

1621/23

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

H 852620

certified that the document is admitted to registration The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

[Handwritten Signature]
 10/03/23
 12:12 P.M.
 Sr-2592752/23

[Handwritten Signature]

WESTBENGAL DISTRICT Sub-Registrar
 Sodepur, North 24-Parganas

WESTBENGAL DISTRICT Sub-Registrar
 Sodepur, North 24-Parganas

11 0 MAR 2023

DEED OF CONVEYANCE

Value at Rs. 47,00,000=00

(Rupees Forty seven Lakh only)

1 0 MAR 2023

THIS DEED OF CONVEYANCE is made on 10th Day of March, 2023

(Two Thousand and Twenty three) of the Christian era.

[Handwritten Signature]

:: B E T W E E N ::

ContedP/2

SRI TAMAL KUMAR DAS (PAN- ADIPD8467H), son of Late Chittaranjan Das, by Faith - Hindu, by Occupation- Service, by Nationality- Indian, residing at A/7/2, H. B. Town, Road No. 4, P.O- Sodepur, P.S- Ghola, District- North 24- Parganas, Kolkata- 700110, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART**.

A N D

" **ETHEREAL ESTATE PVT. LTD " (PAN- AAHCE1245P)** A Private Limited Company, having its office at- Udayachal, 6th Lane, 74, P. C. Road, P.O- Ghola Bazar, Police Station- Ghola, North 24 Parganas, Kolkata- 700111, represented by its Directors **1) SMT. POOJA GUPTA (PAN- DQGPG9750Q)** wife of Sri Kush Kumar Halwai **2) SMT. SWATI GUPTA (PAN- DQMPG3680K)** wife of Sri Law Kumar Halwai , both are by faith- Hindu, by Nationality- Indian, by occupation - Business, Residing at - Udayachal, 6th Lane, Prasanna Chatterjee Road, Post Office - Ghola Bazar, Police Station - Ghola, District - North 24 Parganas, Kolkata - 700111, hereinafter jointly and severally called and referred to as the "**PURCHASERS**" (Which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and include its successor and successors-in-office, legal representatives, executors, administrators, and assign) on the "**SECOND PART**" ::=

WHEREAS one Smt. Biva Rani Das, wife of Sri Prafulla Chandra Das as purchased a plot of land measuring more or less 5 Cottahs as Scheme Plot No. A/7, lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160, P.S. Khardah, A.D.S.R.O. Barrackpore, District- North 24 Parganas and within the local limits of Panihati Municipality from Sri Netai Chandra Dey and Sri Pratap Chandra Dey, both sons of Krishna Chandra Dey of 46 Baroda Basak Street, Baranagar, Kolkata, virtue of a Deed of Conveyance, dated 28.01.1959, registered with the office of the Sub-Registrar Office Barrackpore and the said Deed was copied in Book No. I, Volume No. 12, Pages from 118 to 121, Being No. 390 for the year 1959.

Das

AND WHEREAS after purchasing the aforesaid property said Biva Rani Das paid taxes and Govt. rents for the said property to the authority concern regularly and also had been in peaceful possession over the same.

AND WHEREAS Smt. Bani Chakraborty, wife of Dharani Kanta Chakraborty purchased a plot of land, being plot no. A/7, measuring more or less 5 cottahs , lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160, P.S. Khardah, S.R.O. Barrackpore, District- North 24 Parganas and within the local limits of Panihati Municipality from Smt. Biva Rani Das, wife of Sri Prafulla Chandra Das, by virtue of a registered Deed of Conveyance, dated 28.02.1962, registered with the office of the Sub-Registrar Barrackore and the said Deed was copied in Book No. I, Volume No. 16, Pages from 154 to 157, Being No. 1111 for the year 1962.

AND WHEREAS since the purchase of the said land said Smt. Bani Chakraborty was in possession of the said land as absolute owner.

AND WHEREAS subsequently said Bani Chakraborty died intestate on 08.04.1981 leaving behind her husband namely Sri Dharani Kanta Chakraborty, her son Sri Mrinal Kanta Chakraborty and one daughter namely Ila Chakraborty, wife of Sri Kumud Ranjan Chakraborty, as her legal heirs and survivors and as per provision of law of Hindu Succession Act' 1956 they inherited the said property left by Bani Chakraborty.

AND WHEREAS said Sri Dharani Kanta Chakraborty and Smt. Ila Chakraborty conveyed their 1/3rd undivided individual share collectively 2/3rd share of the said land in favour of the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty, by virtue of a registered Deed of Gift dated 29.03.1982 in the office of the Sub-Registrar Office at Barrackpore and recorded therein Book No. I, Volume No. 39, Pages from 283 to 287, Being no. 1824 for the year 1982.

AND WHEREAS after obtaining the aforesaid plot of land measuring more or less 5 Cottahs by way of inheritance and by virtue of a Deed of Gift the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty mutated his name with the Assessment Registrar of Panihati Municipality and has been paying taxes to the authority concern regularly and also has been in peaceful possession over the same.

