

09563/22

T- 9560/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 341990

20/7
12:05pm
8-1942890

Certified that the document is admitted & Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

20 JUL 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 20th day of
July , 2022 (Two Thousand Twenty-Two) B E T W E E N ;

10562

07 JUL 2022

NO.....Rs.-**100/-** Date.....

Name: *Sum Enterprise*

Address: *21/7 Aswini Datta Road, Kol-29*

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

07 JUL 2022



Partho Saha

District Sub-Registrar-II
Alipore, South 24 Parganas

20 JUL 2022

SMT. BANI GHOSH, having PAN : DSTPG6008N, Aadhaar No.5434 6492 0951, wife of Late Bimal Ghosh, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 128/2, Hazra Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, hereinafter called and referred to as “the **VENDOR**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

AND

SUN ENTERPRISE, a Proprietorship Firm, having its registered Office at 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Lake P.S., Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, by nationality : Indian, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), hereinafter called and referred to as “the **PURCHASER**” (which term or

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS originally one Promotha Nath Ghosh had purchased in the benam of his son Bimal Kanti Ghosh **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs more or less together with old dilapidated 2 (Two) storied Building, having an area of 1600 (One Thousand Six Hundred) Square Feet more or less in each floor, totaling 3200 (Three Thousand Two Hundred) Square Feet more or less standing thereon, situate and lying at Premises No.128/2, Hazra Road being the demarcated portion of Premises No.128/1, Hazra Road, under Police Station : previously Bhowanipore at present Kalighat, District : previously 24 Parganas at present 24 Parganas (South), by virtue of a registered Indenture from the then Owner "**THE EAST INDIA HOUSING & LAND DEVELOPMENT TRUST LIMITED**". The aforesaid Deed was duly registered on 13th January, 1953 in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.14, Pages 28 to 34, Being No.193 for the year 1953.

AND WHEREAS thereafter said Bimal Kanti Ghosh executed and registered one Deed of Release (Mukti Patra) in respect of

the aforesaid property in favour of his father Promotha Nath Ghosh because he was the actual Purchaser of the aforesaid property. The aforesaid Deed was duly registered on 14th December, 1959 in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Being No.9891 for the year 1959.

AND WHEREAS thus after such release, said Promotha Nath Ghosh became the sole and absolute Owner of the aforesaid property and duly mutated his name with the Office of the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, under Ward No.73, bearing Assessee No.11-073-11-0028-7, District : 24 Parganas (South) and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Promotha Nath Ghosh died intestate on 11th October, 1970 leaving behind him surviving his three sons viz. Bimal Kanti Ghosh, Amal Kanti Ghosh, Nirmal Kanti Ghosh and one daughter Smt. Mira Chanda as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act,

1956 each having undivided 1/4th share of the same. Be it noted that wife of said Promotha Nath Ghosh predeceased him.

AND WHEREAS after such inheritance, said three brothers along with their sister became the joint Owners of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, said Bimal Kanti Ghosh died intestate on 19th August, 1992 leaving behind him surviving his wife viz. Smt. Bani Ghosh and one daughter viz. Smt. Sumita Das, as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956, each having the Owner of undivided 1/8th share of the aforesaid property.

AND WHEREAS said Amal Kanti Ghosh also died intestate on 15th April, 2011 and his wife viz. Smt. Shibani Ghosh also died intestate on 18th May, 2021 leaving behind them surviving their one daughter viz. Smt. Indrani Bose, as their only legal heir and successor, who inherited the undivided 1/4th share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

AND WHEREAS in the manner stated above, said Nirmal Kanti Ghosh, Smt. Mira Chanda, Smt. Bani Ghosh, Smt. Sumita Das and Smt. Indrani Bose became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs more or less together with old dilapidated 2 (Two) storied Building, having an area of 1600 (One Thousand Six Hundred) Square Feet more or less in each floor, totaling 3200 (Three Thousand Two Hundred) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, bearing Assessee No.11-073-11-0028-7, District Sub-Registry Office at Alipore, morefully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PREMISES/PROPERTY**" and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed of the said property as joint Owners thereof, said Smt. Bani Ghosh, the Vendor herein, declared to sell her undivided 1/8th share of

the said property i.e. **ALL THAT** piece and parcel of undivided 1/8th share of the total land measuring about 3 (Three) Cottahs more or less i.e. undivided land area comes to **6** (Six) Chittacks more or less together with undivided 1/8th share of the total old dilapidated 2 (Two) storied Building, having an area of 1600 (One Thousand Six Hundred) Square Feet more or less in each floor, all total comes to 3200 (Three Thousand Two Hundred) Square Feet more or less i.e. structure area comes to undivided **400** (Four Hundred) Square Feet more or less, being known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, morefully described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PORTION**" to any prospective Buyer/s.

