

267/24 Pargana

I-265/24

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

25⁰¹/₂₄
19-20 h.p.

अभिलेख पश्चिम बंगाल WEST BENGAL

Q- 196767/24

82AB 493939

certified that this is a true and correct copy of the
original document as submitted to the
Registrar of Parganas

[Signature]

Registrar of Parganas

CONVEYANCE

29 JAN 2024

THIS INDENTURE OF CONVEYANCE made this the 25th day of
January, 2024 [TWO THOUSAND TWENTY FOUR]

B-E-T-W-E-E-N

18457

26 JUL 2023

SIRAJUL ISLAM
Advocate
Calcutta High Court

(10)

Parimal Senken.



V.C.T.D
175

Parimal Senken.



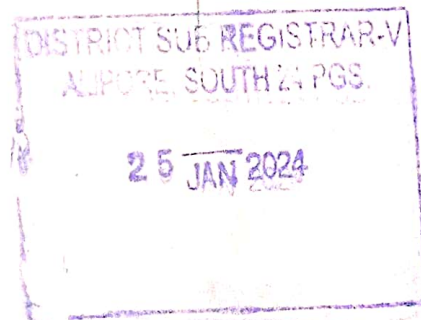
V.C.T.D
176

Ashim Ghosh.

For
82



MOHAMMAD CHOSHI
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

25 JAN 2024



V.C.T.D
172

Ajay Barik

S/o Jagadish Barik

144/151, A B Roy Place

Kol-1

8240825767

SRI ASHIM GHOSH alias **ASHIM KUMAR GHOSH** (PAN **BCEPG4308Q** and **AADHAAR No. 6946 4568 1514**), son of Late Anil Kumar Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Village Langanberia, Post Office Dakshin Gobindapur, Police Station Sonarpur, Kolkata - 700145, District South 24 Parganas (hereinafter referred to as the **Vendor**, includes successors-in-interest and/or assigns)

AND

SRI PARIMAL SARKAR (PAN **BQDPS4344D** & **Aadhaar No. 7533-4524-4439**), son of Sri Nirmal Sarkar, by faith Hindu, by occupation Business, nationality Indian, residing at 6/A, 119, Mukundapur, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata - 700099 (hereinafter referred to as the **Purchaser**, includes successors-in-interest and/or assigns)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: **ALL THAT** piece and parcel of land measuring 2.21 (two point two one) decimal, more or less, equivalent to 1 (one) Cottah 5 (five) Chittack 18 (eighteen) Square Feet, more or less, comprised in R.S./L.R. *Dag* Nos. 803 and 804, recorded under R.S. Khatian No. 400, L.R. Khatian Nos. 428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, *Mouza* Langanberia, J.L. No. 88, District Sub-Registry Office at Sonarpur, under Police Station Sonarpur, Kolkata-700145, within Langanberia Gram Panchayet, District of South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

1. **Ownership of Kartik Chandra Ghosh:** At all material time one Kartik Chandra Ghosh was the sole, recorded and absolute owner in respect of *inter alia* land measuring 84 (eighty four) decimal, more or less, comprised in R.S. *Dag* Nos. 803 (42 decimal) and 804 (42 decimal), recorded under R.S. Khatian No. 400, *Mouza* Langanberia, J.L. No. 88, District Sub-Registry Office at Sonarpur, under Police Station Sonarpur, Kolkata-700145, within Langanberia Gram Panchayet, District of South 24 Parganas (**Larger Property**), free from all encumbrances.