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AND WHEREAS the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty divided the aforesaid property into two parts being Plot Nos. A/7/1 and A/7/2 measuring more or less 2 Cottahs 8 Chittacks each.

AND WHEREAS the said Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty, sold, transferred and conveyed a plot of land, Identified by Plot No. A/7/2 measuring more or less 2 Cottahs 8 Chittacks TOGETHERWITH all easement rights, lying and situated at District- North 24 Parganas, Police Station- Ghola (old Khardah), Mouza- Natagar, J.L. No. 15, Touzi No. 155 of the collector of North 24 Parganas, comprised and contained in Khatian Nos. 345 & 160, under Dag Nos. 2019 & 2020, within the jurisdiction of Panihati Municipality in favour of Sri Chittaranjan Das, son of Late Hemanta Kumar Das, by virtue of a registered Deed of Sale on 25.04.1985 duly registered at the office of the S.R.O Barrackpore and recorded therein in Book No. I, Volume No. 46, Pages from 73 to 84, Being No. 2427 for the year 1985.

AND WHEREAS after purchased Identified by Plot No. A/7/2 measuring more or less 2 Cottahs 8 Chittacks the aforesaid property said Sri Chittaranjan Das, son of Late Hemanta Kumar Das, paid taxes and Govt. rents for the said property to the authority concern regularly and also had been in peaceful possession over the same.

AND WHEREAS after purchased Identified by Plot No. A/7/2 measuring more or less 2 Cottahs 8 Chittacks the aforesaid property said Sri Chittaranjan Das, son of Late Hemanta Kumar Das, build a two storied building in accordance with the building plan sanctioned by the Panihati Municipality vide sanctioned Plan No. 515, dated 17. 01. 1986 .

AND WHEREAS after mutated his name the aforesaid property said Sri Chittaranjan Das, son of Late Hemanta Kumar Das, Gift and transferred the above mentioned Bastu land measuring an area of land more or less 2 (Two) Cottahs 8(Eight) Chittacks alongwith two stored pucca residential brick building (800 Sft. on Gr. Floor & 800 Sft. On 1st Floor) having measurement **1600 Sq. ft. (M/L)** building to his only son namely **Sri Tamal Kumar Das** by virtue of registered gift deed on dated 05/09/1990 and said Deed of Gift was duly recorded in Book no. I, Volume no. 559, Pages running from 90 to 99, vide deed no. 16767 for the year 1990, registered at the office of the A.R.A Kolkata .

AND WHEREAS after receiving the donation Identified by Plot No. A/7/2 measuring more or less 2 Cottahs 8 Chittacks togetherwith two storied mosaic flooring building measuring about 1600 Sq. ft. (each floor contain more or less 800 Sft.) the aforesaid property said Sri Tamal Kumar Das, son of Sri Chittaranjan Das, paid taxes and Govt. rents for the said property to the authority concern regularly and also had been in peacefull possession over the same.

AND WHEREAS the Vendor herein being in need of money offered to sell the aforesaid plot of land measuring more or less 2 Cottahs 8 Chittacks togetherwith two storied mosaic flooring building measuring about 1600 Sq. ft. (each floor contain more or less 800 Sft.) **standing thereon**, TOGETHERWITH all easement rights, morefully particularly described in the schedule below and shown in the annexed site plan by **RED** bordered boundary line, free from all sorts of encumbrances, lien, charges, demand whatsoever at a total consideration of **Rs. 47,00,000/- (Rupees Forty seven Lakh) only** and the purchaser herein, have agreed to purchase the same at the above price.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:-

1) That in pursuance of the agreement and taking proper inspection of the under mentioned schedule of property by the purchasers duly agreed to purchase and in full and final consideration of the sum of **Rs. 47,00,000/- (Rupees Forty seven Lakh) only** paid to the Vendor by the Purchasers at or before the execution of these presents, the receipt whereof the Vendor do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the purchasers and the aforesaid plot of land measuring more or less 2 Cottahs 8 Chittacks togetherwith two storied building measuring about 1600 Sq. ft. (each floor contain more or less 800 Sft.) **standing thereon** TOGETHERWITH all easement rights appertaining thereto, sold and conveyed hereby and every part thereof, the Vendor do hereby grant, transfer, sell, convey, assigns unto the use of the Purchasers, their heirs, executors, administrators, legal representatives, morefully and particularly described in the schedule hereunder written, shown in the annexed site plan by **RED** bordered boundary line **AND ALL** the estate, right, title and interest, claim, demand whatsoever of the said vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said plot of land **TOGETHERWITH** building hereby sold, transferred, conveyed and granted unto and to the use of the Purchasers, their heirs, executors, administrators, legal representatives and assigns absolutely and forever.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASERS AS FOLLOWS:

