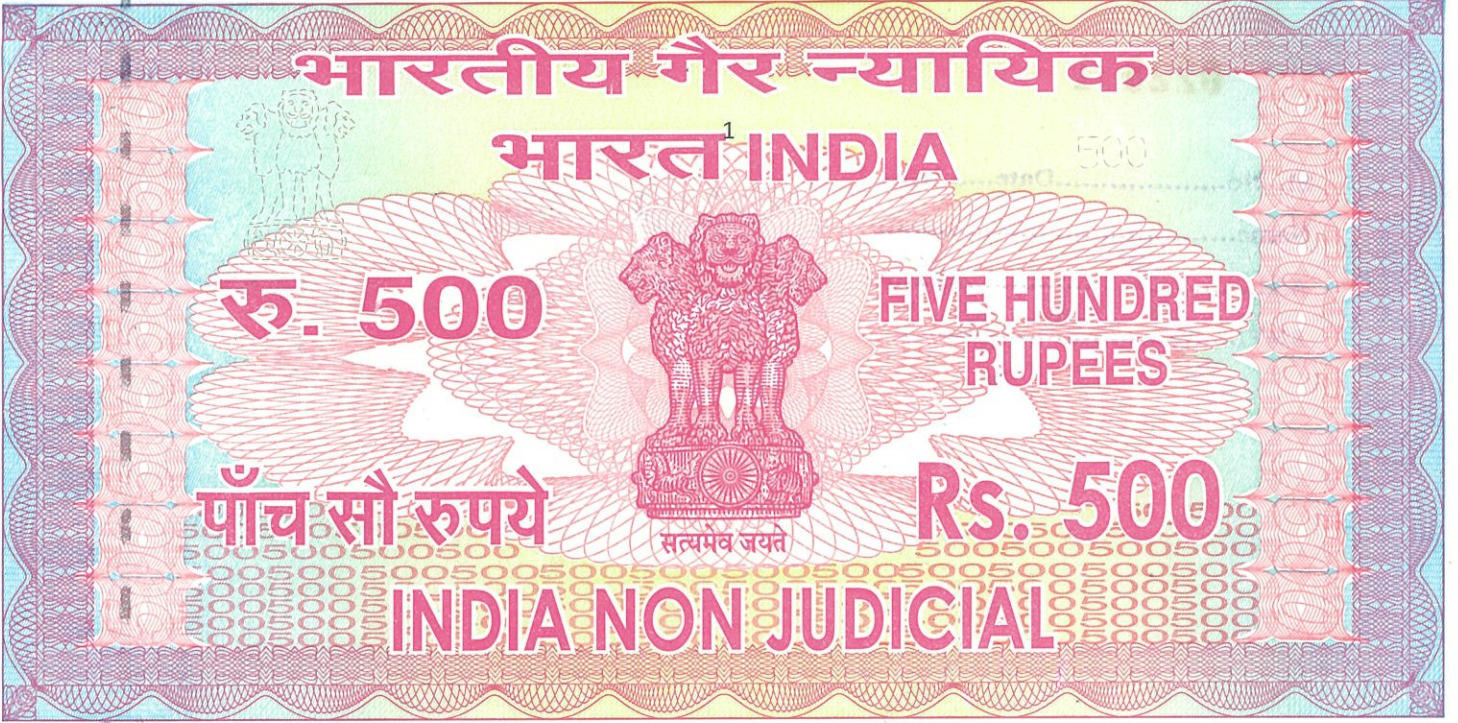


3812/22

I - 3788/2022



पश्चिम बंगाल WEST BENGAL

N 177238

3/9/22

2/2513432/22

Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are the part.

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Adtl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

9 SEP 2022

CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the
Two Thousand Twenty

9th day of September.

BETWEEN

022801

Sl. No. Date
Name
Add.
AMT.