2. **Demise of Kartik Chandra Ghosh:** Said Kartick Chandra Ghosh, died intestate leaving behind him surviving his wife, Sudha Rani Ghosh, 5 (five) sons, namely, (1) Madan Mohan Ghosh, (2) Nimai Chand Ghosh, (3) Nitai Chandra Ghosh, (4) Gour Chandra Ghosh and (5) Subhash Chandra Ghosh and 6 (six) daughters, namely, (1) Rekha Ghosh, (2) Sailibala Ghosh, (3) Sabita Ghosh, (4) Jayanti Ghosh, (5) Sikha Ghosh and (6) Karuna Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Kartick Chandra Ghosh in the Larger Property, free from all encumbrances.
3. **Ownership of Sudha Rani Ghosh & Ors:** In the above mentioned circumstances said (1) Sudha Rani Ghosh, (2) Madan Mohan Ghosh, (3) Nimai Chand Ghosh, (4) Nitai Chandra Ghosh, (5) Gour Chandra Ghosh, (6) Subhash Chandra Ghosh, (7) Rekha Ghosh, (8) Sailibala Ghosh, (9) Sabita Ghosh, (10) Jayanti Ghosh, (11) Sikha Ghosh and (12) Karuna Ghosh became the joint and absolute owners in respect of the Larger Property and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur, under L.R. Khatian Nos. 428/1, 241/1, 234/1, 143/1, 392/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, free from all encumbrances.
4. **Demise of Sudha Rani Ghosh:** Said Sudha Rani Ghosh, died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Madan Mohan Ghosh, (2) Nimai Chand Ghosh, (3) Nitai Chandra Ghosh, (4) Gour Chandra Ghosh and (5) Subhash Chandra Ghosh and 6 (six) daughters, namely, (1) Rekha Ghosh, (2) Sailibala Ghosh, (3) Sabita Ghosh, (4) Jayanti Ghosh, (5) Sikha Ghosh and (6) Karuna Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sudha Rani Ghosh in the Larger Property, free from all encumbrances.
5. **Sale to Vendor:** By a Deed of Sale dated 6th August, 1997, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, being Deed No. 6778 for the year 1997, said (1) Madan Mohan Ghosh, (2) Nimai Chand Ghosh, (3) Nitai Chandra Ghosh, (4) Gour Chandra Ghosh, (5) Subhash Chandra Ghosh, (6) Rekha Ghosh, (7) Sailibala Ghosh, (8) Sabita Ghosh, (9) Jayanti Ghosh, (10) Sikha Ghosh and (11) Karuna Ghosh jointly sold, conveyed and transferred their right, title and interest in the Larger Property, unto and in favour of Ashim Ghosh alias Ashim Kumar Ghosh (the Vendor herein), free from all encumbrances.
6. **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Ashim Ghosh alias Ashim Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property being a demarcated portion of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

Representations, Warranties and Covenants Regarding Encumbrances:

The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
6. **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

Basic Understanding

The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever in favour of the Purchaser and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser after going through the title documents provided by the Vendor and satisfied upon the contents of the same agreed to purchase the Said Property from the Vendor.

Transfer Hereby Made:

The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being **ALL THAT** piece and parcel of land measuring 2.21 (two point two one) decimal, more or less, equivalent to 1 (one) Cottah 5 (five) Chittack 18 (eighteen) Square Feet, more or less, comprised in R.S./L.R. *Dag* Nos. S03 and 804, recorded under R.S. Khatian No. 400. L.R. Khatian Nos. 428/1, 241/1, 234/1, 143/1, 392/1, 491/1, 519/1, 552/2, 158/2, 513/2, S0/1 and 570, *Mouza* Langalberia, J.L. No. 88, District Sub-Registry Office at Sonarpur, under Police Station Sonarpur, Kolkata-700145, within Langalberia Gram Panchayet, District of South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

Consideration:

The aforesaid transfer is being made in consideration of a sum of **Rs. 50,000/- (Rupees fifty thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions,

requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendor:** After going through all the documents relating to the title of the Vendor in respect of the land hereby sold, the Purchaser has agreed to purchase the same upon causing necessary searches in respect of the Said Property and upon express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property.
 - 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendor has handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchaser.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and

assured or expressed or intended so to be with and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

6. **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser may convert the nature of use and classification of the Said Property to any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his successors-in interest and assigns, do and execute or cause to be done and executed all such acts, deeds and

things for further or more perfectly assuring the title of the Said Property.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

ALL THAT piece and parcel of vacant demarcated land measuring 2.21 (two point two one) decimal, more or less, equivalent to 1 (one) ~~Cottah~~ 5 (five) Chittack 18 (eighteen) Square Feet, more or less, being Scheme Plot No. A12/1, comprised in R.S./L.R. *Dag* Nos. 803 and 804, recorded under R.S. Khatian No. 400, L.R. Khatian Nos. 428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, Mouza Langalberia, J.L. No. 88, District Sub-Registry Office at Sonarpur, under Police Station Sonarpur, Kolkata-700145, within Langalberia Gram Panchayet, District of South 24 Parganas, the details of the Said Property is given in the chart below:

Classification	R.S./L.R. <i>Dag</i>	R.S. Khatian	Total Area in <i>Dag</i> (in Dec.)	Area Sold (in Dec.)
Sali	803	400	42	0.5525
Danga	804	400	42	1.6575
			Total:	2.21

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof including but not limited to the adjacent road and passages and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon being butted and bounded as follows:

- On the North** : By 16'-0" wide internal Road
- On the East** : By Scheme Plot No. A30
- On the South** : By 23'0" wide internal Road
- On the West** : By Scheme Plot No. A12

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

Witnesses:

1. *Ajay W Bauri*
A, Gov Place
kol-1

Ashim Ghosh.