AND WHEREAS having come to learn about the said intention of the Vendor, the Purchaser being desirous for purchasing the said portion approached to the Vendor and has offered a price of Rs.20,00,000/- (Rupees Twenty Lac) only, which the Vendor herein has accepted considering the same as highest marketable price and has agreed to sell the said portion in favour of the Purchaser herein.

AND WHEREAS the Vendor has represented to the Purchaser that the right, title and interest of the Vendor in the said portion is free from all encumbrances whatsoever and there is no impediment of any nature whatsoever by reason of which the Vendor may be prevented from entering into this Agreement for transfer of the said portion in its entirety in favour of the Purchaser.

AND WHEREAS that there is no Notice of Acquisition or Requisition received or pending in respect of the said property as well as also in respect of the said portion issued by any Authority/ies.

AND WHEREAS the Vendor further declares that there is no Civil Suit pending in any Court/s of Law in regard to the said property as well as also in respect of the said portion or part or portion thereof.

AND WHEREAS the Purchaser has gone through all relevant papers of the said property and relying upon the representation of the Vendor herein and being satisfied is willing to purchase the said portion.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the said portion in its entirety for the consideration on the terms and conditions mentioned hereafter.

AND WHEREAS after receiving the full consideration money as agreed upon, the Vendor herein has this day execute and register the final Deed of Conveyance in respect of the said portion, morefully described in the **SECOND SCHEDULE** hereunder written, in favour of the Purchaser herein, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH in pursuance of the said Agreement and in consideration of a sum of Rs.20,00,000/- (Rupees Twenty Lac) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and has received of and from the same and every part thereof as per Memo below, the Vendor herein doth hereby release, acquit, exonerate and discharge the Purchaser the said portion hereby conveyed), the Vendor doth hereby indefeasibly grant, sell,

convey, transfer, assign and assure **ALL THAT** piece and parcel of undivided 1/8th share of the total land measuring about 3 (Three) Cottahs more or less i.e. undivided land area comes to **6** (Six) Chittacks more or less together with undivided 1/8th share of the total old dilapidated 2 (Two) storied Building, having an area of 1600 (One Thousand Six Hundred) Square Feet more or less in each floor, all total comes to 3200 (Three Thousand Two Hundred) Square Feet more or less i.e. structure area comes to undivided **400** (Four Hundred) Square Feet more or less, being known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, morefully described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PORTION**" free from all encumbrances, charges, liens, mortgages, lispences and attachments whatsoever to the said portion of the said property **OR HOWSOEVER OTHERWISE** the said portion or any part thereof now are or is or hereto before were/was situated, tenanted, butted & bounded, called, known, numbered, described or distinguished together with said property and also

to have all rights of easements for water, taps, pipes of water connections, electric coil, cables, telephones, gas and other usual right to entire upon under and along the said portion and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and/or rights, liberties, privileges, easements and appurtenances whatsoever to the said portion belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest claim or demands whatsoever both at law or in equity of the Vendor unto and upon the said portion or any part thereof together with all deeds, pattas, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which the Vendor shall deliver to the Purchaser and all rights and advantages of the Vendor and **TO HAVE AND TO HOLD** the said portion hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchaser absolutely and forever and free from all encumbrances and the Vendor doth hereby covenant with the Purchaser **THAT**

NOTWITHSTANDING any act, deed of things by the Vendor or by any of her predecessor-in-title done or knowingly suffered to the contrary, the Vendor has good right, full power and absolute authority to grant, convey, transfer and assure the said portion hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter quietly enter and peaceably possess and enjoy the said portion and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or interest from her or under her successors or predecessors-in-title, liens, equipments, lispences and that free from all encumbrances whatsoever made or suffered by the Vendor or any of her successors and predecessor-in-title or any person/s lawfully or equitably claiming as aforesaid. **AND WHEREAS** the Vendor covenants to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever and further that the Vendor and all persons have or equitably claiming any estate or interest in the said portion or

any part thereof from under or in trust for the Vendor or from or under any of her successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser doth and execute to cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said portion and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or reasonably required and the Vendor shall handover and deliver to the Purchaser all the original documents of title papers relating to the said property hereby granted and conveyed, more particularly described in the **SECOND SCHEDULE** hereunder written at the time of registration of the present Deed of Sale.

THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. **THAT** the Vendor has got free clear and marketable title therein and except the Vendor no other person/s has/have any right, title and interest over the said portion and/or any part thereof.

