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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AL 213849

2/25/219/22

12-20
19/09/22
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration and that the
endorsements on this document
are the work of the
Additional Registrar
of Assurances II Kolkata

19 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 19th day of
September 'Two Thousand and Twenty Two (2022)

284681

14 MAR 2022

S.L. No.....Sold To.....† Sitangsu Dasgupta
Advocate

Rs.....Addr..... High Court, Calcutta

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

14 MAR 2022



1
- ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

19 SEP 2022

Sitangsu Dasgupta
Advocate (F/342/305/2013)
High Court - Calcutta
s/o late Pramode Ranjen Dasgupta
Mob - 9831225148



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

GRN Details

GRN: 192022230123742931 Payment Mode: Online Payment
GRN Date: 17/09/2022 20:00:00 Bank/Gateway: State Bank of India
BRN : IK0BWUCBB0 BRN Date: 17/09/2022 20:01:33
Payment Status: Successful Payment Ref. No: 2002511219/6/2022
(Query No * Query Year)

Depositor Details

Depositor's Name: Suraj Kumar Gupta
Address: RamkrishnaGhoshRoadPin700050
Mobile: 9831225148
Depositor Status: Buyer/Claimants
Query No: 2002511219
Applicant's Name: Mr SITANGSU DASGUPTA
Identification No: 2002511219/6/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002511219/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	280020
2	2002511219/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	70014
			Total	350034

IN WORDS: **THREE LAKH FIFTY THOUSAND THIRTY FOUR ONLY.**

BETWEEN

1). **MR SUDIPTA MITRA (PAN NO -AGAPM1471D, AADHAAR NO - 6753 0433 8357, MOBILE NO - 9433799909)** son of Late Amal Krishna Mitra, by faith Hindu, by occupation Retired Person, by Nationality Indian, residing at 8A, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, (2) **MRS ALOKA BASU (PAN NO - ANEPB3399J, AADHAAR NO - 6414 1831 4527,)** wife of Late Kanu Gopal Basu, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at N 89/1, Lalbahadur Sashtri Road, P.S. & P.O. Konnagar, District - Hooghly, PIN NO - 712235, (3) **MRS RATNA BASU (PAN NO - AXKPB3843P, AADHAAR NO - 7284 8607 8296)** wife of Pradip Kumar Basu, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at 48/17A, South Sinthee Road, P.S. & P.O. Sinthee, Kolkata- 700050, District - North 24 Parganas, (4) **MRS HASHI COOMAR (PAN NO - ACAPC3738M, AADHAAR NO - 5289 9652 4918),** wife of Atanu Coomar, by faith Hindu, by occupation House Wife, by faith Hindu, by Nationality Indian, residing at 132A, B.K. Paul Avenue, P.O. Hatkhola, P.S. Burtolla, Kolkata - 700005, District - Kolkata, hereinafter referred to and called as the **OWNERS/VENDORS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs/heiresses, representatives, administrators, executors, nominees and assign) of the **FIRST PART**

AND

MR SURAJ KUMAR GUPTA (PAN NO - CQCPG2563A, AADHAAR NO - 2424 4418 9469, MOBILE NO - 9874935101) son of Mr Ananda Kumar Gupta by faith Hindu, by occupation Service, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas hereinafter referred to and called as the **PURCHASER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs/heiresses, representatives, administrators, executors, and assign) of the **SECOND PART**



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WHEREAS a Deed of Partition was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 110, Pages from 81 to 85, Being No 7306 for the year 1966 in connection with Premises No 8, Ramkrishna Ghosh Road, P.S. Cossipore, Kolkata - 700050, District - 24 Parganas for an area of land measuring about 3 Katha 3 Chatak (More or Less) with two storied building standing thereon between Sri Samarendra Krishna Mitra & Sri Bijoy Krishna Mitra as Party of the First Part and Sri Amal Krishna Mitra & Sri Hare Krishna Mitra as Party of the Second Part, all being sons of Late Satish Chandra Mitra. In this connection this may be mentioned here that in the said Partition Deed and copy writing to subsequent deeds total area of land has been wrongly mentioned as 3 Katha 3 Chatak due to type mistake but the actual area of the land is 3 Katha 4.5 Chatak which has been correctly shown in the Partition Plan as well as in the Schedule of Property of Partition Deed in modification of actual area of land vide of Lot 'A' & Lot 'B' of the Premises as referred to above and thus rectified herewith.

AND WHEREAS as per terms of the said Deed of Partition as referred to above an area of land measuring about 1 Katha 10 Chatak (More or Less) of land with portion of two storied building on the Eastern portion of the Premises was allotted to the Party of the First Part vide Lot "A" of the Partituoan Plan.

AND WHEREAS as per terms of the said Deed of Partition as referred to above an area of Land measuring about 1 Katha 10.5 Chatak (More or Less) with portion of two storied building standing thereon on the Western portion of the Premises was allotted to the Party of the Second Part vide Lot "B" of the said Partition Plan.

AND WHEREAS both the Party mutated their names in the record of Kolkata Municipal Corporation and Lot "A: portion of the property which is lying on the Eastern portion of the said Premises has been renumbered as 8B, Ramkrishna Ghosgh Road P.S. Cossipur(Now Sinthi) , Kolkata - 700050 & Lot "B" portion of the said Premises which is lying in the Western portion of the said Premises has been renumbered as 8A, Ramkrishna Ghosh Road, P.S. Cossipore (Now Sinthee) Kolkata - 700050.