30 AUG 2022

30 AUG 2022

Rajani Gupta.
BA-17, East, Sakhalke.
Kol - 64



SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



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Shibaji Roy,
40 St. Kailash Roy,
Narayampur, Narandranagar,
P.O. - R. Gopalpur
His Airport
9498 8299 4100

MR. BHAJAHARI SAHA (having **PAN: AVWPS0658K & AADHAAR NO. 4263 3750 5456**), son of Chittaranjan Saha, by Occupation: Retired from Service, by Nationality: Indian, by Faith: Hindu, residing at 25/2, B.T. Road, P.O: Cossipore, P.S: Chitpur, Kolkata – 700 002, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors, executors, administrator, representatives and assigns and nominee or nominees) of the **FIRST PART**;

A N D

MRS. RAJNI GUPTA (having **PAN: AFOPG1208D & AADHAAR NO. 9287 6212 8656**) wife of Mr. Sanjeeb Gupta, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata – 700 064, hereinafter referred to as the **'PURCHASER'** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her successors, executors, administrator, representatives and assigns and nominee or nominees) of the **SECOND PART**;

WHEREAS:

A. One Abdul Rahman Molla and Abdul Karim Molla were the rayoti owners of amongst other properties All That Sali Land measuring 0.52 acres comprised in R.S. Dag No.57 in Mouza: Gouripur, under P.S. Dum Dum at present under Airport P.S., in the District of 24-Parganas (Now North 24-Parganas) under the State Government at the Annual Rent of Rs.5.19p. to the then Collectorate 24-Parganas and had been absolutely seized and possessed thereof without being interrupted by any person or from any corner whatsoever;

B. By a Bengali Deed of Conveyance dated 29.12.1952 duly registered on 30.12.1952 at the Office of the Sub-Registrar Cossipore Dum Dum, Being No. 6701 for the year 1952 at the valuable consideration mentioned thereunder the said Owners Abdul Rahman Molla and Abdul Karim Molla therein referred to as the Vendors jointly sold, conveyed and transferred free from all encumbrances All That the entire aforesaid Sali Land comprised in Mouza Gouripur, J.L. No.6, under P.S. Dum Dum at present P.S. Airport, within the municipal limit of North Dum Dum Municipality, in the District of 24-

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Parganas now North 24-Parganas morefully described in the Schedule thereunder written unto and in favour of Smt. Basanti Rani Das wife of Sri Sibapada Das the Purchaser therein absolutely and forever;

C) Since after the said purchase while thus absolutely seized and possessed thereof and after duly recorded her name under R.S. Khatian No. 190, by a Bengali Deed of Conveyance dated 18th June, 1974 duly registered at the Office of the A.D.R. Barasat 24-Parganas now North 24-Parganas and Recorded in Book No. 1, Volume No.10, Pages 194 to 196, Being No. 629 for the year 1974 and at the valuable consideration mentioned thereunder the said Owner Smt. Basanti Rani Das therein referred to as the Vendor sold, conveyed and transferred free from all encumbrances All That the aforesaid Sali Land measuring 0.52 acres comprised in R.S. Dag No.57 under R.S. Khatian No. 190 in Mouza: Gouripur, under P.S: Dum Dum at present under Airport P.S., in the District of 24-Parganas (now North 24-Parganas) under the State Government at an Annual Rent of Rs.5.19p. to the then Collectorate 24-Parganas, morefully described in the Schedule thereunder written unto and in favour of Sri Bimal Kumar Ghosh son of Late Sambhu Nath Ghosh therein referred to as the Purchaser absolutely and forever;

D After the said purchase the said Bimal Kumar Ghosh recorded his name with the Office of the B.L & L.R.O. Barrackpore – II, under Hal /L.R. Khatian No. 655 as the recorded rayoti owner of the entire Sali Land measuring 0.52 acres equivalent to **1 Bigha 11 cottahs 8 chittaks 09** sq. ft. a little more or less comprised in R.S. Dag No.57 in Mouza Gouripur, under P.S. Dum Dum at present under Airport P.S., within the municipal limit of North Dum Dum Municipality in the District of 24-Parganas (now North 24-Parganas) under the State Government and had been paying rates and taxes to the Collectorate 24-Parganas now North 24-Parganas and while thus absolutely seized and possessed thereof, the said Bimal Ghosh by or way of some respective Regd. Deed of Conveyances time to time sold, transferred and conveyed out of the aforesaid properties some portions demarcated in some Plots of different sizes togetherwith common easement rights in common passages as shown in the different respective site plans annexed to the said respective Deed of Conveyances unto and in favour of the different respective purchasers respectively;

