

3410/25

D 3194/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 939396

04/07/25
04/07/25

Certified that the document
is admitted to Registration.
The signature sheet/s and the
endorsement sheets attached
with this document are the
part of this document.

Addl. District Sub Registrar
Garia, South 24 Parganas

040725

DEED OF CONVEYANCE

1. Date : 04/07/2025
2. Place : Kolkata
3. Parties :

NO. 185 Date: 1 JUL 2025 Rs 100/-
Name: Debasish Roy (Adv)
Address: Alipore Police Court
Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

Signature of Vendor



Addl. District Sub Registrar
Garia, South 24 Parganas

Identified by
Debasish Roy
Advocate

Alipore Police Court
Vol - 27

040725

BY & BETWEEN

- 3.1 Mr. PRAMODE RANJAN SENGUPTA @ PROMOD RANJAN SENGUPTA (PAN No. BFCPS1449P & AADHAAR No. 4384 6579 6988, D.O.B. – 10.06.1949)** son of Late Sudhir Kumar Sengupta, by faith-Hindu, by occupation – retired person, by Nationality- Indian, residing at 832, Bhattacharya Bagan, Basudebpur 1 No., P.S. Magra, P.O. Tribeni, P.I.N. – 712503, District - Hooghly.
- 3.2 Mrs. RINA SEN @ RINA SENGUPTA (PAN No. DGGPS7030K & AADHAAR No. 9794 3625 2227, D.O.B. – 01.01.1951)** wife of Late Nikhil Kumar Sen @ Nikhil Kumar Sengupta, by faith-Hindu, by occupation – housewife, by Nationality- Indian, residing at 832, Bhattacharjee Bagan, Basudebpur 1 No., P.S. Magra, P.O. Tribeni, P.I.N. – 712503, District - Hooghly.
- 3.3 Mr. SUPRATIM SEN @ SUPRATIM SENGUPTA (PAN No. ATRPS5154P & AADHAAR No. 7352 5973 0073, D.O.B. – 02.01.1978)** son of Late Nikhil Kumar Sen @ Nikhil Kumar Sengupta, by faith-Hindu, by occupation – business, by Nationality- Indian, residing at 832, Bhattacharjee Bagan, Basudebpur 1 No., P.S. Magra, P.O. Tribeni, P.I.N. – 712503, District - Hooghly.
- 3.4 Mrs. SUPARNA SEN @ SUPARNA SENGUPTA (PAN No. DITPS7346B & AADHAAR No. 7488 7887 4660, D.O.B. – 08.09.1983)** daughter of Late Nikhil Kumar Sen @ Nikhil Kumar Sengupta, by faith-Hindu, by occupation – business, by Nationality- Indian, residing at 832, Bhattacharjee Bagan, Basudebpur 1 No., P.S. Magra, P.O. Tribeni, P.I.N. – 712503, District - Hooghly.

Hereinafter called and referred to as the “VENDORS” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, administrators, executors, representatives and assigns of the **FIRST PART**.



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

AND

- 3.5 **Mr. SUDIPTA SENGUPTA (PAN No. BLKPS4137E & AADHAAR No. 2615 1893 1801, D.O.B. – 06.05.1977)** son of Late Suhrid Kumar Sengupta, by faith- Hindu, by occupation – business, by Nationality-Indian, residing at 37, Lake Garden, Laskarpur, P.S. Narendrapur (formerly – Sonarpur), P.O. Laskarpur, P.I.N. – 700153, District – South 24 Parganas.

Hereinafter collectively called and referred to as the “**PURCHASER**” (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns of the **SECOND PART**).

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject matter of Conveyance:

- 4.1 **Said Property:** ALL THAT piece and parcel of **undivided 1 Katha 8 Chatak equivalent to 24 Chatak** land more or less bastu land out of total land admeasuring about **3 Katha equivalent to 4.94999 decimal** be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – **Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding **L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of **Rajpur Sonarpur Municipality**, under the jurisdiction of **A.D.S.R. Garia, South 24 Parganas**, hereinafter referred to as the “**SAID PROPERTY**”.

5. Background, Representations, Warranties and Covenants:

- 5.1 **Representations and Warranties Regarding the Title:** The Vendors have made the following representation and given the following warranty to the Purchaser regarding the title.