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AND WHEREAS said Amal Krishna Mitra died intestate on 13/11/1984 leaving behind him wife Smt Binapani Mitra, three Sons namely Sri Sudipta Mitra, Sri Subrata Mitra, Sri Supriya Mitra and three married daughters namely Smt Aloka Basu, Smt Ratna Basu & Smt Hashi Coomar as his legal heiress/heirs in connection with his undivided 50% share of right, title and interest in the said Property at Premises No 8A, Ramkrishna Ghosh Road, P.S. Cossipore (Now Sinthi) Kolkata - 700050 and each being the owner of undivided 1/7th portion of right, title and interest in the property left by deceased Amal Krishna Mitra.

AND WHEREAS said Smt Binapani Mitra and her two sons namely Sri Subrata Mitra, Sri Supriya Mitra jointly gifted their undivided 3/7th portion of right, title and interest in the property which they derived from the portion of deceased Amal Krishna Mitra, in favour of Sri Sudipta Mitra by way of Deed of Gift which was executed in the Office of A.D.S.R. Cossipore. Dum Dum and recorded in Book No 1, Volume No 63, Pages from 397 to 408 for the year 1992. Thus Sri Sudipta Mitra becomes the owner of undivided 4/7th portion of right, title and interest in the property at 8A, Ramkrishna Ghosh Road, P.S. Sinthi, Kolkata - 700050 under Ward No -002 of K.M.C. including his own undivided 1/7th portion of right, title and in the property which he derived from the portion of his father deceased Amal Krishna Mitra.

AND WHEREAS Sri Hare Krishna Mitra sold out his undivided 50% share of right, title and interest in the property at 8A, Ram Krishna Ghosh Road, P.S. Sinthi, Kolkata - 700050, under Ward No -002 of K.M.C. to Sri Sudipta Mitra by way of Deed of Conveyance against valuable consideration as mentioned in the said Deed of Conveyance which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 9, Being No 347 for the year 1998. AND thus Sri Sudipta Mitra became the owner of undivided 11/14th portion share of right, title and interest in the property including his own undivided share in connection with Premises No 8A, Ramkrishna Ghosh Road, P.S. Sinthi, Kolkata - 700050, District - North 24 Parganas vide Assessee No 11-002-18-00156 and her three sisters as referred to above became the joint owners of undivided 3/14th portion share of right title and interest in the property at 8A, Ramkrishna Ghosh Road, P,S, Sinthi, Kolkata - 700050.



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17 SEP 2012

AND WHEREAS said Sri Sudipta Mitra, Smt Aloka Basu, Smt Ratna Basu ,Hashi Coomar jointly mutated their names in the record of Kolkata Municipal Corporation against Premises No 8A, Ram Krishna Ghosh Road under Ward No -002 of K.M.C. P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, vide Assessee No : 11-002-18-00156 and they being seized and possessed of and/or otherwise and sufficiently entitled to the said property which is mentioned in the Schedule of the property and have been enjoying the said property peacefully, freely, absolutely and without any interruption from any corner together with right to convey and transfer the same to any intending purchaser or purchasers and they have decided to sell out their Property at 8A, Ram Krishna Ghosh Road under Ward No -002 of K.M.C. P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, vide Assessee No : 11-002-18-00156 for want of money for some lawful purpose at reasonable consideration to the intending Purchaser.

AND WHEREAS the Vendors agreed to sell, convey and transfer the said residential Building with adjacent vacant land measuring total area about 1 Katha 10.5 Chatak Bastu Land with 55 years old cement flooring two storied building standing thereon measuring about 416 Sft Residential area consisting of One Bed Room, One Dining cum Kitchen, One Verandah, One R.T.Shed Toilet measuring about 24 Sft , One Office room measuring about 100 Sft and one Shop measuring about 24 Sft in the Ground Floor and One Bed Room, Two Balcony , One Toilet in the First Floor measuring about 540 Sft along with stairs from Ground Floor to the ultimate roof with all fittings and fixtures at Premises No 8A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00156, District - North 24 Parganas, at a total consideration amount of Rs 70,00,000/- (Rupees Seventy Lakh only) for which they are in search of intending Purchaser having adequate financial background. Letters have been sent to the Owners of of Adjacent building vide Premises No 8B, Ramkrishna Ghosh Road to let the present owners of the Premises know whether they are interested to purchase the said premises No 8A, Ramkrishna Ghosh Road, P.S. Sinthi, Kolkata - 700050 as per available market price but none of them show any interest to purchase the said property rather they remained silent.