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E. By a Bengali Deed of Sale Dated 03.03.2003. duly registered with the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. 1, Volume No. 151, Pages from 153 to 165, Being No. 02632 for the year 2003, the said Sri Bimal Ghosh therein referred to and called as the Vendor thereby sold, transferred and conveyed a demarcated plot under the said Master's Scheme Plan bearing Plot No. **12** measuring **2 cottahs, 00 chittacks, 18 sq. ft.** be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 57, under R.S. Khatian No.190 corresponding to L.R. Khatian No. 655 in **Mouza: Gouripur**, J.L. No. 6, R.S. No. 121, with common easement rights in all common passages provided in the said Scheme Plan abutting the Said Land under BL&LRO, Barrackpore-II, 24-Parganas (N) under P.S: Airport, paying rates and taxes to the Collectorate, 24-Parganas (North), morefully described in the Schedule hereunder written unto and in favour of the said Sri Bhajahari Saha the First Party herein therein referred to and called as the Purchaser absolutely and forever free from all encumbrances whatsoever;

F. Since then after the said purchase by dint of the said registered Sale Deed Being No. 02632 for the year 2003 the First Party herein have thus become seized and possessed of the said **Plot No. 12** measuring **2 cottahs, 00 chittacks, 18 sq. ft.** be the same a little more or less in part of R.S. as well L.R. Dag No.57 under R.S. Khatian No. 190 corresponding to L.R. Khatian No. 655 at Mouza: Gouripur, P.S: Airport, District: North 24-Parganas, morefully described hereunder written (hereinafter referred to as the Said Land/Said Plot') without being interrupted by any person whomsoever and or from any corner whatever and free from any charge, claim, demand, mortgage, lien, lispendences, and also free from any acquisition or requisition under any development scheme of local body, municipality and or of and from any Government Department and free from any sorts of encumbrances whatsoever, and the name of the Vendor has been recorded in Land Settlement Record of Rights as the absolute owner thereof under L.R. Khatian Nos. **1412** and the First Party is paying Rent or Khazna in B.L. & L.R.O. BKP-II.

AND WHEREAS being in need of money, the Vendor herein has decided to sell his said Plot of Land being **Plot No. 12** of a Master Scheme Plan measuring an area of **2 cottahs, 00 chittacks, 18 sq. ft.** be the same a little more or less together with **100 sq. ft.** tile shaded kancha structure standing thereon, lying and situated at **Mouza:**

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Gouripur (Mahajati Road, Block-4), J.L. No. 6, R.S. No. 121, Touzi No.172, comprised in R.S. as well L.R. Dag No. 57, R.S Khatian No.190 corresponding to L.R. Khatian No. 655 subsequently recorded in the name of the Vendor under **L.R. Khatian No. 1412**, Police Station: Airport, in the District of North 24-Parganas within the municipal limit of North Dum Dum Municipality, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the **'Said Plot' / 'Said Land'** and the Purchaser herein also agreed to purchase the same free from all encumbrances, at and for a lump sum price or total consideration of **Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand)** only.

AND WHEREAS the Vendor herein do hereby declare and covenant with the Purchaser that the SAID LAND under the Schedule hereto is free from all encumbrances of any nature whatsoever and that the Vendor herein has full right, title and interest in the said DEMISED LAND and is absolutely entitled to sale, assign and transfer the Said Plot of Land under the Schedule hereto as the absolute owner thereof and the Vendor herein further declares that the Vendor has clear marketable title on and over the subject property hereunder sell as the absolute Owner thereof and that the Vendor herein has never encumbered the property under the Schedule hereto howsoever by way of sale, gift, exchange, inheritance, lease, lien or otherwise and that Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor herein or any person or persons lawfully or equitably claiming by from through or in trust for his, the Vendor has full right, power and absolute authority to sell or transfer to the Purchaser the said DEMISED LAND under the Schedule hereto and his right, title and interest therein and that the Vendor herein has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said DEMISED LAND by the Purchaser may be rendered illegal and/or unauthorized for any reason or on any account whatsoever.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