- (a) The said property shall be quietly and peacefully entered into and upon and held and enjoyed by the Purchasers without any lawfully eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor.
- (b) The interest thereby transferred subsists and the Vendor have absolute power to sell the same.
- (c) The property hereby sold is free from all encumbrances, attachments and charges.
- (d) The Vendor hereby covenants with the Purchasers that if at any time it transpires that the Vendor have no right, title and interest to the said property hereby sold, transferred, granted and conveyed, the Vendor will be liable and shall be bound to make good the loss that the purchasers, their heirs, executors, administrators, legal representatives and assigns may suffer as a result of any defect in Vendor's title.
- (e) The Vendor further covenants that he and any person claiming through him shall keep the purchasers harmless and indemnified of and from or against all former and other estates, liens, encumbrances, attachments whatsoever made done or suffered by the Vendor or any person or persons claiming through him.
- (f) That simultaneously with the execution of this indenture of sale, the Vendor will give peaceful and quiet possession of the said plot of land TOGETHERWITH all easements, rights appertaining thereto hereby sold, granted, transferred and conveyed to the purchasers .
- (g) The Vendor further declares that the Purchasers shall have absolute right to sell, mortgage, gift, lease or any kind of transfer of the said property.
- (h) The Vendor further declare that the Vendor and his legal heirs shall be bound to execute Deed of Rectification and/or Deed of Declaration in case of any mistake and/or error is find out in respect of the sold property mentioned in the schedule below, in future.

Daly

(3) The Vendor hereby further declare that he is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, conveyed, transferred and sold and that the vendor has now an indefeasible and absolute title to the said property and that the vendor has right and full power to grant, transfer, convey the said property and to the use of the said purchasers **AND** the purchasers, their heirs, executors, administrators, representatives and assigns at all times hereafter peacefully and quietly possess the said property without any interruption, claim or demand whatsoever from or by the Vendor or any person or persons and all person or persons lawfully claiming through him, shall and will from time to time and at all time hereafter at the request and cost of the purchasers, their heirs, executors, administrators, legal representatives and assigns do and execute or to be done or executed all such acts, deeds, and things whatsoever necessary for further better and more perfectly assuring the said property hereby granted, transferred, conveyed and sold unto the use of the purchasers, their heirs, executors, administrators, legal representatives and assigns in manner as shall or may reasonably be required:


That no notice of acquisition or requisition has been served upon me and the above mentioned plot is not subject to any restriction of Urban Land (Ceiling and Regulations) Act, 1976 and the same is not under any claim of the other authority.

After registration of the aforesaid property the purchaser shall be entitled to get mutation in his name from the Panihati Municipal and West Bengal Land and Land Revenue Authority concerned and will pay the taxes as may be assessed by the authority directly, for the property mentioned in the schedule below.

That the annexed site plan is part and parcel of this indenture of sale.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of "**Bastu**" land at **Mouza- Natagarh**, J.L. No. 15, Touzi No. 155 of the collector of North 24 Parganas, comprised and contained in under **R.S & L. R. Dag Nos. 2019 (Two Zero One Nine)** under Khatian Nos. 345, under **L. R Khatian No. 1018, 1230**, ad-measuring an area of more or less **15 (Fifteen) Chittacks 32 (Thirty two) Sq. Ft** togetherwith **two storied building measuring about 600 Sft. (each floor contain more or less 300 Sft.)** AND under **R.S & L. R. Dag Nos. 2020 (Two Zero Two Zero)**, and under Khatian Nos. 160, under **L.R. Khatian No. 1016, 1230**. ad-measuring an area of more or less **1 (One) Cottahs 8 (Eight) Chittacks 13 (Thirteen) Sq. Ft** togetherwith **two storied building measuring about 1000 Sft. (each floor contain more or less 500 Sft.)**, totally Land ad-measuring an area of more or less **2 (Two) Cottahs 8 (Eight) Chittacks** togetherwith **Twenty years old two storied building Mosaic flooring measuring about 1600 Sft. (each floor contain more or less 800 Sft.)**, within local limits of Panihati Municipality, being Municipal Holding no. 09 (ID- 53977) of **H. B. Town Road No. 4**, under Ward No. 31, **Scheme Plot A/7/2**, shown in the annexed site plan by **RED** bordered boundary line hereby sold. The property hereby sold is butted and bounded as under:-

- 
- ON THE NORTH : House of Chandan Das.
 - ON THE SOUTH : Pushpalay Apartment .
 - ON THE EAST : House of Santa Chowdhury.
 - ON THE WEST : **30 feet wide H. B. Town Road No. 4.**

IN WITNESSES WHEREOF the parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE PARTIES IN THE PRESENCE OF:

1. Law vs. Lakari
Ram Lakhan Lakari
20 A.P. Devi Road
Titagarh

2. Abhishek Prajapati
Nand Lal Prajapati
20 A.P. Devi Road
C.M.B. Line Titagarh

In terms of Documents supplied
by the landowner and Purchasers
drafted and prepared by me

Sri Dibyendu Saha

**(SRI DIBYENDU SAHA)
ADVOCATE
Enrollment no. WB-11/2008
Barrackpore Court**

Tanuj Sr. D.S.