AND WHEREAS the Purchaser being aware of the intention of the Vendors makes contact with the Vendors and express his desire to purchase the said land with building at the agreed sum as decided by the Vendors and after thorough scrutiny of original Purchase Deed and other related documents as regards right ,title and



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REGISTRAR OF COMPANIES
OF WEST BENGAL, CALCUTTA
13 SEP 2022

interest of the Vendors over the said land with building and also inspected the condition of the Building as well as taking measurement of the said Premises, the purchaser agreed to purchase the said residential Building with adjacent vacant land measuring about 1 Katha 10.5 Chatak Bastu Land with 55 years old cement flooring two storied building standing thereon vide Assessee No 11-002-18-00156, measuring about 416 Sft Residential area consisting of One Bed Room, One Dining cum Kitchen, One Verandah, One R.T. Shed Toilet measuring about 24 Sft , One Office room measuring about 100 Sft and one Shop measuring about 24 Sft in the Ground Floor and One Bed Room, Two Balcony , One Toilet in the First Floor measuring about 540 Sft along with stairs from Ground Floor to the ultimate roof with all fittings and fixtures at Premises No 8A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, under Ward No -002 of K.M.C. as detailed in the Schedule below at a total consideration amount of Rs 70,00,000/- (Rupees Seventy Lakh only)

AND WHEREAS now all the parties have agreed to enter into this Agreement on 09/08/2022 and an earnest money amounting to Rs 11,00,000/- (Rupees Eleven Lakh) has been paid by the Purchaser to the Vendors for purchase of the said land with building stating the terms and conditions in details in order to avoid any future litigations by and between the parties.

AND WHEREAS in pursuance of the above mentioned Agreement the Purchaser by this time makes arrangement for payment of entire consideration amounting to Rs 70, 00,000/- (Rupees Seventy Lakh) only to the owners on the date of Registration and requested the owners for execution of Deed of Conveyance and the owners readily agreed to execute necessary Deed of Conveyance for the said land with building under consideration.

NOW THIS INDENTURE WITNESSES that in pursuance of agreement and in total consideration of said sum of **Rs 70,00,000/--(Rupees Seventy Lakh only)** only well and truly paid by the purchaser to the Owners on or before execution of these presents the receipt whereof the owner do hereby as well as by the receipt hereunder written, admit and acknowledge and confirms thereof and from the same do hereby acquit release and forever discharge the purchaser as well as the Bastu Land with two storied building, hereby conveyed, the Vendor hereby indefeasibly and absolutely grant, convey, assure, sell and transfer unto and to the use of the



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ADDITIONAL DEPUTY COMMISSIONER
OF TRANSPORT, KOLKATA
18 SEP 2022

purchaser all that residential Building with adjacent vacant land measuring total area about 1 Katha 10.5 Chatak Bastu Land with 55 years old cement flooring two storied building standing thereon vide Assessee No 11-002-18-00156, measuring about 416 Sft Residential area consisting of One Bed Room, One Dining cum Kitchen, One Verandah, One R.T. Shed Toilet measuring about 24 Sft , One Office room measuring about 100 Sft and one Shop measuring about 24 Sft in the Ground Floor and One Bed Room, Two Balcony , One Toilet in the First Floor measuring about 540 Sft along with stairs from Ground Floor to the ultimate roof with all fittings and fixtures at Premises No 8A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, under Ward No -002 of K.M.C. as detailed in the schedule below together with all rights, title and interest and claims and demands to hold and enjoy the said property in the and all the right, title, interest and claim of property and demand whatsoever exclusively relating to the same to have and to hold the said unto and in favour of the purchasers absolutely and forever free from all encumbrances or **HOWSOEVER OTHERWISE** said hereditament and Land with two storied Building thereof now is at any time or times hereto before were or was situate, butted, bounded, called known, numbered, described or distinguished together with all rights and benefits in over and under the common passage, water, water sources, sewerage system, drains, ditches, rights, privileges, common advantage right liberties and appurtenances whatsoever to the said property hereditament and Bastu Land with Two storied building belong or the appurtenant thereof and the reversion and reversions and remainder and remainders AND all estate right title interest, use trust possession. Property claim and demand both at law and in equity of the vendors and into upon the said property hereditament and premises or any or every part thereof AND all rents issues and profits relating to or concerning the said property hereditament and premises which are now or here after shall or maybe in the custody possession power of control of the said vendor or any person or persons from whom they can or may procure the same without suit or action at law or in equity free from all liens attachments and encumbrances **TO HAVE AND TO HOLD** the said property hereditament and premises hereby granted conveyed, assured sold and transferred or expressed or intended so to be and to be unto and to the use of the purchasers absolutely and forever AND the vendors doth hereby including their heirs, executors, administrators, representatives and covenant with purchasers and their legal heirs, executors,



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
19 SEP 2022

administrators, representatives and assigns that **NOTWITHSTANDING** any, act deed or thing by the vendors or any of their predecessor or predecessors – in – title done committed or executed or knowingly suffered to the Contrary the said vendor are now lawfully and absolutely seized and possessed of or otherwise well sufficiently entitled to the said property hereditament, and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use of the purchasers absolutely and forever a perfect and indefeasible estate or inheritance without in any manner or other thing whatsoever to alter defeat encumber or make void the same **AND** that **NOT WITHSTANDING** any act deed or thing whatsoever as aforesaid the vendors now have in themselves good rightful power absolute authority and indefeasible title to sell convey, or transfer the said property, hereditament and premises and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser absolutely and forever **AND** that the vendors have not in any way encumbered the said property hereditament and premises hereby granted, conveyed and transferred. The property is not under any requisition or acquisition or not affected by any Government project and not vested to the State. The vendors doth hereby further agree with the purchaser that the purchaser shall have every right title and interest to mutate his name with the KMC and shall have every right of transfer of his right, title and interest over the land with building at any time by way of sale, gift, mortgage, lease etc. he deems fit and proper. The vendors agree to rectify any defect or omission at the request and costs of the purchaser.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS
FOLLOWS:-**