- B. **Partition of India:** After the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

- C. **Refugee Rehabilitation:** (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta of LOP- 37, Garia Laskarpur, G.S. Scheme, Police Station- Sonarpur (now Narendrapur), Post Office- Laskarpur, Kolkata- 700153, District- South 24 Parganas, were such persons who had to come to use and occupy a piece of land more fully described in the Schedule hereunder and said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation and the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in C.S. Dag No. 758(P), 759(P), 58(P) of Mouza - Laskarpur under P.S. Narendrapur (formerly Sonarpur) in District - South 24 Parganas under the provisions of the L.D.P. Act 1948/ L.A. Act I of 1894 including the plot, acquired by the said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta.
- D. **Gift Deed :** It has been decided by the Government of West Bengal to make a gift of the said plot of land in favour of (1) Late Suhrid Kumar Sengupta, (2) Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta so as to confer absolute right title and interest in he said land where they have been residing peacefully for a long time more fully described in the Schedule below and subsequently by the way of an Indenture made on 13.04.1993, registered in the office of A.D.S.R. Alipore, South 24 Parganas, duly recorded in Book No. I, Volume No. 8, Pages from 41 to 44, Being No. 536 for the year 1993., the Governor of the State of West Bengal



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

being the Donor through the Refugee Relief and Rehabilitation Department of Government of West Bengal gifted and transferred ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas in favour of (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta, being the Donee mentioned therein the said Deed.

- E. **Mutation:** After that said (1) Late Suhrid Kumar Sengupta, (2) Late Nikhil Kumar Sengupta, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta became the absolute and joint owners of the aforesaid property got their names mutated in the office of Rajpur Sonarpur Municipality vide Municipal Holding No. 54, Street- Lake Garden, under Ward No. 31, P.I.N. – 700153 and used to pay all his taxes to the respected authority and authorities time to time and thus each of them individually became the owner of undivided 1/4th share i.e. 12 Chatak of the entire 3 Katha land more fully described in the Schedule below.
- F. **Ownership of Late Suhrid Kumar Sengupta, and others:** Thus under the above mentioned facts and circumstances (1) Late Suhrid Kumar Sengupta, (2) Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen, (3) Nirode Baran Sen @ Nirod Baran Sengupta and (4) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, all sons of Late Sudhir Kumar Sengupta became the absolute and joint owners of ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas.

- Thus **Late Suhrid Kumar Sengupta**, individually became the owner of **undivided 1/4th share i.e. 12 Chatak** of the entire 3 Katha land more fully described in the Schedule below ;
- Thus **Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen**, individually became the owner of **undivided 1/4th share i.e. 12 Chatak** of the entire 3 Katha land more fully described in the Schedule below ;
- Thus **Nirode Baran Sen @ Nirod Baran Sengupta**, individually became the owner of **undivided 1/4th share i.e. 12 Chatak** of the entire 3 Katha land more fully described in the Schedule below ;
- Thus **Pramode Ranjan Sengupta @ Promod Ranjan Sengupta**, individually became the owner of **undivided 1/4th share i.e. 12 Chatak** of the entire 3 Katha land more fully described in the Schedule below.

- G. **Demise of Suhrid Kumar Sengupta:** While peacefully enjoying his undivided share in the aforesaid property more fully described in the Schedule below Suhrid Kumar Sengupta died intestate on 24.05.2024, leaving behind his wife namely (1) **Swapna Sengupta**, one son namely (2) **Sudipta Sengupta** and one daughter namely (3) **Sangita Jana** to jointly inherit his aforesaid undivided 1/4th share i.e. 12 Chatak land more or less as legal heir and successors and each legal heir individually became the owner of **undivided 1/12th share i.e. 4 Chatak** of the entire 3 Katha land more fully described in the Schedule below.



