHATTERJEE ROAD, P.O:- KRISHNANAGAR, P.S:- Kotwali, District:-Nadia, West Bengal, India, PIN - 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021  , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr SAYANTAN BOSE</b>  Son of Mr SUSANTA KUMAR BOSE  175/Y, MANICKTALA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700054</p>			
Identifier Of Smt JAYA GHOSH, Smt ANIMA GHOSH, Mr SRIRUP MITRA, Mr RATAN LOHA, Mr DIPAK KAR			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt JAYA GHOSH	Mr RATAN LOHA-1.86007 Dec, Mr DIPAK KAR-1.86007 Dec
2	Smt ANIMA GHOSH	Mr RATAN LOHA-1.86007 Dec, Mr DIPAK KAR-1.86007 Dec
3	Mr SRIRUP MITRA	Mr RATAN LOHA-1.86007 Dec, Mr DIPAK KAR-1.86007 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt JAYA GHOSH	Mr RATAN LOHA-234.33333300 Sq Ft, Mr DIPAK KAR-234.33333300 Sq Ft
2	Smt ANIMA GHOSH	Mr RATAN LOHA-234.33333300 Sq Ft, Mr DIPAK KAR-234.33333300 Sq Ft
3	Mr SRIRUP MITRA	Mr RATAN LOHA-234.33333300 Sq Ft, Mr DIPAK KAR-234.33333300 Sq Ft

**On 03-03-2021****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:50 hrs on 03-03-2021, at the Private residence by Mr. RATAN LOHA, 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 1,90,00,000/-

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

Execution is admitted on 03/03/2021 by 1. Smt JAYA GHOSH, Wife of Late SUNITI KUMAR GHOSH, 6, MITRA COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Smt ANIMA GHOSH, Wife of Late CHANDRA KANTI GHOSH, 9/7, MITRA COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Mr SRIRUP MITRA, Son of Mr A MITRA, 42B, DIAMOND HARBOUR ROAD, P.O: MOMINPUR, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 4. Mr RATAN LOHA, Son of Mr HARIPADA LOHA, 37/1A, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 5. Mr DIPAK KAR, Son of Mr KSHIROD CHANDRA KAR, HARIPADA CHATTERJEE ROAD, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business

Indetified by Mr SAYANTAN BOSE, , , Son of Mr SUSANTA KUMAR BOSE, 175/Y, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Muslim, by profession Business



Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**On 04-03-2021****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,90,046/- ( A(1) = Rs 1,90,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,90,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/02/2021 4:29PM with Govt. Ref. No: 192020210235580091 on 26-02-2021, Amount Rs: 1,90,014/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AZUZAV8 on 26-02-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,30,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 13,30,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 269019, Amount: Rs.100/-, Date of Purchase: 22/01/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 4:29PM with Govt. Ref. No: 192020210235580091 on 26-02-2021, Amount Rs: 13,30,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AZUZAV8 on 26-02-2021, Head of Account 0030-02-103-003-02

*S-a*

**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