A)Notwithstanding anything hereto before done or suffered to be done to the contrary the vendors have good and perfect right, title and authority to 'transfer' and convey the said residential Building with adjacent vacant land measuring total area about 1 Katha 10.5 Chatak Bastu Land with 55 years old cement flooring two storied building standing thereon with all fittings and fixtures vide Assessee No 11-002-18-00156, measuring about 416 Sft Residential area consisting of One Bed Room, One Dining cum Kitchen, One Verandah, One R.T.Shed Toilet measuring about 24 Sft , One Office room measuring about 100 Sft and Shop measuring about 24 Sft in the Ground Floor and One Bed Room, Two Balcony , One Toilet in the First Floor measuring about 540 Sft along with stairs from Ground Floor to the ultimate roof with all fittings and fixtures



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OF ASSURANCE-II, KOLKATA

19 SEP 2022

appurtenances thereunto belonging and hereby sold conveyed and transferred to the purchaser in the manner aforesaid and that the vendors have not done or knowingly suffered anything whereby the said property may be found to be encumbered affected or impeached in estate title or otherwise at Premises No 8A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, under Ward No - 002 of K.M. C. District - North 24 Parganas.

B) There are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever now substituting on the land and the said Bastu Land with Building. have not been offered as security or otherwise.

C) The Vendors shall and will at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands whatsoever relating to the period prior to the execution of the deed of conveyance in respect of the said Bastu land with two storied building hereby sold and conveyed and make good to the purchaser for losses they may suffer or be obliged to incur or suffer by reason, of any defeat, flaw or deficiency in the matter of description or other particulars of the said land.

D) The purchaser shall henceforth peaceably and quietly hold possess and enjoy the said Bastu Land with two storied building and receive the rents issues and profits derivable from or by the vendors or any person or persons claiming through or under or in trust for the Vendors and without any lawful let suit hindrance interruption or disturbance by any other person or persons on behalf of the vendors.

E) All taxes, land revenue and impositions payable in respect of the said land and building if found to be unpaid the same shall be deemed to be the liability of the Vendors and to be realised from the Vendors. The Vendors shall at all times do and execute at the costs and expenses of the purchaser all such further acts Deeds, things and assurances as may be reasonably required by the purchasers for better or further effectuating and assuring the conveyance hereby made or the title of the purchasers to the Bastu Land with two storied building sold hereby and conveyed.

F) The Vendors shall not have any other claim in respect of the Bastu Land with two storied Building.



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OF ASSURANCE-II, KOLKATA

19 SEP 2022

RIGHTS AND OBLIGATIONS OF THE PURCHASERS:

- A) The purchaser shall and will own and enjoy the said Bastu Land with cement flooring 55 years two storied Building mentioned in the schedule hereunder written on the said land and buildings described in the schedule hereto together with lawfully, entitled thereto all sewers, drains, water sources, electricity, telephone and all civic facilities.
- B) The purchaser shall not have any right, claim for damages against the vendors relating to the nature of construction of the said Building as the building is 55 years old.
- C) The purchaser shall not at any time carry or suffer to be carried on permit the same to be used except as aforesaid for any purpose other than residence purpose. However he is at liberty to demolish existing construction for new construction purpose.
- D.. The walls and fences separating the portion from the remaining Building shall be deemed to be partition walls, and the fences and supports, pipes, and water pipes which serve the Building, jointly shall be maintained properly.
- E.The purchaser shall be liable to pay tax directly to the Kolkata Municipal Corporation after mutation of his name in the record of K.M.C.
- F. The purchaser shall have full, proprietary rights and interests and shall be entitled to sell mortgage, let out, lease out, or transfer the said property in any 'manner' whatsoever permitted by law without requiring to have or take any consent for the purpose from the vendors .

FORCE MAJEURE shall include natural calamities, Covid-19, Acts of God, floods, earthquakes , riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, lockdown, transport strikes, strikes/shortage or unavailability of construction materials, acquisitions, requisitions, notices or prohibitory orders from Corporation or any other statutory body or any Court, government action or regulations, new and/or changes in municipal or other rules, laws or policies affecting or likely to affect the Project, and/or any reasons/circumstances beyond the control of the Vendors.



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The Purchaser shall be entitled to receive possession of the said Bastu Land with two storied Building only upon prior payment of all his dues including the Agreed Consideration, the Additional Payments and the Deposits and also upon due compliance with and/or performance of all the covenants, undertakings and obligations required to be complied with and/or performed on the part of the Purchasers in pursuance of this Indenture or otherwise required by law. The obligation to make over possession of the said Land with Building shall arise only thereafter. In this regard it is clearly understood and agreed by the Purchasers that all the above conditions will be conditions precedent to the Purchaser taking possession of the said Land with Building.