Addl. District Sub Registrar
Garia, South 24 Parganas

- Thus **Swapna Sengupta**, individually became the owner of undivided **1/12th** share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
 - Thus **Sudipta Sengupta**, individually became the owner of undivided **1/12th** share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
 - Thus **Sangita Jana**, individually became the owner of undivided **1/12th** share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
- H. **Demise of Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen:** While peacefully enjoying his undivided share in the aforesaid property more fully described in the Schedule below **Nikhil Kumar Sengupta @ Late Nikhil Kumar Sen** died intestate on 07.09.2022, leaving behind his wife namely (1) **Mrs. Rina Sen @ Rina Sengupta**, one son namely (2) **Mr. Supratim Sen @ Supratim Sengupta** and one daughter namely (3) **Mrs. Suparna Sen @ Suparna Sengupta** to jointly inherit his aforesaid undivided **1/4th** share i.e. 12 Chatak land more or less as legal heir and successors and each legal heir individually became the owner of **undivided 1/12th share share i.e. 4 Chatak** of the entire 3 Katha land more fully described in the Schedule below.
- Thus **Mrs. Rina Sen @ Rina Sengupta**, individually became the owner of undivided **1/12th** share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;
 - Thus **Mr. Supratim Sen @ Supratim Sengupta**, individually became the owner of undivided **1/12th** share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below ;



Addl. District Sub Registrar
Garia, South 24 Parganas

040726

- Thus **Mrs. Suparna Sen @ Suparna Sengupta**, individually became the owner of undivided 1/12th share i.e. 4 Chatak of the entire 3 Katha land more fully described in the Schedule below .

- I. Ownership of Swapna Sengupta and others: Thus under the above circumstances (1) Swapna Sengupta, (2) Sudipta Sengupta, (3) Sangita Jana, (4) Mrs. Rina Sen @ Rina Sengupta, (5) Mr. Supratim Sen @ Supratim Sengupta, (6) Mrs. Suparna Sen @ Suparna Sengupta, (7) Nirode Baran Sen @ Nirod Baran Sengupta and (8) Pramode Ranjan Sengupta @ Promod Ranjan Sengupta became the absolute and joint owners of the landed property i.e. ALL THAT piece and parcel of bastu land admeasuring about 3 Katha equivalent to 4.94999 decimal be the same a little more or less lying and situated under Mouza – Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P) corresponding L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153, under the territorial limits of Rajpur Sonarpur Municipality, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas .

Name	Total Land	Share	Area
Swapna Sengupta	3 Katha	Undivided 1/12th Share	4 Chatak
Sudipta Sengupta		Undivided 1/12 Share	4 Chatak
Sangita Jana,		Undivided 1/12th Share	4 Chatak
Mrs. Rina Sen @ Rina Sengupta		Undivided 1/12th Share	4 Chatak
Mr. Supratim Sen @ Supratim Sengupta		Undivided 1/12th Share	4 Chatak
Mrs. Suparna Sen @ Suparna Sengupta,		Undivided 1/12th Share	4 Chatak
Nirode Baran Sen @ Nirod Baran Sengupta		Undivided 1/4th share	12 Chatak
Pramode Ranjan Sengupta @ Promod Ranjan Sengupta		Undivided 1/4th share	12 Chatak
Total			48 Chatak



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

- 5.10 **Title of the Vendors:** Now (1) Mr. Pramode Ranjan Sengupta @ Promod Ranjan Sengupta, (2) Mrs. Rina Sen @ Rina Sengupta, (3) Mr. Supratim Sen @ Supratim Sengupta And (4) Mrs. Suparna Sen @ Suparna Sengupta (Vendors herein) became the joint owners of **undivided 1 Katha 8 Chatak equivalent to 24 Chatak** land more or less out of total 3 Katha land more fully described in the Schedule below.
- 5.11 **Desire of Sale by Vendors:** The said Vendors intends to sell their **ALL THAT** piece and parcel of **undivided 1 Katha 8 Chatak equivalent to 24 Chatak** land more or less bastu land out of total land admeasuring about 3 **Katha equivalent to 4.94999 decimal** be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – **Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding **L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of **Rajpur Sonarpur Municipality**, under the jurisdiction of **A.D.S.R. Garia, South 24 Parganas**, hereinafter referred as **“SAID LAND”** more fully described in the **Schedule** below and relinquished all their right, title and interest on the Said Property and also indemnifies that they have not any further claim on the Said Property, and further he declares that all his future claim in the Said Property will be treated as null and void in the eye of law.
- 5.12 **Sale by the present Vendors to the present Purchaser:** The present Vendors desires to sell the plot and purchaser intend to purchase of land measuring **ALL THAT** piece and parcel of **undivided 1 Katha 8 Chatak equivalent to 24 Chatak** land more or less bastu land out of total land admeasuring about 3 **Katha equivalent to 4.94999 decimal** be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – **Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding **L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station –Narendrapur**