That in consideration of the sum of **Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand)** only paid on or before execution of these presents, by the Purchaser to the Vendor (the receipt whereof the Vendor hereby as well as by the memo hereunder written acknowledge and admit and discharge, acquit and exonerate the Purchaser from every part thereof) the vendor do hereby grant, convey, sell, transfer and assure unto

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and in favour of the purchaser, her successors, assigns and administrators-in-interest **ALL THAT** piece and parcel of a demarcated Plot of land being **Plot No. 12** measuring an area of **2 Cottahs, 00 chittacks, 18 sq. ft.** be the same a little more or less together with **100 sq. ft.** tiles shaded kancha structure standing thereon, lying and situated at **Mouza: Gouripur (Mahajati Road, Block-4), R.S. No.121, Touzi No.172,** corresponding to R.S. as well L.R. Dag No.57, R.S. Khatian No.190 corresponding to L.R. Khatian No. 655, at present recorded in the name of the Vendor under **L.R. Khatian Nos. 1412,** Police Station: Airport, within the municipal limit of North Dum Dum Municipality in the District of North 24-Parganas and all other easement rights or other rights attached thereto more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said plot or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the Vendor into or out of the said LAND, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be **UNTO AND TO THE** use of the purchaser absolutely forever and absolutely free from all encumbrances, claims, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot and payable to the Government or the North Dum Dum Municipality or any other authority in respect thereof and the Vendor do hereby covenant with the purchaser that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said LAND under the Schedule hereto and hereby conveyed, assured or expressed and intended so to be unto and to the use of the purchaser in the manner aforesaid and that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended or kept harmless and indemnified, from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Vendor or by any person or persons lawfully claiming or

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to claim by, from, under or in trust for his and the Vendor, his legal successors and all other persons claiming by from / or under the Vendor shall and will from time to time and at all times hereinafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the Said LAND and every part thereof **UNTO AND TO THE USE** of the Purchaser her successors, executors, administrator, representatives and assigns and nominee or nominees` as shall or may be reasonably required, **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser her successors, executors, administrator, representatives and assigns and nominee or nominees absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- a. That the entire Said Land under the Schedule hereto and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the Vendor herein did not receive any notice from any authority or authorities effecting the Vendor's property described in the First Schedule written hereunder;
- b. That to the best of the Owner's knowledge, the 'Demised Land' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';
- c. That there is no Tenant in the said Property;

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- d. That notwithstanding any act, deed or things done or suffered, to be done by the **VENDOR**, the said **VENDOR** herein has full power, absolute authority and good right to sell, grant, convey, transfer, assure and assign the **DEMISED LAND TOGETHER WITH** all rights in the land in the manner aforesaid;
- e. The **VENDOR** has duly and fully paid all settlement Khazna and all other outgoing and contributions relating to and concerning the **DEMISED LAND** as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaid heads is/are due and payable, the **VENDOR** shall pay and discharge on demand in that behalf such liabilities and keep the **PURCHASER** and the **DEMISED LAND** indemnified, protected and saved harmless against such liabilities;
- f. The **VENDOR** is not restricted by and or from any statutory restrictions or inability in transferring, selling, assuring and granting the **DEMISED LAND** in favour of the **PURCHASER** in the manner aforesaid and in terms of these presents;
- g. The **PURCHASER** shall always and at all times hereafter peacefully and quietly hold, occupy and enjoy the **DEMISED LAND** including the SAID LAND without any lawful eviction, interruption, hindrance, disturbance from the **VENDOR** or any person lawfully claiming under them or in trust for the said **VENDOR**;
- h. The **VENDOR**, his legal successors, administrators shall always and at all times at the request and costs of the **PURCHASER** make, do, execute and cause to be made, done and executed such further acts, deeds and things that shall be required for perfecting and assuring the **DEMISED LAND** according to the intention hereof;
- i. AND THAT the **VENDOR** and the erstwhile owner has not at any time done or executed or knowingly suffered or being a party to any act, deed, matter or thing whereby and where under the said easement rights and all other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached, encumbered or affected in title AND;