SCHEDULE REFERRED TO ABOVE

ALL THAT Residential Building with portion of Commercial & Semi Commercial with adjacent vacant land measuring total area about 1 Katha 10.5 Chatak Bastu Land (Land 1: 1 Katha 7 Chatak 9.5 Sft- Resi, + Land 2 : 24 Sft- Resi + Land 3 : 100 Sft – Semi Commercial , + Land 4: 24 Sft- Commercial) with 55 years old cement flooring two storied building standing thereon measuring about 416 Sft Residential area consisting of One Bed Room, One Dining cum Kitchen, One Verandah, One Residential R.T.Shed Toilet measuring about 24 Sft , and One Office Room measuring about 100 Sft & One tenanted Shop measuring about 24 Sft in the Ground Floor and One Bed Room, Two Balcony , One Toilet in the First Floor measuring about 540 Sft (Residential) in the First Floor along with stairs from Ground Floor to the ultimate roof with all fittings and fixtures at Premises No 8A, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050, District – North 24 Parganas, under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00156, There is no Lift in the Premises. The Premises is butted and bounded as follows :

ON THE NORTH : - Ram Krishna Ghosh Road.

ON THE SOUTH : Premises No 10A, Ram Krishna Ghosh Road

ON THE EAST: : Premises No 8B, Ram Krishna Ghosh Road.

ON THE WEST : Common Passage. (16Feet wide)



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

19 SEP 2022

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

SIGNED SEALED AND DELIVERED

In presence of:

1. Paul Deb Sharma
22/1, R.A. No. 20 The
Dm 11-55
2. Sitangsu Dasgupta
Advocate

1. Sudipta Mitra
2. Alok Basu
3. Ratna Basu.
4. Hashi Boman

SIGNATURE OF THE VENDOR/OWNERS

Drafted by:



Sitangsu Dasgupta.
Advocate, (F/342/305 of 2013)
High Court Calcutta.



SIGNATURE OF THE PURCHASER





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ADDITIONAL REGISTRAR
REGISTRATION II, CALCUTTA
19 SEP 2022

MEMO OF CONSIDERATION

RECEIVED the sum of Rs 70, 00,000/- (Rupees Seventy Lakh only) from the within named purchaser as full consideration amount of the said Bastu Land with two storied building as per terms of Deed of Conveyance.

<u>Name-</u>	<u>Cheque No & Date./Cash</u>	<u>Bank & Branch</u>	<u>Amount.</u>
Sudipta Mitra :	397461 dt 09/08/22.	IDBI, Sinthimore Br.	Rs 1, 00,000/-
--Do--	: 397462 dt 09/08/22.	-- Do --	Rs 5, 00,000/-
-- Do--	: 397463 dt 09/08/22	-- Do --	Rs 3, 00,000/-
-- Do --	: 397465 dt 16/09/22.	RTGS—Do --	<u>Rs 46, 00,000/-</u>
Aloka Basu :	Cash dated 09/08/22.		Rs 2, 00,000/-
--Do --	: DD No 011981 dt 15/09/22.	IDBI. Sinthimore Br.	<u>Rs 3, 00,000/-</u>
Ratna Basu :	RTGS. 397467 dt 17/09/22	--- Do---	<u>Rs 5, 00,000/-</u>
Hashi Coomar :	397466 dt 16/09/22.	RTGS. -- Do --	<u>Rs 5, 00,000/-</u>

Total Rs 70, 00,000/- (Rupees Seventy Lakh only)

Witness:

1. *Tamil Deb Sham*
22/1 R.A.K. Rd Puri Duni
Kol-55.
2. *Sitangsu Desgupta*
Advocate

1. *Sudipta Mitra*
2. *Aloka Basu*
3. *Ratna Basu.*
4. *Hashi Coomar*

SIGNATURE OF VENDORS/OWNERS



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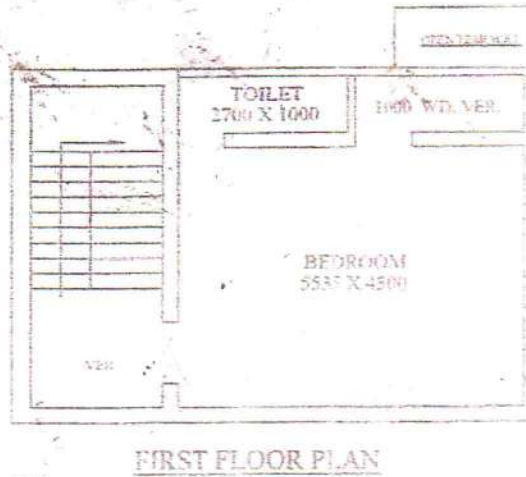
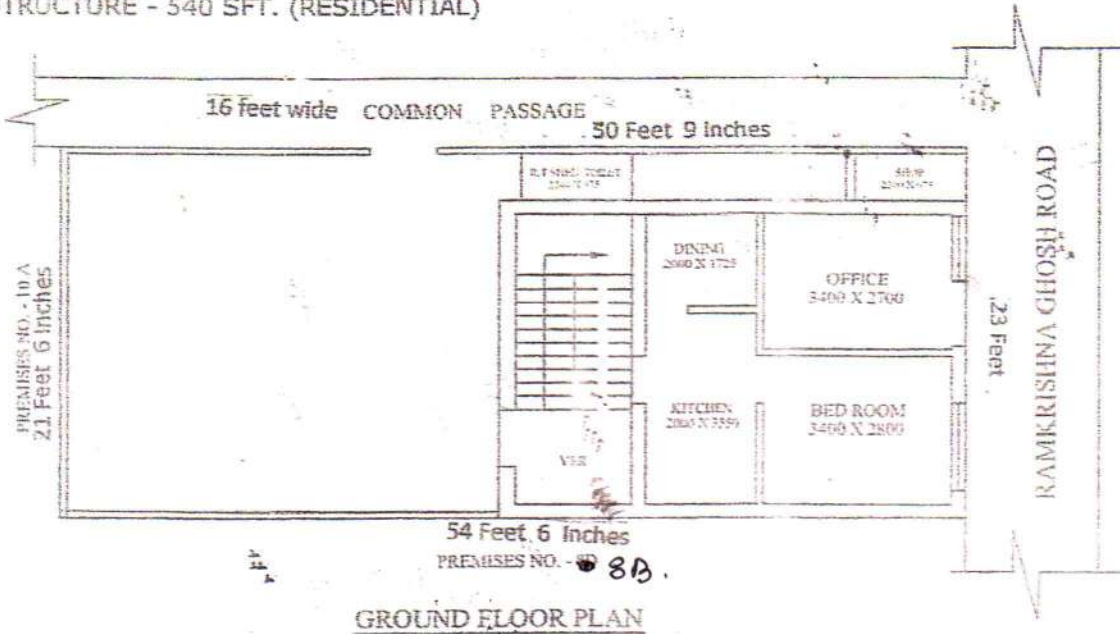
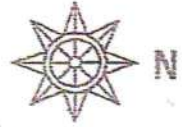
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