VENDOR

2. *Shuvadip Chakraborty*
(*Shuvadip Chakraborty*)
Advocate
High Court, Calcutta

Parimal Sen

PURCHASER

Drafted by:

Shuvadip Chakraborty

Shuvadip Chakraborty
Advocate
High Court at Calcutta

A/184/14

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 50,000/- (Rupees fifty thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash	25-01-2024	Not Applicable	50,000/-

Witnesses:

1. *Ajay Banik*

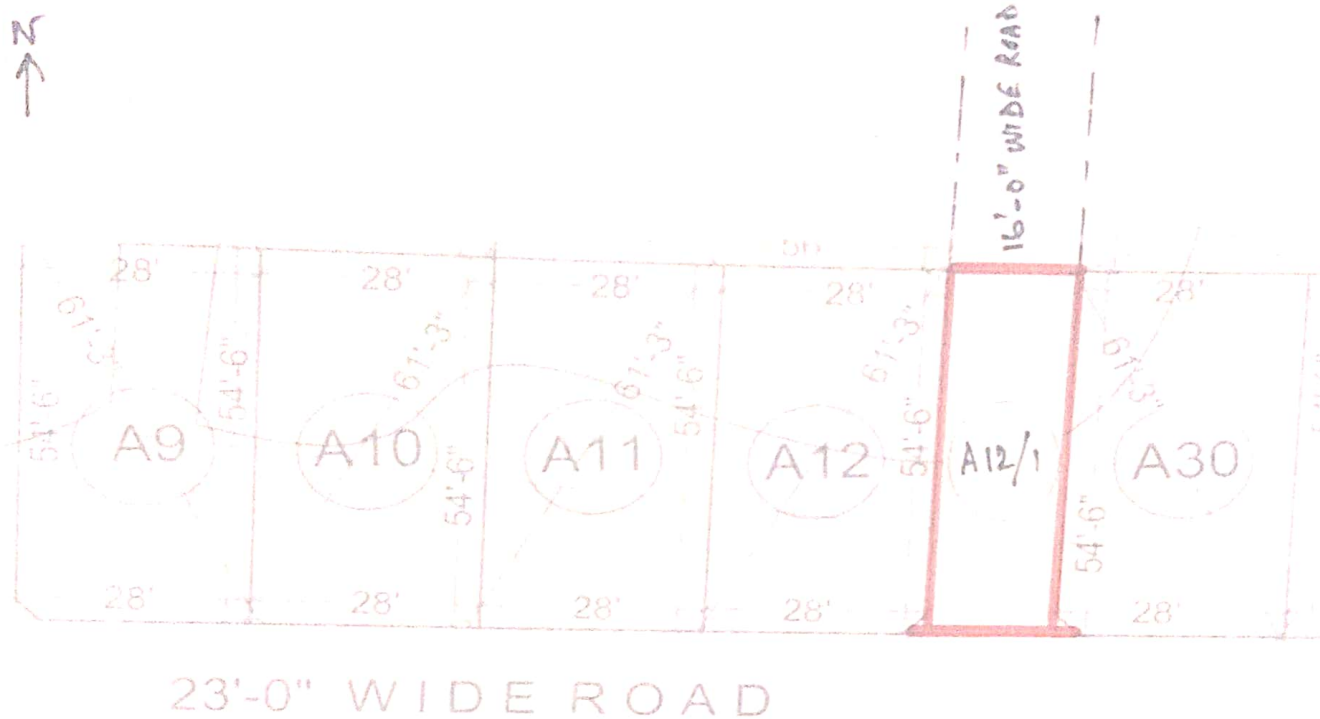
2. *[Signature]*

Ashim Ghosh.

VENDOR

Plan

SITE PLAN OF piece and parcel of vacant land measuring 2.21 (two point two one) decimal, more or less, equivalent to 1 (one) Chittah 5 (five) Chittack 18 (eighteen) Square Feet, more or less, comprised in R.S./L.R. Dag Nos. 803 and 804, recorded under S. Khatian No. 400, L.R. Khatian Nos. 428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, Mouzal Langalberia, J.L. No. 88, under Police Station Sonarpur, Kolkata-700145, within Langalberia Gram Panchayat, District of South 24 Parganas.



SITE PLAN

Abhim Ghosh.

VENDOR

Parimal Sarkar.

PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS



Ashim Sghorh



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Ramez Sakhar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)





Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16302000196767/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ASHIM GHOSH Alias Shri ASHIM KUMAR GHOSH Village Langalberia, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Seller			Asheim Ghosh 25.01.2024
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri PARIMAL SARKAR 6/A, 119, Mukundapur, City - Not Specified, P.O.- Mukundapur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099	Buyer			Parimal Sarkar 25.01.2024

No.	Name and Address of Identification	Character of	Photo	Finger Print	Signature with Date
1	Mr. ALIY KUNDAN 15/10/2024 Son of Mr. Jagannath Kundu 4 GOVERNMENT PLACE City Road Durgam Choudhury P.O. Durgam P.O. where Durgam District Kolkata West Bengal India Pin 700001	SON OF MR. JAGANNATH KUNDAN DURGAM CHAUDHURY			Aliy Kundan 25/05/24

(Character of)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	1-1630-00265/2024	Date of Registration	29/01/2024
Query No / Year	1630-2000196767/2024	Office where deed is registered	
Query Date	23/01/2024 7:31:36 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHUVADIP CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7278416548, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 3,71,956/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,189/- (Article:23)	Rs. 3,766/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-803 (RS :-)	LR-428/1	Bastu	Shali	0.5525 Dec	12,500/-	92,989/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-804 (RS :-)	LR-428/1	Bastu	Danga	1.6575 Dec	37,500/-	2,78,967/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			2.21Dec	50,000 /-	3,71,956 /-	
		Grand Total :			2.21Dec	50,000 /-	3,71,956 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHIM GHOSH, (Alias: Shri ASHIM KUMAR GHOSH) Son of Late Anil Kumar Ghosh Village Langalberia, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BCxxxxxx8Q, Aadhaar No: 69xxxxxxxx1514, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Pvt. Residence

Sl No	Name Address, Photo, Finger print and Signature
1	<p>Shri PARIMAL SARKAR (Presentant) Son of Shri. Nirmal Sarkar & A. 119, Mukundapur City - Not Specified, P.O - Mukundapur, P.S - Purba Jadaipur, District -South 24-Parganas, West Bengal, India, PIN - 700099 Sex, Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No. BQxxxxxx4D, Aadhaar No. 75xxxxxxxx4439, Status: Individual, Executed by Self. Date of Execution: 25/01/2024 , Admitted by Self. Date of Admission: 25/01/2024, Place: Pvt. Residence</p>

Sl.No	From	To. with area (Name-Area)
1	Shri ASHIM GHOSH	Shri PARIMAL SARKAR-0.5525 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ASHIM GHOSH	Shri PARIMAL SARKAR-1.6575 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S. - Sonarpur, Gram Panchayat LANGALBERIA, Mouza: Langalberia, JI No. 88, Pin Code 700145

Sl. No.	Owner name in English
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Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 803, LR Khatian No - 428/1	Owner and wife and Gurdian and wife and Address No . Classification and Area 0 03000000 Acre	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No - 804, LR Khatian No - 428/1	Owner and wife and Gurdian and wife and Address No . Classification and Area 0 02000000 Acre	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163000265 / 2024

On 25-01-2024

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

Presented for registration at 19:20 hrs on 25-01-2024, at the Private residence by Shri PARIMAL SARKAR, 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 3,71,956/-

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

Execution is admitted on 25/01/2024 by 1. Shri ASHIM GHOSH, Alias Shri ASHIM KUMAR GHOSH, Son of Late Anil Kumar Ghosh, Village Langalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 2. Shri PARIMAL SARKAR, Son of Shri Nirmal Sarkar, 6/A, 119, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business
Indetified by Mr AJAY KUMAR BARIK, , Son of Mr Jagadish Barik, 4, GOVERMENT PLACE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-01-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,766.00/- (A(1) = Rs 3,720.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,734/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2024 12:27PM with Govt. Ref. No: 192023240359854558 on 25-01-2024, Amount Rs: 3,734/-, Bank: SBI EPay (SBlePay), Ref. No. 2124835775738 on 25-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,179/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 11,179/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18487, Amount: Rs.10.00/-, Date of Purchase: 26/07/2023, Vendor name: Mousurni Ghosh
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2024 12:27PM with Govt. Ref. No: 192023240359854558 on 25-01-2024, Amount Rs: 11,179/-, Bank: SBI EPay (SBlePay), Ref. No. 2124835775738 on 25-01-2024, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
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South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 6678 to 6697

being No 163000265 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.02.01 12:35:33 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 01/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.