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- j. FURTHER THAT the **VENDOR** hereby hand over peaceful, vacant and khas physical possession of the **DEMISED LAND** unto and in favour of the **PURCHASER** simultaneously with the execution of these present AND;
- k. ALSO THAT the **VENDOR** his legal successors, administrators shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the **PURCHASER** in the records of the North Dum Dum Municipality and/or any other authority or authorities as occasion shall require;

NOTE:

- i) Singular shall include plural and vice-versa.
- ii) Masculine gender shall include feminine and neuter gender and vice-versa.
- iii) The Vendor shall include his legal successors, administrators, legal representatives and assigns and nominee or nominees.
- iv) The Purchaser shall include her successors, executors, administrator, representatives and assigns and nominee or nominees.

**THE SCHEDULE ABOVE REFFERRED TO:
(THE DEMISED LAND)**

ALL THAT a plot of bastu land bearing Plot No. **12** of the Master Scheme Plan measuring **2 cottahs, 00 chittacks, 18 sq. ft.** be the same a little more or less together with **100 sq. ft.** tiles shaded kuncha structure standing thereon, comprised in part of R.S. as well L.R. Dag No.57, R. S. Khatian No. 190 corresponding to L.R. Khatian No. 655 subsequently recorded in the name of the Vendor under **L.R. Khatian Nos. 1412** in **Mouza: Gouripur (Mahajati Road, Block- 4)**, J.L. No. 6, R..S. No.121, with common easement rights in all common passages provided in the said Scheme Plan and abutting the Said Land under B L & L R O BKP-II, under P.S.– Airport within the municipal limit of North Dum Dum Municipality, Sub-Registration Office A.D.S.R. Bidhannagar, Salt Lake City, rents and taxes payable to the Collectorate 24-Pgs. (N).

ON THE NORTH : By Plot No. 14;

ON THE SOUTH : By R.S. as well L.R. Dag No. 72;

ON THE EAST : By 16' feet Wide Common Road;

ON THE WEST : By R.S. as well L.R.Dag No. 56.

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IN WITNESS WHEREOF the party hereto have hereunto set and subscribed their respective hand on the day, month and year first above written.

Signed and Delivered at Kolkata,
In the Presence of:

1. Shibaji Ray,
Naryampur, Narendrangar
C.D. 136

2. Chandranath Das.
186, Bangur Avenue,
Block-'A', Kol-55.

Shri H. S. Saha

SIGNATURE OF THE VENDOR

DRAFTED BY: as per
declaration in document
by the parties.

K. C. Karmsker
Advocate
High Court, Calcutta
WB/8671/83.

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9 SEP 2021



RECEIPT

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand)** only by way of total consideration money as per Memo below:-

MEMO OF CONSIDERATION

Description	Amount
Paid by Ch. No. 000252 dated 25.01.2022 drawn on HDFC Bank, Salt Lake Branch.	2,00,000/-
Paid by Ch. No. 000264 dated 06.04.2022 drawn on HDFC Bank, Salt Lake Branch.	3,00,000/-
Paid by Ch. No. 000274 dated 26.05.2022 drawn on HDFC Bank, Salt Lake Branch.	3,00,000/-
Paid by Ch. No. 000305 dated 07.07.2022 drawn on HDFC Bank, Salt Lake Branch.	3,00,000/-
Paid by Ch. No.000310 dated 09.09.2022 drawn on HDFC Bank, Salt Lake Branch.	2,50,000/-
TOTAL	Rs. 13,50,000/-

(Rupees Thirteen Lakh Fifty Thousand Only.)

SIGNATURE OF THE WITNESSES

1. *Swagati Ray*
2. *Chandranath Das*

Maharaj Kumar Saha

SIGNATURE OF THE VENDOR

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Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 9 SEP 2021





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

GRN Details

GRN: 192022230114853748 Payment Mode: Online Payment (SBI Epay)
GRN Date: 05/09/2022 18:07:13 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1210584555619 BRN Date: 05/09/2022 18:08:44
Gateway Ref ID: 222486983824 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002513432/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs Rajni Gupta
Address: BA-17, Sector-1, Salt Lake, Kolkata-700064.
Mobile: 9836843555
Period From (dd/mm/yyyy): 05/09/2022
Period To (dd/mm/yyyy): 05/09/2022
Payment ID: 2002513432/1/2022
Dept Ref ID/DRN: 2002513432/1/2022