19 SEP 2022

A SITE PLAN OF A PREMISES NO. -8A, RAMKRISHNA GHOSH ROAD,
 WARD NO. -002 OF KOLKATA MUNICIPAL CORPORATION,
 P.S. & P.O.- SINTHEE. KOLKATA - 700050,

- ID -1 AREA - 1K - 7 CH- 9.5 SFT (RESIDENTIAL)
- ID - 2 AREA - 24 SFT. (RESIDENTIAL)
- ID - 3 AREA - 2 CH- 10 SFT. (SEMI COMMERCIAL)
- ID - 4 AREA- 24 SFT. (COMMERCIAL)

- GROUND FLOOR STRUCTURE - 416 SFT. (RESIDENTIAL)
- GROUND FLOOR SHOP - 24 SFT.
- GROUND FLOOR OFFICE- 100 SFT.
- GROUND FLOOR R.T. SHED TOILET- 24 SFT.
- 1ST FLOOR STRUCTURE - 540 SFT. (RESIDENTIAL)



1. Sudipta Mitra
2. Alok Basu
3. Ratna Basu
- A. Hasli Boman

(Signature)
KAUSTAV DASGUPTA
 LICENSED BUILDING SURVEYOR
 THE KOLKATA MUNICIPAL CORPORATION
 LICENSE NO-L.B.S/A/1682
 7000742228, visageservices@gmail.com

(Signature)
 Suresh Kumar Gupta
 SIGNATURE OF VENDEE

SIGNATURE OF VENDOR



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

19 SEP 2022

কলকাতা নিশ্চিতকরণ
অতিরিক্ত নিশ্চিতকরণ
অতিরিক্ত নিশ্চিতকরণ
অতিরিক্ত নিশ্চিতকরণ
অতিরিক্ত নিশ্চিতকরণ

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
 Sudyota Mitra	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 Alok Basu	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 Ratna Basu.	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

19 SEP 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the Executants / Presentants					
 <p>Hasli Boman</p>	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 <p>Suraj Kumar Gupta</p>	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)					



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

19 SEP 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA MITRA

AMAL KRISHNA MITRA

18/04/1951

Permanent Account Number

AGAPM1471D

Sudipta Mitra

Signature



10072013

*Self attested .
Sudipta Mitra*

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

নথীভুক্তকরণ নং/Enrolment No.: 1171/04205/08268

To: Sudipta Mitra
(সুদীপ্ত মিত্র)
S/O Binapani Mitra
8/A
RAMKRISHNA GHOSH ROAD
SINTHEE
Kolkata
Kolkata
West Bengal - 700050
Mobile : 9433799909

Date: 02/11/2011

Ref. No : 00007731-00118159-00090193-



UA 07807500 1 IN

আপনার আধার সংখ্যা/Your Aadhaar No. :

6753 0433 8357

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুদীপ্ত মিত্র
Sudipta Mitra
জন্ম সাল / Year of Birth : 1951
পুরুষ / Male

6753 0433 8357



আধার – সাধারণ মানুষের অধিকার

Self attested.
Sudipta Mitra.



নির্দেশ

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন।
- কোনো প্রকার সাহায্যের জন্য :-
ফোন নং. 1800 180 1947-এ যোগাযোগ করুন, অথবা ,
পি.ও. বক্স নং. 1947, ব্যাঙ্গালুরু-560001-এ চিঠি লিখুন,
অথবা help@uidai.gov.in-এ ই-মেল করুন।

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-
Call 1800 180 1947 or;
Write to P.O. Box No. 1947, Bengaluru - 560 001 or;
Email at help@uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: S/O বিনাপানি মিত্র, ৮/এ, রামকৃষ্ণ ঘোষ রোড, সিন্ধি, কলকাতা, পশ্চিমবঙ্গ,
700050

Address: S/O Binapani Mitra, 8/A, RAMKRISHNA GHOSH ROAD, SINTHEE,
Kolkata, West Bengal. 700050