.....
SIGNATURE OF THE VENDOR.

ETHEREAL ESTATE PVT. LTD.
Swati Gupta

Director

ETHEREAL ESTATE PVT. LTD.

Pooja Gupta Director

.....
Directors on behalf of

**ETHEREAL ESTATE PVT. LTD
SIGNATURE OF THE PURCHASERS**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers namely Smt. Pooja Gupta & Smt. Swati Gupta both are Directors on behalf of **ETHEREAL ESTATE PVT. LTD** the sum of **Rs. 47,00,000=00 (Rupees Forty seven Lakh)** only towards the full & final consideration of the said Property morefully described in the Second Schedule hereinabove as per memo below ::

M E M O

<u>Date</u>	<u>Bank & Branch</u>	<u>Demand Draft No.</u>	<u>Amount</u>
09/03/2023	H.D.F.C Bank Sodepur Br.	001295	Rs. 47,00,000/-

.....
Rs. 47,00,000/-
=====
(Rupees Forty seven Lakh) only

WITNESSESS

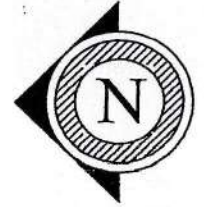
- 1) Law. K. Lalwari
Law Lalwari
20. A.P. Devi Road
Titagarh
- 2) Abhishek Prajapati
Vand Lal Prajapati
20 A.P. Devi Road
C.B. Line Titagarh

Tawal K. D. D.
.....
Signature of the Vendor.

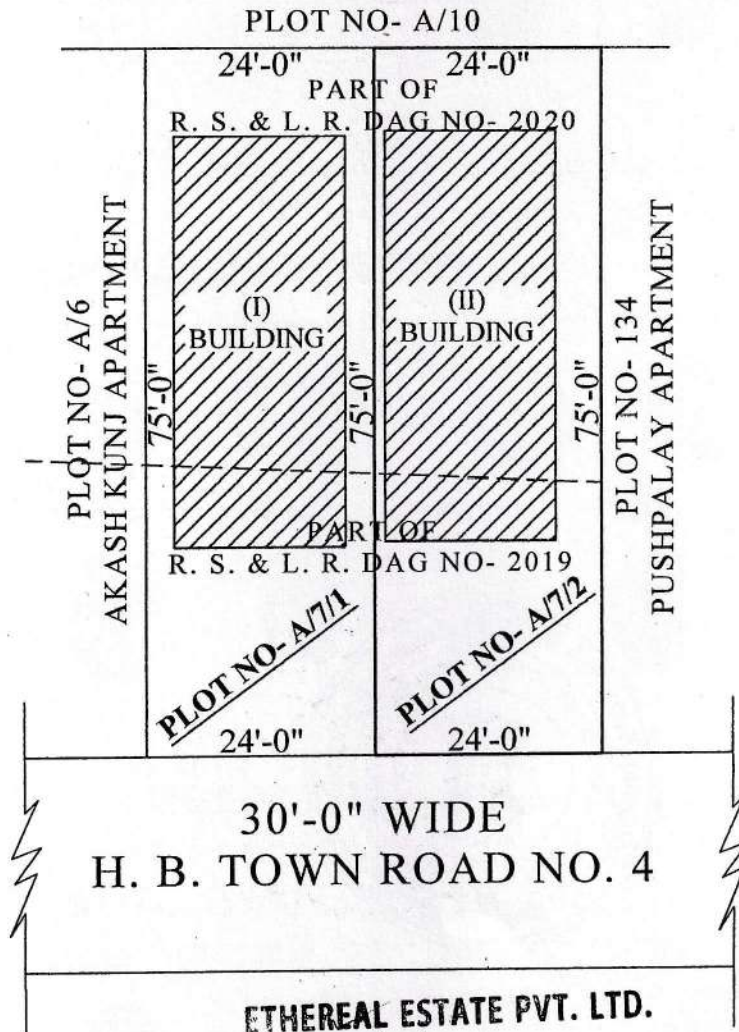
SITE PLAN OF A LAND WITH STRUCTURE AT MOUZA-NATAGARH, J. L. NO- 15, RE. SA. NO- 101, TOUZI NO- 155, PART OF R. S. & L. R. DAG NO- 2019 & 2020, KHATIAN NO- 160 & 345, L. R. KHATIAN NO- 1016, 1018 & 1230, WARD NO- 31, HOLDING NO- 117, HOLDING NO- 9, H. B. TOWN ROAD NO.- 4, P. S.- KHARDAH, UNDER-PANIHATI MUNICIPALITY, DIST.- 24 PGS.(N).