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Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002513432/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	69490
2	2002513432/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	17507
Total				86997

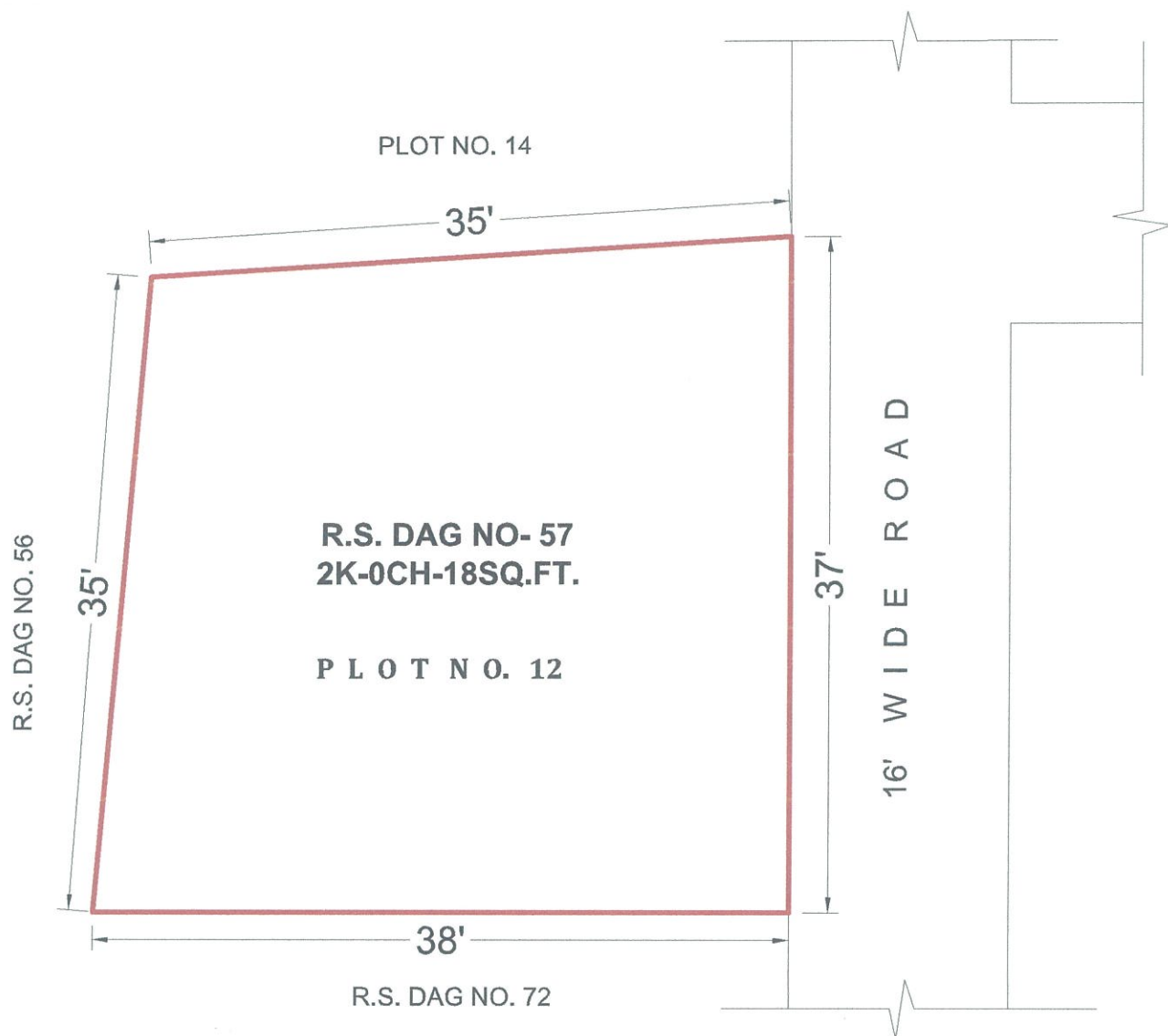
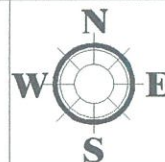
IN WORDS: EIGHTY SIX THOUSAND NINE HUNDRED NINETY SEVEN ONLY.