2. **THAT** the said portion is not subject to any acquisition or requisition proceedings and the Vendor has no knowledge of the same and has not received any such notice from any authority or authorities to that effect.
3. **THAT** the said portion or any part thereof as well as the said property is not charged and/or mortgaged with any bodies, banks any financial institutions etc. by the Vendor herein.
4. **THAT** the Vendor herein confirmed and undertakes that she will be liable to execute and sign all documents, forms, petitions, applications in favour of the Purchaser herein regarding the said portion or its any part for the betterment of the title of the said property and other purposes at the request of the Purchaser herein.
5. **THAT** the Vendor confirms that she will keep indemnify the Purchaser herein regarding any claims and/or demands by anybody in respect of said portion in future.
6. **THAT** the Vendor admits and confirms that if any statements or declarations made in these present

regarding the title of the said portion as well as the said property are to be found not true and false then she will be liable to be implicated in present law.

7. That the present Vendor this day handed over possession of the said portion of the said property under her occupation to the Purchaser vacant in condition.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs be the same a little more or less together with old dilapidated 2 (Two) storied Building, having an area of 1600 (One Thousand Six Hundred) Square Feet more or less in each floor, totaling 3200 (Three Thousand Two Hundred) Square Feet more or less with cemented flooring standing thereon, being known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, bearing Assessee No.11-073-11-0028-7, District Sub-Registry Office at Alipore, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto, morefully and particularly shown and delineated with "**RED**"

border line in the **MAP** or **PLAN** annexed hereto being the part of this Deed and the same is butted & bounded by :-

ON THE NORTH	:	128/1, Hazra Road ;
ON THE SOUTH	:	128/3, Hazra Road ;
ON THE EAST	:	128/4A, Hazra Road ;
ON THE WEST	:	40' wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PORTION)

ALL THAT piece and parcel of undivided $1/8^{\text{th}}$ share of the total land measuring about 3 (Three) Cottahs more or less i.e. undivided land area comes to **6** (Six) Chittacks more or less together with undivided $1/8^{\text{th}}$ share of the total old dilapidated 2 (Two) storied Building, having an area of 1600 (One Thousand Six Hundred) Square Feet more or less in each floor, all total comes to 3200 (Three Thousand Two Hundred) Square Feet more or less i.e. structure area comes to undivided **400** (Four Hundred) Square Feet more or less and each floor comes to undivided 200 (Two Hundred) Square Feet more or less, being known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, morefully described in the **FIRST SCHEDULE** hereinabove written.

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

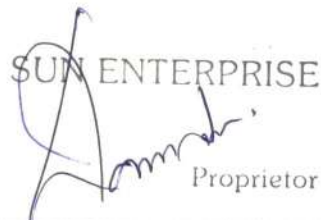
in the presence of :-

WITNESSES :-

1. Bani Ghosh
1/26 Nefaj' Nagar
KOL-92

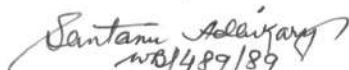

Signature of the **OWNER/**
VENDOR

2. Rebayal Zama Sandan
26/1 Chandra Ghosh Lane
Kol - 26


SUN ENTERPRISE
Proprietor

Signature of the **PURCHASER**

Drafted by me :-


Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-


DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.20,00,000/- (Rupees Twenty Lac) only being the consideration in full towards sale of the said portion, as mentioned in the **SECOND SCHEDULE** hereinabove written, as per Memo below :-

MEMO

SL. No.	DATE	CHEQUE No.	BANK WITH BRANCH	AMOUNT
1.	22/06/2022	000068	H.D.F.C. Bank (Hindustan Rd Branch)	50,000/-
2.	08/07/2022	Cash	Cash	1,25,000/-
3.	20/07/2022	Cash	Cash	25,000/-
4.	20/07/2022	003628	Demand Draft by H.D.F.C Bank (Hindustan Rd)	18,00,000/-
5.				/
6.				
7.				
8.				
Total :				Rs.20,00,000/-
(RUPEES TWENTY LAC) ONLY				

Bani Ghosh

WITNESSES :-

1. Subhansu Barua
1/26 Netaji Mgr
Kul-92

Bani Ghosh

Signature of the **OWNER/**
VENDOR

2. Prabhat Kumar Sarda
26, Rai Chandra Ghosh lane
Kul-26

Thumb

1st finger

Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name BANI GHOSH

Signature Bani Ghosh



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Tushar S. Camdar

Signature Tushar

Thumb

1st finger

Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger

Middle Finger Ring Finger Small Finger

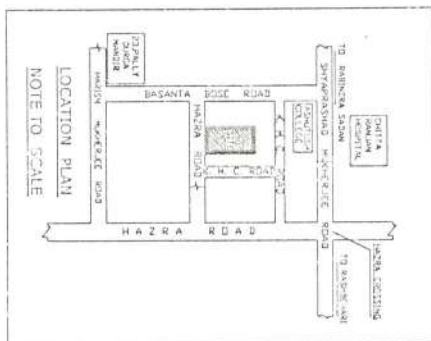
PHOTO	left hand					
	right hand					

Name

Signature

SURVEY PLAN OF
PREMISES NO-128/2, HAZRA ROAD
KOLKATA- 700026
SCALE- 1 : 100

LAND AREA, -197.532 SQ.MT. = 07X-15CH-12 SFT. = 2127 SFT.