-: AREA STATEMENT :-

PLOT NO	LAND AREA (M/L)						TOTAL LAND AREA			BUILDING (Pucca) AREA SFT. (m/l)		LAND MARKED
	DAG NO- 2019			DAG NO- 2020			KA.	CH.	SFT.	Gr. Floor	1st. Floor	
	KA.	CH.	SFT.	KA.	CH.	SFT.						
A/7/2	00	15	32	01	08	13	02	08	00	800.00	800.00	RED



SCALE 1"= 20'-0"



ETHEREAL ESTATE PVT. LTD.
Swati Gupta

Director

ETHEREAL ESTATE PVT. LTD.
Pooja Gupta

Director

-: Copy By :-

CLASSIC PLAN POINT
Prop. Ezzarul Gazi
Planner, Estimator & Surveyor
Lic. No. 3220
Date: 5/3/23

Tawal b. D.S.











SIGNATURE OF VENDOR

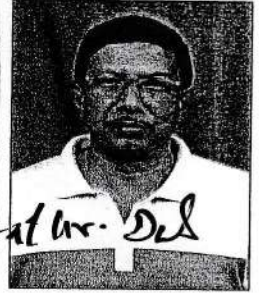
SIGNATURE OF VENDEE

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O.SODEPUR











NAM E - SRI TAMAL KUMAR DAS .

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Tamal Mr. Das











NAME - SMT. POOJA GUPTA .

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Pooja Gupta

NAME - SMT. SWATI GUPTA .

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Swati Gupta



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



192022230325691871

GRN Details

GRN: 192022230325691871 Payment Mode: Online Payment
GRN Date: 09/03/2023 16:49:08 Bank/Gateway: AXIS Bank
BRN : 326365925 BRN Date: 09/03/2023 16:49:39
GRIPS Payment ID: 090320232032569186 Payment Init. Date: 09/03/2023 16:49:08
Payment Status: Successful Payment Ref. No: 2000592752/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rahul Rauth
Address: sodepur
Mobile: 9073158525
Depositor Status: Others
Query No: 2000592752
Applicant's Name: Mr Dibyendu Saha
Identification No: 2000592752/2/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 09/03/2023
Period To (dd/mm/yyyy): 09/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000592752/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	248208
2	2000592752/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	63311
			Total	311519

IN WORDS: THREE LAKH ELEVEN THOUSAND FIVE HUNDRED NINETEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-1524-01604/2023	Date of Registration	10/03/2023
Query No / Year	1524-2000592752/2023	Office where deed is registered	
Query Date	04/03/2023 1:47:57 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Saha Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830560641, 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. 47,00,000/-	Rs. 63,29,700/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,53,208/- (Article:23)	Rs. 63,311/- (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:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, , Ward No: 31 JI No: 15, Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2019 (RS :-)	LR-1018	Bastu	Bastu	15 Chatak 32 Sq Ft	18,00,000/-	20,41,463/-	Width of Approach Road: 30 Ft.,

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, Premises No: A/7/1, , Ward No: 31 JI No: 15, Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2020 (RS :-)	LR-1230	Bastu	Bastu	1 Katha 8 Chatak 13 Sq Ft	23,00,000/-	31,56,037/-	Width of Approach Road: 30 Ft.,
Grand Total :					4.125Dec	41,00,000 /-	51,97,500 /-	

Structure Details :



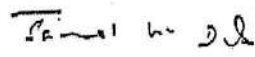
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	2,00,000/-	4,24,574/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

On Land L2	1000 Sq Ft.	4,00,000/-	7,07,626/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	1600 sq ft	6,00,000 /-	11,32,200 /-	



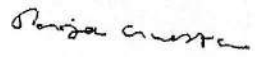


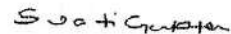
Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tamal Kumar Das (Presentant) Son of Late Chittaranjan Das Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office			
		10/03/2023	LTI 10/03/2023	10/03/2023
A/7/2, H. B.town, Road No. 4, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7h, Aadhaar No: 95xxxxxxxx8006, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				




Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	ETHEREAL ESTATE PRIVATE LIMITED Udayachal, 6th Lane, P. C. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 , PAN No.:: aaxxxxxx5p, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Pooja Gupta Wife of Mr Kush Kumar Halwai Date of Execution - 10/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office	 Mar 10 2023 12:39PM	 LTI 10/03/2023	 10/03/2023
	Udayachal, 6th Lane, P.c. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dqxxxxxx0q, Aadhaar No: 59xxxxxxxx7337 Status : Representative, Representative of : ETHEREAL ESTATE PRIVATE LIMITED (as Director)			
2	Name Mrs Swati Gupta Wife of Mr Law Kumar Halwai Date of Execution - 10/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office	 Mar 10 2023 12:40PM	 LTI 10/03/2023	 10/03/2023
	Udayachal, 6th Lane, P.c. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dqxxxxxx0k, Aadhaar No: 71xxxxxxxx3335 Status : Representative, Representative of : ETHEREAL ESTATE PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dibyendu Saha Son of Smt Sabita Saha(Mother) Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 10/03/2023	 10/03/2023	 10/03/2023
Identifier Of Shri Tamal Kumar Das, Mrs Pooja Gupta, Mrs Swati Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tamal Kumar Das	ETHEREAL ESTATE PRIVATE LIMITED-1.62021 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Tamal Kumar Das	ETHEREAL ESTATE PRIVATE LIMITED-2.50479 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Tamal Kumar Das	ETHEREAL ESTATE PRIVATE LIMITED-600.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Tamal Kumar Das	ETHEREAL ESTATE PRIVATE LIMITED-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, , Ward No: 31 JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2019, LR Khatian No:- 1018	Owner:নিতাই চন্দর. দে, Gurdian:কৃষ্ণ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.76000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.04, Mouza: Natagorh, Premises No: A/7/1, , Ward No: 31 JI No: 15, Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2020, LR Khatian No:- 1230	Owner:প্রতাপ চন্দর দে, Gurdian:কৃষ্ণ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.10250000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152401604 / 2023

On 10-03-2023

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

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

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

Presented for registration at 12:29 hrs on 10-03-2023, at the Office of the A.D.S.R. SODEPUR by Shri Tamal Kumar Das ,Executant.

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 63,29,700/-

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

Execution is admitted on 10/03/2023 by Shri Tamal Kumar Das, Son of Late Chittaranjan Das, A/7/2, H. B.town, Road No. 4, P.O: Sodepur, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person

Indetified by Mr Dibyendu Saha, , Son of Smt Sabita Saha, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2023 by Mrs Pooja Gupta, Director, ETHEREAL ESTATE PRIVATE LIMITED (Private Limited Company), Udayachal,6th Lane, P. C. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111

Indetified by Mr Dibyendu Saha, , Son of Smt Sabita Saha, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2023 by Mrs Swati Gupta, Director, ETHEREAL ESTATE PRIVATE LIMITED (Private Limited Company), Udayachal,6th Lane, P. C. Road, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111

Indetified by Mr Dibyendu Saha, , Son of Smt Sabita Saha, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 63,311.00/- (A(1) = Rs 63,297.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 63,311/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 4:49PM with Govt. Ref. No: 192022230325691871 on 09-03-2023, Amount Rs: 63,311/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326365925 on 09-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,53,208/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,48,208/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 405, Amount: Rs.5,000.00/-, Date of Purchase: 02/03/2023, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 4:49PM with Govt. Ref. No: 192022230325691871 on 09-03-2023, Amount Rs: 2,48,208/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326365925 on 09-03-2023, Head of Account 0030-02-103-003-02



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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 72018 to 72043
being No 152401604 for the year 2023.

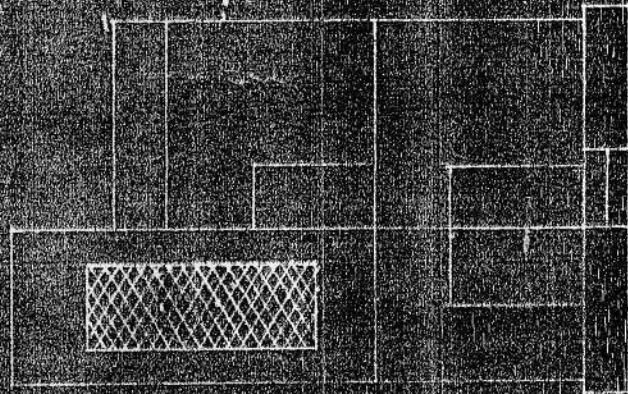
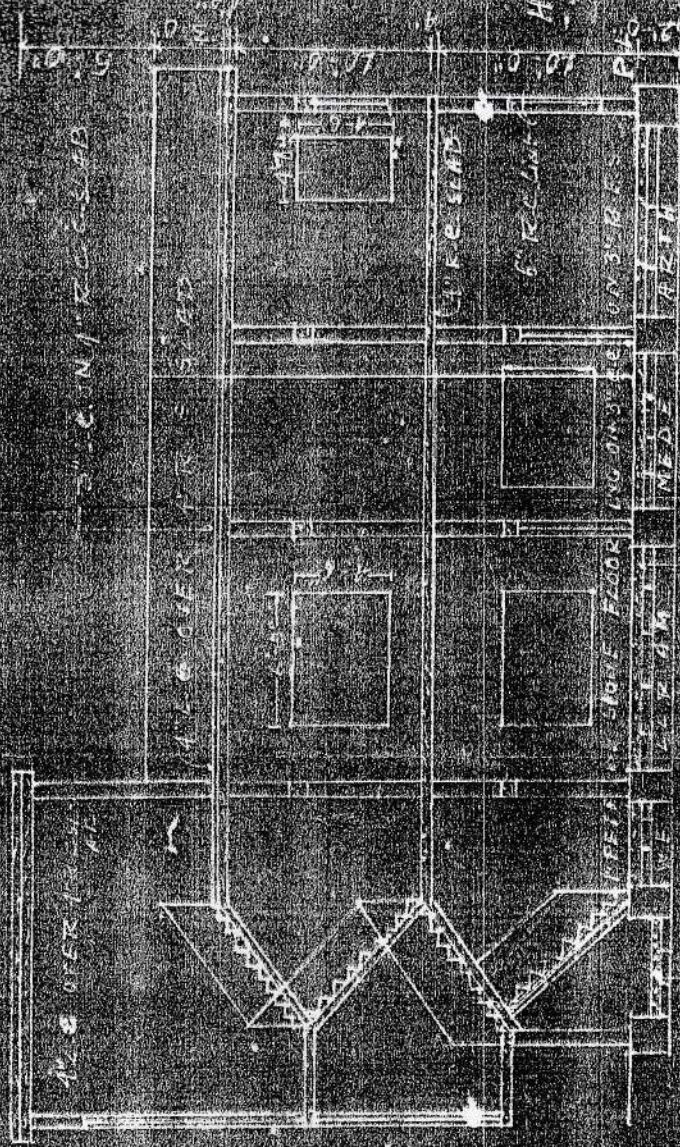