SITE PLAN OF LAND AT MOUZA- GOURIPUR (MAHAJATI ROAD, BLOCK-4),
J.L. NO- 6 UNDER PART OF R.S./L.R. DAG NO-57, R.S. KHATIAN NO.-190
CORRESPONDING TO L.R. KHATIAN NO.-655 AT PRESENT L.R. KHATIAN NO.-
1412, R.S. NO- 121, P.S- AIRPORT, UNDER NORTH DUM DUM
MUNICIPALITY,DIST- NORTH 24 PARGANAS.

TOTAL LAND AREA = 2K-0CH-18SQ.FT.

VENDOR : MR. BHAAHARI SAHA
PURCHASER : MRS. RAJNI GUPTA



Bhaja Hari Saha

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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Mr. Hemi Seelam</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Reji Gupta</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little

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Major Information of the Deed

Deed No :	I-1504-03788/2022	Date of Registration	09/09/2022
Query No / Year	1504-2002513432/2022	Office where deed is registered	
Query Date	20/08/2022 3:23:54 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAJNI GUPTA BA-17, Salt Lake City, Sector-1,Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9836843555, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 13,50,000/-		Rs. 17,49,262/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 69,990/- (Article:23)		Rs. 17,507/- (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:- Airport, Municipality: NORTH DUM DUM, Road: Mahajati Block IV, Mouza: Gouripur, JI No: 6, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-57	RS-190	Bastu	Bastu	2 Katha 18 Sq Ft	13,25,000/-	17,22,262/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3.3413Dec	13,25,000 /-	17,22,262 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	25,000/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	25,000 /-	27,000 /-	



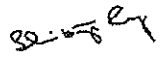
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BHAJAHARI SAHA (Presentant) Son of Mr Chittaranjan Saha Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	09/09/2022	LTI 09/09/2022	09/09/2022	
25/2, B.T Road, City:- , P.O:- Cossipore, P.S:-Chitpur, District:-North24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: avxxxxxx8k, Aadhaar No: 42xxxxxxxx5456, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs RAJNI GUPTA Wife of Mr Sanjeeb Gupta Ba-17, Salt Lake City, Block/Sector: 1, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx8d, Aadhaar No: 92xxxxxxxx8656, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIBAJI ROY Son of Late Paritosh Roy Narayanpur, Narendra Nagar, City:- , P.O:- R Gopalpur, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136			
	09/09/2022	09/09/2022	09/09/2022
Identifier Of Mr BHAJAHARI SAHA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BHAJAHARI SAHA	Mrs RAJNI GUPTA-3.34125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr BHAJAHARI SAHA	Mrs RAJNI GUPTA-100.00000000 Sq Ft





Endorsement For Deed Number : I - 150403788 / 2022

On 09-09-2022

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 12:50 hrs on 09-09-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr BHAJAHARI SAHA ,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 17,49,262/-

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

Execution is admitted on 09/09/2022 by Mr BHAJAHARI SAHA, Son of Mr Chittaranjan Saha, 25/2, B.T Road, P.O: Cossipore, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Retired Person

Indetified by Mr SHIBAJI ROY, , , Son of Late Paritosh Roy, Narayanpur, Narendra Nagar, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,507/- (A(1) = Rs 17,493/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2022 6:08PM with Govt. Ref. No: 192022230114853748 on 05-09-2022, Amount Rs: 17,507/-, Bank: SBI EPay (SBlePay), Ref. No. 1210584555619 on 05-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,990/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 69,490/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022801, Amount: Rs.500/-, Date of Purchase: 30/08/2022, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2022 6:08PM with Govt. Ref. No: 192022230114853748 on 05-09-2022, Amount Rs: 69,490/-, Bank: SBI EPay (SBlePay), Ref. No. 1210584555619 on 05-09-2022, Head of Account 0030-02-103-003-02



Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal**



Registered in Book - I

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being No 150403788 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.09.13 13:20:32 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/09/13 01:20:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)