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

(formerly Sonarpur), P.I.N. – 700153, under the territorial limits of **Rajpur Sonarpur Municipality**, under the jurisdiction of A.D.S.R. Garia, South 24 Parganas hereinafter referred as “**SAID LAND**” more fully described in the **Schedule** below and decided to sell to the present purchaser at consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)**

- 5.14 **Acceptance by Purchaser:** The purchasers herein have accepted the aforesaid proposal of the Vendor and agreed to purchase the **Said Property** more fully described in the **Schedule** hereunder written, at an agreed consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)**
- 5.15 **True and correct representation:** The Vendors are the absolute and undisputed owners of the Said undivided Property, such ownership having being acquired in the manner stated above, the contain of which are all true and correct.
- 5.16 **Representations, Warranties and Covenants regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:-
- 5.17 **No Acquisition/ Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipality or Corporation or Authority or Government or any Statutory Body.
- 5.18 **No Excess Land:** The Owners/ Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.19 **No Encumbrances by Act of Vendor :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing , including grant of right of easement. Whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



Addl. District Sub Registrar
Garia, South 24 Parganas

040725.

- 5.20 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.21 **No Dues :** No tax in respect of the Said Property is due to the Rajpur Sonarpur Municipality and or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Owners /Vendors .
- 5.22 **No Right of Preemption:** No person or persons whosoever have /has any right of Preemption over and in respect of this Said Property or any part thereof.
- 5.23 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and or respect of the Said Property or any part thereof.
- 5.24 **Free From All Encumbrances:** The said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution, charges, statutory prohibitions, acquisitions, requisitions, vestings, burgaders, and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitable claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor predecessor-in-title and the title of the Vendor to the said Property is free, clear and marketable.
- 5.25 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.26 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owners/ Vendors from selling, transferring and/or alienating the Said Property or any part thereof.



Addl. Distict Sub Registrar
Garia, South 24 Parganas

040725

6. Basic Understanding:

- 6.1 **Agreement to Sell and Purchaser:** The Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause No. 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Vendors.

7. Transfer:

- 7.1 **Hereby Made:** The Vendors hereby sell convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the **Said Property** more fully described in the Schedule below free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** paid by the purchaser to the Vendor receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. Terms of Transfer:

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is :

- 8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute:** Absolute, irreversible and perpetual.

- 8.1.3 **Together with All Other Appurtenance:** Together with all other rights the Vendor have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands, inherited by the Vendor as mentioned in the various sub-clauses of 5 above.

- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to:



Addl. Distict Sub Registrar
Garia, South 24 Parganas

040725.

- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchase on such express indemnification by the Vendor shall, at the cost of the Purchaser, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.4 **Outgoing:** All statutory revenue, cess, taxes, surcharges, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding possession:** The Vendors hereby covenant that the Purchaser and his heirs, executors, administrator, representatives and assigns, shall and may from time to time, and at all times hereafter, peacefully and quietly enter into hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold conveyed transferred, assigned and assured of expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor of any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendor or any person claiming under it in law, trust and equity shall, at all times hereinafter indemnify and keep indemnified the Purchaser and his heirs, executors,



Addl. District Sub Registrar
Garia, South 24 Parganas

040725.

administrators, representatives and assigns and/or his successors-in-interest, of from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and his heirs, executors, administrators, representatives and assigns and/or his successors-in-interest by reason of any defect in title of the Vendor or any of the representations being found to be untrue.

- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser can fully be entitled to mutate his name in the record of the Municipality and/or any other concerned authority/authorities and to pay tax or taxes and all other impositions in his own name. The Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

SCHEDULE OF THE PROPERTY
[THE SAID PROPERTY]