Digitally signed by DEBJANI HALDER
Date: 2023.03.21 13:08:04 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/03/21 01:08:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

PROPOSED TWO STOREY BUILDING PLAN OF SRI CHITRAKANTHAN DAS IN MC
 VIA DALAGARH DAG NO-2019 & 2020 HOLDING NO-711-A PLOT NO-A/712
 WARD NO 16 J.L. NO 15, KHAELAN NO 345 & 165 UNDER PANNALMOTIC
 IPALITY DIST ZAPARKANASED COVERED AREA 800-0" SFT

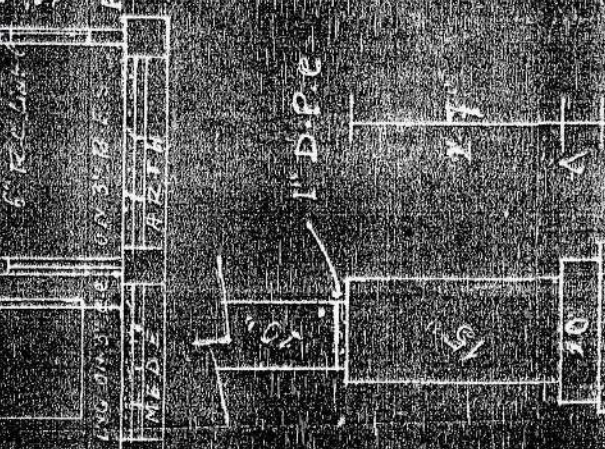
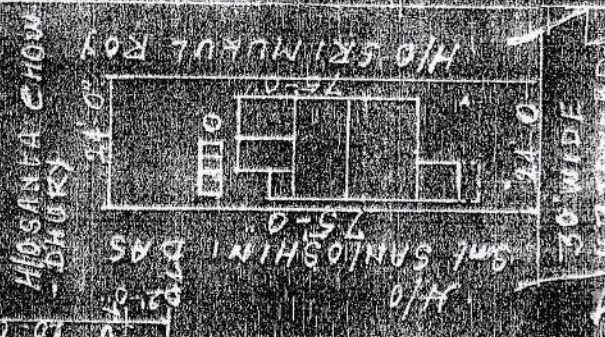