Aadhaar – Sadharan Manusher Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOKA BASU
KRISHNA MITRA
29/09/1947
Permanent Account Number
ANEPB3399J

Aloka Basu
Signature



Aloka Basu



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাত্বক্তির আই ডি / Enrollment No.: 1040/19986/30131

To
অলোকা বসু
Aloka Basu
N89/1 LALBAHADUR SASHTRI ROAD
Konnagar (M)
Konnagar
Hooghly
West Bengal 712235

25/03/2013



MN002504448FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6414 1831 4527

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অলোকা বসু
Aloka Basu
পিতা : অমল কৃষ্ণ মিত্র
Father : AMAL KRISHNA MITRA
জন্ম সাল / Year of Birth : 1947
মহিলা / Female

6414 1831 4527



আধার - সাধারণ মানুষের অধিকার

Aloka Basu



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



আধার

ঠিকানা:

এন৮৯-১ লালবাহাদুর শাস্ত্রী রোড,
কোন্নগর (মিউনিসিপ্যালিটি), কোন্নগর,
হুগলী, পশ্চিমবঙ্গ, 712235

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:

N89/1 LALBAHADUR SASHTRI
ROAD, Konnagar (M), Konnagar,
Hooghly, West Bengal, 712235

6414 1831 4527



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার
GOVERNMENT OF INDIA



রত্না বসু
Ratna Basu
জন্ম সাল / Year of Birth : 1950
মহিলা / Female

7284 8607 8296



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: D/O অমল কৃষ্ণ মিত্র, ৪৮/১৭এ, সাউথ সিন্থি রোড, সিন্থি, কলকাতা,
পশ্চিমবঙ্গ, ৭০০০৫০

Address: D/O Amal Krishna Mitra, 48/17A, SOUTH SINTHEE ROAD, SINTHEE,
Sinthee, Kolkata, West Bengal, 700050

Aadhaar - Sadharan Manusher Adhikar

Ratna Basu

आयकर विभाग
INCOME TAX DEPARTMENT
RATNA BASU
AMAL KRISHNA MITRA
04/06/1950
Permanent Account Number
AXKPB3843P
Ratna Basu
Signature

भारत सरकार
GOVT. OF INDIA

भारत
सरकार

09052010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजली, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sanyam Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

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

Ratna Basu.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACAPC3738M



नाम /NAME

HASHI COOMAR

पिता का नाम /FATHER'S NAME

AMAL KRISHNA MITRA

जन्म तिथि /DATE OF BIRTH

16-07-1958

हस्ताक्षर /SIGNATURE

Hashi Coomar

Hashi Coomar

आयकर आयुक्त, प.व.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Hashi Coomar



भारत सरकार
GOVERNMENT OF INDIA



হাশি কুমার
Hashi Coomar
পিতা : অমল কৃষ্ণ মিত্র
Father : AMAL KRISHNA MITRA
জন্ম সাল / Year of Birth : 1957
মহিলা / Female



5289 9652 4918

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
132A, বি.কে.পাল এভিনিউ,
হাটখোলা, কোলকাতা, পশ্চিমবঙ্গ,
700005

Address:
132A B.K PAL AVENUE,
Hatkhola S.O. Hatkhola,
Kolkata, West Bengal,
700005

192
1800 180 1822

192
http://uidai.gov.in

WWW
www.uidai.gov.in

192
1800 180 1822
Bengal-700005

Hashi Coomar



Suraj Kumar Gupta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CQCPG2563A



नाम / Name
SURAJ KUMAR GUPTA

पिता का नाम / Father's Name
ANANDA KUMAR GUPTA

जन्म की तारीख / Date of Birth
20/06/1997

Suraj Kumar Gupta


हस्ताक्षर / Signature



18/08/2018

Suraj Kumar Gupta

इस कार्ड के लो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रणालि एवं तकनीकी),
पी-7,
उड़ीशी बदायर,
पालकमा - 700 089.
If this card is lost/found kindly inform/return to the issuing authority:
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowhee Square.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADEPD0733A
नाम /NAME	SITANGSU DASGUPTA
पिता का नाम /FATHER'S NAME	PRAMODE RANJAN DASGUPTA
जन्म तिथि /DATE OF BIRTH	01-04-1953
हस्ताक्षर /SIGNATURE	
Sitangsu Dasgupta	आयकर आयुक्त, प.नं. XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Major Information of the Deed

Deed No :	I-1902-11091/2022	Date of Registration	19/09/2022
Query No / Year	1902-2002511219/2022	Office where deed is registered	
Query Date	19/08/2022 7:22:53 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SITANGSU DASGUPTA 60, Rafi Ahmed Kidawi Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831225148, 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. 70,00,000/-	Rs. 70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,80,120/- (Article:23)	Rs. 70,098/- (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:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramkrishna Ghosh Road, , Premises No: 8A, , Ward No: 002 Pin Code : 700050



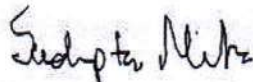


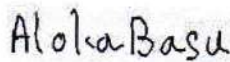
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 7 Chatak 9.5 Sq Ft	46,00,000/-	46,00,000/-	Property is on Road Adjacent to Metal Road,
L2	(RS :-)		Bastu	24 Sq Ft	1,20,000/-	1,20,000/-	Property is on Road
L3	(RS :-)		Office	2 Chatak 10 Sq Ft	8,00,000/-	8,00,000/-	Property is on Road
L4	(RS :-)		Dokan	24 Sq Ft	4,80,000/-	4,80,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :		2.7328Dec	60,00,000 /-	60,00,000 /-	
		Grand Total :		2.7328Dec	60,00,000 /-	60,00,000 /-	