Pravin Ghosh
VENDOR

Pravin Ghosh
PURCHASER



District Sub-Registrar-II
Alipore, South 24 Parganas
20 JUL 2022



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

GRN Details

GRN: 192022230077018831 Payment Mode: Online Payment
GRN Date: 19/07/2022 13:13:13 Bank/Gateway: HDFC Bank
BRN : 1849409065 BRN Date: 19/07/2022 13:15:29
Payment Status: Successful Payment Ref. No: 2001942890/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Tushar Kamdar
Address: 21/4 Aswini Dutta Road Dover
Mobile: 9830555565
Email: t.kamdar89@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2001942890
Applicant's Name: Mr PARTHA SANA
Identification No: 2001942890/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001942890/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	98470
2	2001942890/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	24652
Total				123122

IN WORDS: ONE LAKH TWENTY THREE THOUSAND ONE HUNDRED TWENTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DSTPG6008N

नाम / Name
BANI GHOSH

पिता का नाम / Father's Name
PREMANSU GUHA

जन्म की तारीख / Date of Birth
03/06/1939

हस्ताक्षर / Signature
Bani Ghosh

70730



Bani Ghosh

भारत सरकार
Government of India

Download Date: 24/03/2021



Bani Ghosh
Date of Birth/DOB: 03/06/1939
Female/ FEMALE

Issue Date: 05/03/2021

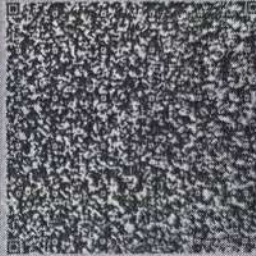
5434 6492 0951
VID : 9123 6198 5543 8480

मेरा आधार, मेरी पहचान

Bani Ghosh

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O: Bimal Ghosh, 128, HAZRA ROAD,
BHOWANIPORE, Kalighat, Kolkata,
West Bengal - 700026



5434 6492 0951
VID : 9123 6198 5543 8480

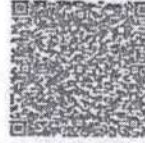
1547 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA

Tushar.S. Kamdar

DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sharad.H.Kamdar, 38A/26, JYOTISH
ROY ROAD, New Alipore, Kolkata,
West Bengal - 700053

7238 5672 5991

1947
1000 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



Sharad

Major Information of the Deed

Deed No :	I-1602-09560/2022	Date of Registration	20/07/2022
Query No / Year	1602-2001942890/2022	Office where deed is registered	
Query Date	27/06/2022 2:59:16 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20,00,000/-		Rs. 24,63,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 98,570/- (Article:23)		Rs. 24,684/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Tolly Nala -- Hazra More (Premises Nos. 113/1A to 128)) , , Premises No: 128/2, , Ward No: 073 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Chatak	18,00,000/-	21,93,750/-	Width of Approach Road: 40 Ft.,
Grand Total :				.6188Dec	18,00,000 /-	21,93,750 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1.	On Land L1	400 Sq Ft.	2,00,000/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	2,00,000 /-	2,70,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt BANI GHOSH Wife of Late BIMAL GHOSH Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
128/2 HAZRA ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DSxxxxxx8N, Aadhaar No: 54xxxxxxxx0951, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office	 20/07/2022	 LTI 20/07/2022	 20/07/2022
Son of Late SHARAD H KAMDAR 38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 20/07/2022	 20/07/2022	 20/07/2022
Identifier Of Smt BANI GHOSH, Mr TUSHAR S KAMDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt BANI GHOSH	Mr TUSHAR S KAMDAR-0.61875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt BANI GHOSH	Mr TUSHAR S KAMDAR-400.00000000 Sq Ft

On 20-07-2022

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 12:05 hrs on 20-07-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr TUSHAR S KAMDAR ,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 24,63,750/-

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

Execution is admitted on 20/07/2022 by 1. Smt BANI GHOSH, Wife of Late BIMAL GHOSH, 128/2 HAZRA ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mr TUSHAR S KAMDAR, Son of Late SHARAD H KAMDAR, 38A/26 JYOTISH ROY ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,684/- (A(1) = Rs 24,638/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 24,652/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2022 1:15PM with Govt. Ref. No: 192022230077018831 on 19-07-2022, Amount Rs: 24,652/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1849409065 on 19-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 98,570/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 98,470/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 341990, Amount: Rs.100/-, Date of Purchase: 07/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2022 1:15PM with Govt. Ref. No: 192022230077018831 on 19-07-2022, Amount Rs: 98,470/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1849409065 on 19-07-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 333433 to 333461

being No 160209560 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.07.22 10:52:45 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/07/22 10:52:45 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)