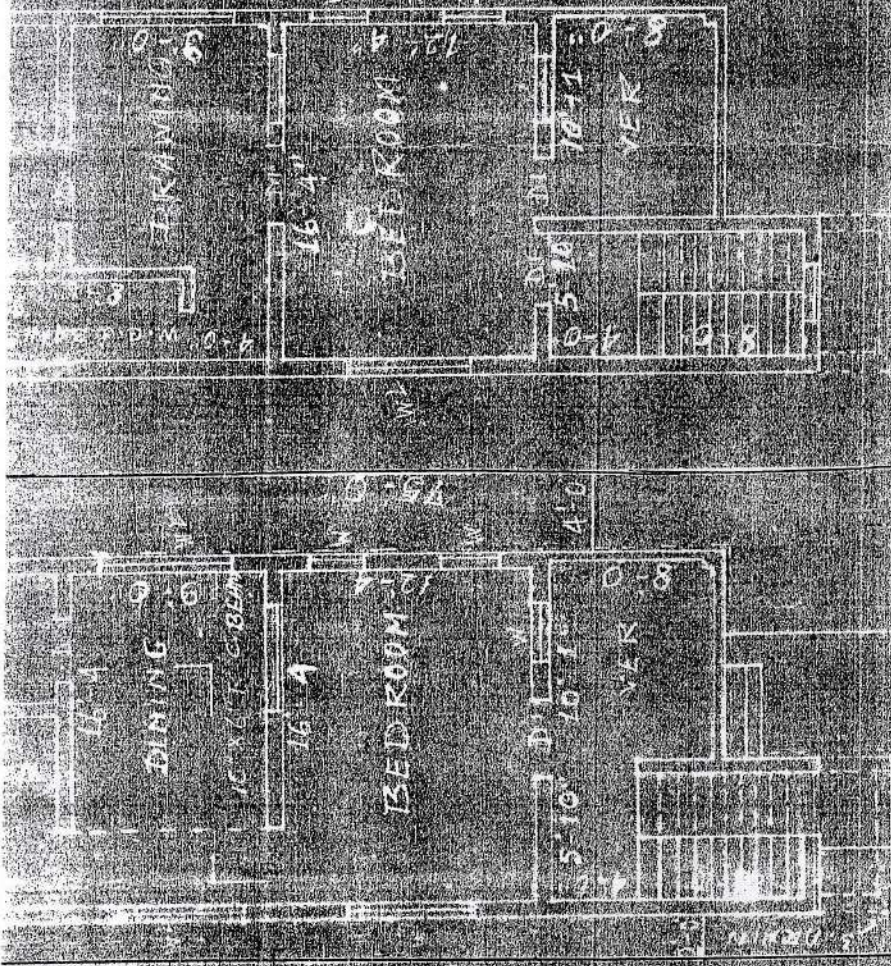
FRONT ELEVATION

SECTION ON X-X
 1" D.P.C

SCHEDULE

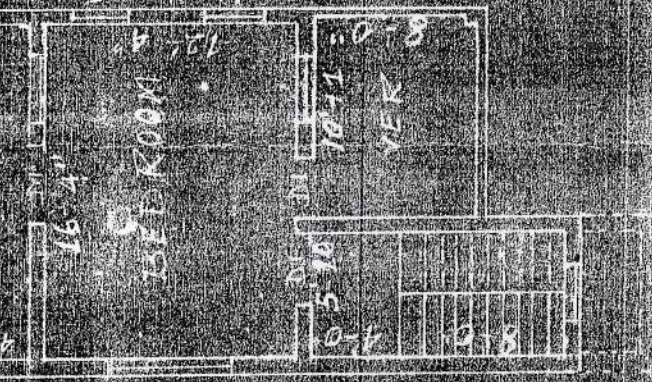
W	4-0" x 4-6"
WL	5-0" x 4-6"
WD	6-0" x 4-6"
DT	3-6" x 6-6"
DL	3-6" x 6-6"





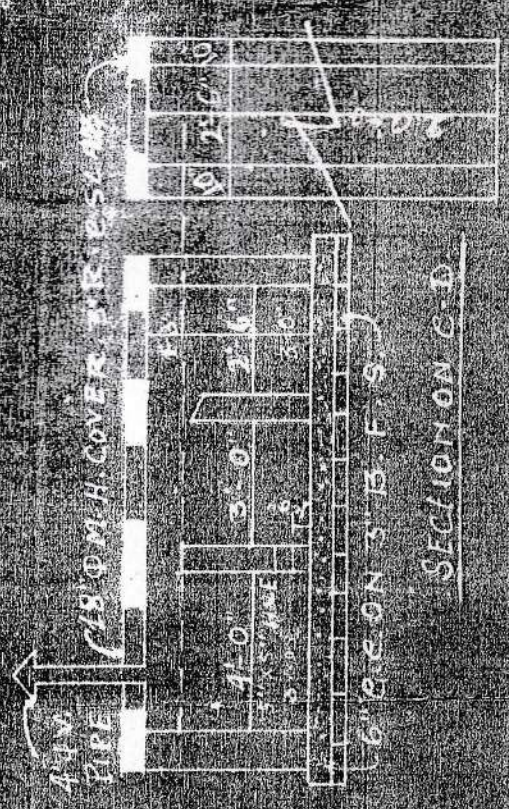
GROUND FLOOR

H.B. TOWN ROAD, NO. 1

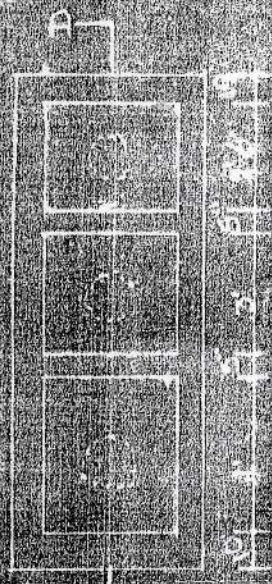


FIRST FLOOR

SCALE - 1" = 6' 0"



SECTION C-D



PLAN
SEPTIC TANK

SCALE - 1" = 4' 0"

OWNERS SIGNATURE
 DRAWN BY S.K. MULLA
 P.A. NO. 1579/187 to
 DATE 11/11/85