ALL THAT piece and parcel of **undivided 1 Katha 8 Chatak equivalent to 24 Chatak** land more or less bastu land out of total land admeasuring about **3 Katha equivalent to 4.94999 decimal** be the same a little more or less together with a katcha R.T.S. Structure admeasuring about 200 Sq.ft. more or less lying and situated under Mouza – **Laskapur, J.L. No.57, C.S./R.S. Dag No. 758 (P), 759 (P), 58 (P)** corresponding **L.R. Dag No. 1527, L.R. Khatian No. 213, L.O.P. No. 37, Municipal Holding No. 54, Street- Lake Garden, Ward No. 31, Police Station – Narendrapur (formerly Sonarpur), P.I.N. – 700153**, under the territorial limits of **Rajpur Sonarpur Municipality**, under the jurisdiction of **A.D.S.R. Garia, South 24 Parganas** together with other easements right, hereinafter referred to as the “**SAID PROPERTY**”, butted and bounded as follows:-

ON THE NORTH	:	LOP No. 33
ON THE SOUTH	:	15 Feet Wide Municipal Road
ON THE EAST	:	LOP No. 38
ON THE WEST	:	25 Feet Wide Municipal Road



Addl. District Sub Registrar
Garia, South 24 Parganas

040726

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

SIGNED SEALED AND DELIVERED

At Kolkata in Presence of:

WITNESSES:

1. APanna sengupta
w/of Sudipta sengupta
37 Lake garden
KOL- 700153

Framade Ranjan Sengupta

Reima Sen

Suparna Sen

Suparna Sen

VENDORS

2. Swapna Sengupta
w/o Suhrid Sengupta
Lakegarden
700153

Sudipta Sengupta

PURCHASER

Drafted by me:

Debasish Roy

DEBASISH ROY

Advocate

Alipore Police Court

Enrollment No. F/993/2016



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

MEMO OF CONSIDERATION

Received Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) as full and final consideration money of the schedule property more fully mentioned in the Schedule hereinbefore written, from the above named Purchaser.

Date	Bank & Branch	D.D. No.	Amount (Rs.)
03.07.2025	Punjab National Bank, Kalibazar	791732	17,50,000/-
03.07.2025	Punjab National Bank, Kalibazar	791733	17,50,000/-
Total			35,00,000/-

(Rupees Thirty Five Lakh Only).

Witnesses:

1. APARNA SENGUPTA

2. SWAPNA SENGUPTA

Framode Ranjan Sengupta
Rima Sen
Sudhakar Sen
Suparna Sen

Vendors

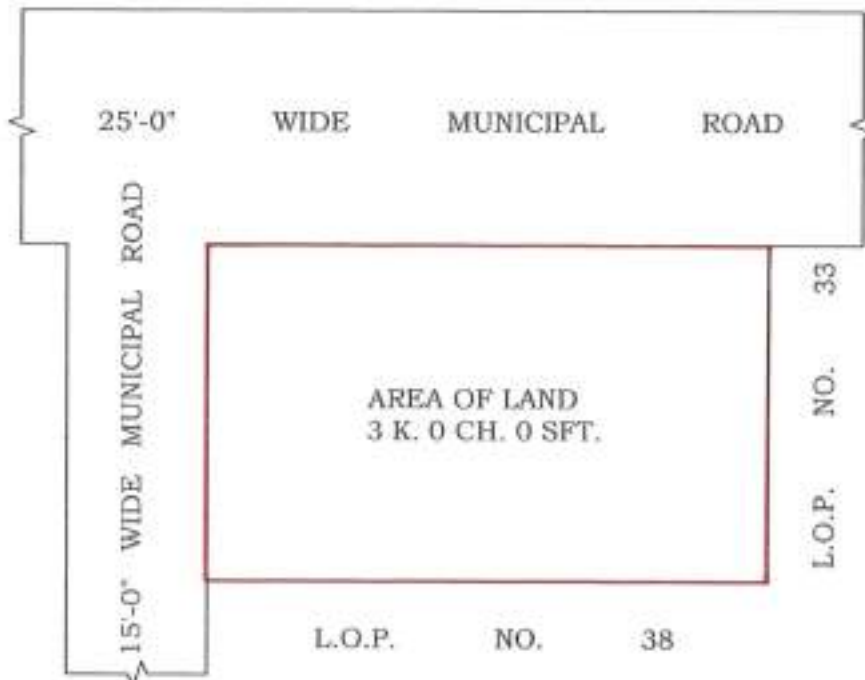


Addl. District Sub Registrar
Garia, South 24 Parganas

040725

SITE PLAN SHOWING AT MOUZA LASKARPUR, J.L. NO. 57, L.O.P. NO. 37, UNDER L.R. KHATIAN NO. 213, IN PART OF C.S./R.S. DAG NOS. 758, 759, 58 & L.R. DAG NO. 1527, BEING HOLDING NO. 54, LAKE GARDEN, WITHIN THE LOCAL LIMITS OF RAJPUR SONARPUR MUNICIPALITY, UNDER WARD NO. 31, UNDER P.S. FORMERLY SONARPUR NOW NARENDRAPUR, DISTRICT SOUTH 24 PARGANAS, KOLKATA 700153.