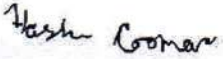
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	956 Sq Ft.	8,50,000/-	8,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 416 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 540 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	24 Sq Ft.	20,000/-	20,000/-	Structure Type: Structure, CS: 1
<p>Gr. Floor, Area of floor : 24 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					



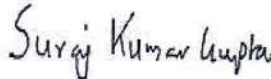
S3	On Land L3	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L4	24 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 24 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1104 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr SUDIPTA MITRA Son of Late Amal Krishna Mitra Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office			Signature 
	19/09/2022	19/09/2022	LTI	19/09/2022
8A, Ramkrishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx1D, Aadhaar No: 67xxxxxxxx8357, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				
2	Name Mrs ALOKA BASU Wife of Late Kanugopal Basu Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office			Signature 
	19/09/2022	19/09/2022	LTI	19/09/2022
89/1, Lalbahadur Sastri Road, City:- , P.O:- Konnagar, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 712235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx9J, Aadhaar No: 64xxxxxxxx4527, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mrs RATNA BASU Wife of Mr Pradip Kumar Basu Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office			
	19/09/2022	LTI 19/09/2022	19/09/2022	
48/17A, South Sinthee Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx3P, Aadhaar No: 72xxxxxxx8296, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mrs HASHI COOMAR Wife of Mr Atanu Coomar Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office			
	19/09/2022	LTI 19/09/2022	19/09/2022	
132A, B.K.Paul Avenue, City:- , P.O:- Hathkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx8M, Aadhaar No: 52xxxxxxx4918, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SURAJ KUMAR GUPTA (Presentant) Son of Mr Ananda Kumar Gupta Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office			
	19/09/2022	LTI 19/09/2022	19/09/2022	
Son of Mr Ananda Kumar Gupta 47/25A, Ramkrishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CQxxxxxx3A, Aadhaar No: 24xxxxxxx9469, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITANGSU DASGUPTA Son of Late Pramode Ranjan Dasgupta 60, Rafi Ahmed Kidawi Road, City:- , P.O:- Bangur, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055			
	19/09/2022	19/09/2022	19/09/2022

Identifier Of Mr SUDIPTA MITRA, Mrs ALOKA BASU, Mrs RATNA BASU, Mrs HASHI COOMAR, Mr SURAJ KUMAR GUPTA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-0.598411 Dec
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-0.598411 Dec
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-0.598411 Dec
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-0.598411 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-0.01375 Dec
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-0.01375 Dec
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-0.01375 Dec
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-0.01375 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-0.0572917 Dec
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-0.0572917 Dec
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-0.0572917 Dec
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-0.0572917 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-0.01375 Dec
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-0.01375 Dec
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-0.01375 Dec
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-0.01375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-239.00000000 Sq Ft
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-239.00000000 Sq Ft
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-239.00000000 Sq Ft
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-239.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft

4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-25.00000000 Sq Ft
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-25.00000000 Sq Ft
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-25.00000000 Sq Ft
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-25.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDIPTA MITRA	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft
2	Mrs ALOKA BASU	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft
3	Mrs RATNA BASU	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft
4	Mrs HASHI COOMAR	Mr SURAJ KUMAR GUPTA-6.00000000 Sq Ft

Endorsement For Deed Number : I - 190211091 / 2022

On 19-09-2022

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 13:53 hrs on 19-09-2022, at the Office of the A.R.A. - II KOLKATA by Mr SURAJ KUMAR GUPTA ,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 70,00,000/-

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

Execution is admitted on 19/09/2022 by 1. Mr SUDIPTA MITRA, Son of Late Amal Krishna Mitra, 8A, Ramkrishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. Mrs ALOKA BASU, Wife of Late Kanugopal Basu, 89/1, Lalbahadur Sastri Road, P.O: Konnagar, Thana: Konnagar, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession House wife, 3. Mrs RATNA BASU, Wife of Mr Pradip Kumar Basu, 48/17A, South Sinthee Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 4. Mrs HASHI COOMAR, Wife of Mr Atanu Coomar, 132A, B.K.Paul Avenue, P.O: Hathkhola, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 5. Mr SURAJ KUMAR GUPTA, Son of Mr Ananda Kumar Gupta, 47/25A, Ramkrishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service

Indetified by Mr SITANGSU DASGUPTA, , , Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,098/- (A(1) = Rs 70,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 70,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2022 8:01PM with Govt. Ref. No: 192022230123742931 on 17-09-2022, Amount Rs: 70,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWUCBB0 on 17-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,80,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,80,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 284681, Amount: Rs.100/-, Date of Purchase: 14/03/2022, Vendor name: G C SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2022 8:01PM with Govt. Ref. No: 192022230123742931 on 17-09-2022, Amount Rs: 2,80,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWUCBB0 on 17-09-2022, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 390259 to 390283
being No 190211091 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.21 14:24:29 -07:00
Reason: Digital Signing of Deed.

mg
(Satyajit Biswas) 2022/09/21 02:24:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)