AREA OF LAND MEASURING (M/L) 1 K. 8 CH. 0 SFT. UNDIVIDED, OUT OF TOTAL AREA OF LAND 3 K. 0 CH. 0 SFT. ALONG WITH R.T.S. 200 SFT. SHOWN IN RED BORDER.



Pramode Ranjan Sengupta
Rina Sen
Suparna Sen
Suparna Sen

Indipta Sengupta

SIGN. OF VENDOR

SIGN. OF PURCHASER

TRACED BY
SOUMITRA MONDAL

SM
CIVIL ENGINEER & SURVEYOR
ALIPORE POLICE COURT
KOLKATA 700027



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

SPECIMEN FORM FOR TEN FINGER PRINTS



Pramode Ranjan Sengupta

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Pramode Ranjan Sengupta



Rima sen

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Rima sen



Supratim Sen

Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Supratim Sen



Addl. District Sub Registrar
Garia, South 24 Parganas

040725

SPECIMEN FORM FOR TEN FINGER PRINTS



Suparna Sen

Suparna Sen	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Suparna Sen	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sudipta Sengupta

Sudipta Sengupta	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Sudipta Sengupta	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Addl. District Sub Registrar
Garia, South 24 Parganas

040725



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030720252014217087

GRIPS Payment Detail

GRIPS Payment ID:	030720252014217087	Payment Init. Date:	03/07/2025 23:07:43
Total Amount:	244934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0089884929119	BRN Date:	03/07/2025 23:08:02
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SUDIPTA SENGUPTA
Mobile: 9830239266

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260142170888	Directorate of Registration & Stamp Revenue	244934
Total			244934

IN WORDS: TWO LAKH FORTY FOUR THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192025260142170888

GRN Details

GRN:	192025260142170888	Payment Mode:	SBI Epay
GRN Date:	03/07/2025 23:07:43	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0089884929119	BRN Date:	03/07/2025 23:08:02
Gateway Ref ID:	IGASZZOZT0	Method:	State Bank of India NB
GRIPS Payment ID:	030720252014217087	Payment Init. Date:	03/07/2025 23:07:43
Payment Status:	Successful	Payment Ref. No:	2001882884/2/2025

[Query No^o/Query Year]

Depositor Details

Depositor's Name: Mr SUDIPTA SENGUPTA
Address: 37 LAKE GARDEN, LASKARPUR, KOL - 700153
Mobile: 9830239266
Period From (dd/mm/yyyy): 03/07/2025
Period To (dd/mm/yyyy): 03/07/2025
Payment Ref ID: 2001882884/2/2025
Dept Ref ID/DRN: 2001882884/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001882884/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	209920
2	2001882884/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	35014
Total				244934

IN WORDS: TWO LAKH FORTY FOUR THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID

IDENTITY CARD
ALIPORE BAR ASSOCIATION
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2475-5835/7230, CRIMINAL : 2475-1477

Card No. UP/1143

Name **DEBASISH ROY** Advocate
 Father's/husband's Name **Nityananda Roy**
 W.B Bar Council Enrollment No. **F/993/2016**
 Date **15-11-2016**

Subroto Bardan
 (SUBROTO BARDAN)
 ASSISTANT SECRETARY



Address **488K Sodepur Road P.S&P.S.**
Haridevpur Kolkata -700082
 Ph. No. **9830239266**
 Date of Birth **04.11.1988**
 Blood Group _____

Debasish Roy

ভারত সরকার
Government of India

সুদীপ সেনগুপ্ত
Sudipta Sengupta
জন্মতারিখ / DOB : 08/05/1977
পুরুষ / Male

2615 1893 1801

আধার - সাধারণ মানুষের অধিকার

অনন্য
Unique Identification Authority of India

ঠিকানা:
S/O: সুহৃদ কুমার সেনগুপ্ত, 37,
লেক গার্ডেন, লস্কার পুর,
লস্কার পুর, দক্ষিণ 24 পরগণা,
লস্কার পুর, পশ্চিম বঙ্গ, 700153

Address:
S/O: Suhrid Kumar Sengupta, 37,
LAKE GARDEN, LASKAR PUR,
Laskarpur, South 24 Parganas,
Laskar Pur, West Bengal, 700153

2615 1893 1801

1047
800 300 1547

mail@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RINA SEN

PULIN BIHARI KANUNGO

01/01/1951

Permanent Account Number

DGGPS7030K

Rina sen

Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA SENGUPTA

GUHRID KUMAR SENGUPTA

06/06/1977

Permanent Account Number

BLKPS4137E

Sudipta Sengupta

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA SENGUPTA
BHARID KUMAR SENGUPTA.
08/05/1977
Permanent Account Number
BLKPS4137E

Sudipta Sengupta
Signature

ভারত সরকার
Government of India

সুপ্তা সেনগুপ্ত
Supta Sengupta
জন্মতারিখ / DOB : 06/05/1977
পুরুষ / Male

2615 1893 1801

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O: সুহৃদ কুমার সেনগুপ্ত, 37,
লেক গার্ডেন, লস্কার পুর,
লস্কার পুর, দক্ষিণ 24 পরগনা,
লস্কার পুর, বঙ্গ, 700153

Address:
S/O: Suhrid Kumar Sengupta, 37,
LAKE GARDEN, LASKAR PUR,
Laskarpur, South 24 Parganas,
Laskar Pur, West Bengal, 700153

2615 1893 1801

1947
1600 208 1947

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1629-03194/2025	Date of Registration	04/07/2025
Query No / Year	1629-2001882884/2025	Office where deed is registered	
Query Date	02/07/2025 6:49:17 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH ROY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290029862, 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. 35,00,000/-	Rs. 35,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,10,020/- (Article:23)	Rs. 35,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

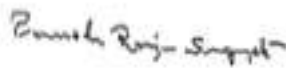
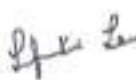
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:54 JI No: 57, Pin Code : 700153

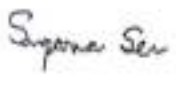
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1527 (RS :-758)	LR-213, (RS:-213/0)	Bastu	Bari	24 Chatak	34,40,000/-	34,40,000/-	Width of Approach Road: 25 Ft., Last Reference Deed No :1605-I -00536-1993
Grand Total :					2.475Dec	34,40,000 /-	34,40,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	60,000 /-	60,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRAMODE RANJAN SENGUPTA, (Alias: Mr PROMOD RANJAN SENGUPTA) Son of Late SUDHIR KUMAR SENGUPTA Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office	Photo  04/07/2025	Finger Print  LTI 04/07/2025	Signature  04/07/2025
	832 BHATTACHARYA BAGAN, BASUDEBPUR 1 No., City:- , P.O:- TRIBENI, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712503 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: BFxxxxxx9P, Aadhaar No: 43xxxxxxxx6988, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office			
2	Name Mrs RINA SEN, (Alias: Mrs RINA SENGUPTA) Wife of Late NIKHIL SEN Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office	Photo  04/07/2025	Finger Print  LTI 04/07/2025	Signature  04/07/2025
	832 BHATTACHARJEE BAGAM, BASUDEBPUR 1 NO., City:- , P.O:- TRIBENI, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: DGxxxxxx0K, Aadhaar No: 97xxxxxxxx2227, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office			
3	Name Mr SUPRATIM SEN, (Alias: Mr SUPRATIM SENGUPTA) Son of Late NIKHIL SEN Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office	Photo  04/07/2025	Finger Print  LTI 04/07/2025	Signature  04/07/2025
	832 BHATTACHARJEE BAGAN, BASUDEBPUR 1 NO., City:- , P.O:- TRIBENI, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ATxxxxxx4P, Aadhaar No: 73xxxxxxxx0073, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs SUPARNA SEN, (Alias: Mrs SUPARNA SENGUPTA) Daughter of Late NIKHIL SEN Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office		 Captured	
	04/07/2025	LT1 04/07/2025	04/07/2025	
832 BHATTACHARJEE BAGAN, BASUDEBPUR 1 NO., City:- , P.O:- TRIBENI, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: D1xxxxxx6B, Aadhaar No: 74xxxxxxxx4660, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDIPTA SENGUPTA (Presentant) Son of Late SUHRID KUMAR SENGUPTA Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office		 Captured	
	04/07/2025	LT1 04/07/2025	04/07/2025	
Son of Late SUHRID KUMAR SENGUPTA 37 LAKE GARDEN, City:- , P.O:- LASKARPUR, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BLxxxxxx7E, Aadhaar No: 26xxxxxxxx1801, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH ROY Son of Mr N ROY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
04/07/2025	04/07/2025	04/07/2025	
Identifier Of Mr PRAMODE RANJAN SENGUPTA, Mrs RINA SEN, Mr SUPRATIM SEN, Mrs SUPARNA SEN, Mr SUDIPTA SENGUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRAMODE RANJAN SENGUPTA	Mr SUDIPTA SENGUPTA-12 Chatak
2	Mrs RINA SEN	Mr SUDIPTA SENGUPTA-4 Chatak
3	Mr SUPRATIM SEN	Mr SUDIPTA SENGUPTA-4 Chatak
4	Mrs SUPARNA SEN	Mr SUDIPTA SENGUPTA-4 Chatak
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRAMODE RANJAN SENGUPTA	Mr SUDIPTA SENGUPTA-50.00000000 Sq Ft
2	Mrs RINA SEN	Mr SUDIPTA SENGUPTA-50.00000000 Sq Ft
3	Mr SUPRATIM SEN	Mr SUDIPTA SENGUPTA-50.00000000 Sq Ft
4	Mrs SUPARNA SEN	Mr SUDIPTA SENGUPTA-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:54 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1527, LR Khatian No:- 213	Owner:প্ৰদীপকান্ত গুপ্তা, Gurdian:মহা ও কুমারসেন গুপ্তা, Address:বিলু, . Classification:বাড়ী, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162903194 / 2025

On 04-07-2025.

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 11:08 hrs on 04-07-2025, at the Office of the A.D.S.R. GARIA by Mr SUDIPTA SENGUPTA, 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 35,00,000/-

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

Execution is admitted on 04/07/2025 by 1. Mr PRAMODE RANJAN SENGUPTA, Alias Mr PROMOD RANJAN SENGUPTA, Son of Late SUDHIR KUMAR SENGUPTA, 832 BHATTACHARYA BAGAN, BASUDEBPUR 1 No., P.O: TRIBENI, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712503, by caste Hindu, by Profession Retired Person, 2. Mrs RINA SEN, Alias Mrs RINA SENGUPTA, Wife of Late NIKHIL SEN, 832 BHATTACHARJEE BAGAN, BASUDEBPUR 1 NO., P.O: TRIBENI, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712503, by caste Hindu, by Profession House wife, 3. Mr SUPRATIM SEN, Alias Mr SUPRATIM SENGUPTA, Son of Late NIKHIL SEN, 832 BHATTACHARJEE BAGAN, BASUDEBPUR 1 NO., P.O: TRIBENI, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712503, by caste Hindu, by Profession Business, 4. Mrs SUPARNA SEN, Alias Mrs SUPARNA SENGUPTA, Daughter of Late NIKHIL SEN, 832 BHATTACHARJEE BAGAN, BASUDEBPUR 1 NO., P.O: TRIBENI, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712503, by caste Hindu, by Profession House wife, 5. Mr SUDIPTA SENGUPTA, Son of Late SUHRID KUMAR SENGUPTA, 37 LAKE GARDEN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Identified by Mr DEBASISH ROY, , Son of Mr N ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,014.00/- (A(1) = Rs 35,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 35,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2025 11:08PM with Govt. Ref. No: 192025260142170888 on 03-07-2025, Amount Rs: 35,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 0089884929119 on 03-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,10,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 2,09,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 185, Amount: Rs.100.00/-, Date of Purchase: 01/07/2025, Vendor name: Washim Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2025 11:08PM with Govt. Ref. No: 192025260142170888 on 03-07-2025, Amount Rs: 2,09,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 0089884929119 on 03-07-2025, Head of Account 0030-02-103-003-02



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2025, Page from 76349 to 76378

being No 162903194 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW

Date: 2025.07.15 12:02:06 +05:30

Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 15/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.