

4580/2025

I - 4601/2025



B

18/6/25

12:44 P.M

पश्चिम बंगाल, WEST BENGAL

37AA 881688
1883702/5

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adm. District Sub-Registrar
Bolsala, South 24 Parganas

18 JUN 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 18th day of June, 2025 (Two Thousand Twenty Five)

BY AND BETWEEN

MRS RUPARNA GHOSH (PAN: BODPS 2032E) (Radhar no: 2053 2326 1965), wife of Somnath Ghosh, by faith Hindu,

Savitri kumar Ray

Ruparna Ghosh

Major Information of the Deed

Deed No :	I-1607-04601/2025	Date of Registration	18/06/2025
Query No / Year	1607-2001683702/2025	Office where deed is registered	
Query Date	16/06/2025 12:45:16 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMAR DAS 134, BISHALAXMITALA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874517987, 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. 15,50,000/-	Rs. 23,00,834/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,38,090/- (Article:23)	Rs. 23,022/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



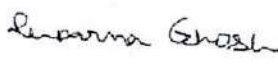
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road) , , Premises No: 58/1, , Ward No: 130
Pin Code : 700034

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 2 Chatak 28 Sq Ft	12,00,000/-	17,45,834/-	Property is on Road
Grand Total :				1.9204Dec	12,00,000 /-	17,45,834 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	3,50,000/-	5,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	3,50,000 /-	5,55,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs RUPARNA GHOSH Wife of Mr SOMNATH GHOSH Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 ,Place : Office	Photo  18/06/2025	Finger Print  Captured LTI 18/06/2025	Signature  18/06/2025
28A, RAJA DINENDRA STREET, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Narkeldanga, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BCxxxxxx2E, Aadhaar No: 20xxxxxxxx1965, Status :Individual, Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SALIL KUMAR RAY (Presentant) Son of Late SAILENDRA KUMAR RAY Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 ,Place : Office	Photo  18/06/2025	Finger Print  Captured LTI 18/06/2025	Signature  18/06/2025
Son of Late SAILENDRA KUMAR RAY 19, SUDHA SINDHU BANERJEE ROAD GABTALA LANE, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx6L, Aadhaar No: 63xxxxxxxx0930, Status :Individual, Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMAR DAS Son of Late K N DAS 54C, B L T ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 18/06/2025	 Captured 18/06/2025	 18/06/2025
Identifier Of Mrs RUPARNA GHOSH, Mr SALIL KUMAR RAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RUPARNA GHOSH	Mr SALIL KUMAR RAY-1.92042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RUPARNA GHOSH	Mr SALIL KUMAR RAY-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160704601 / 2025

On 18-06-2025

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 12:44 hrs on 18-06-2025, at the Office of the A.D.S.R. BEHALA by Mr SALIL KUMAR RAY ,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 23,00,834/-

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

Execution is admitted on 18/06/2025 by 1. Mrs RUPARNA GHOSH, Wife of Mr SOMNATH GHOSH, 28A, RAJA DINENDRA STREET, P.O: AMHERST STREET, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 2. Mr SALIL KUMAR RAY, Son of Late SAILENDRA KUMAR RAY, 19, SUDHA SINDHU BANERJEE ROAD GABTALA LANE, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business
Identified by Mr SAMAR DAS, , , Son of Late K N DAS, 54C, B L T ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Others

Payment of Fees

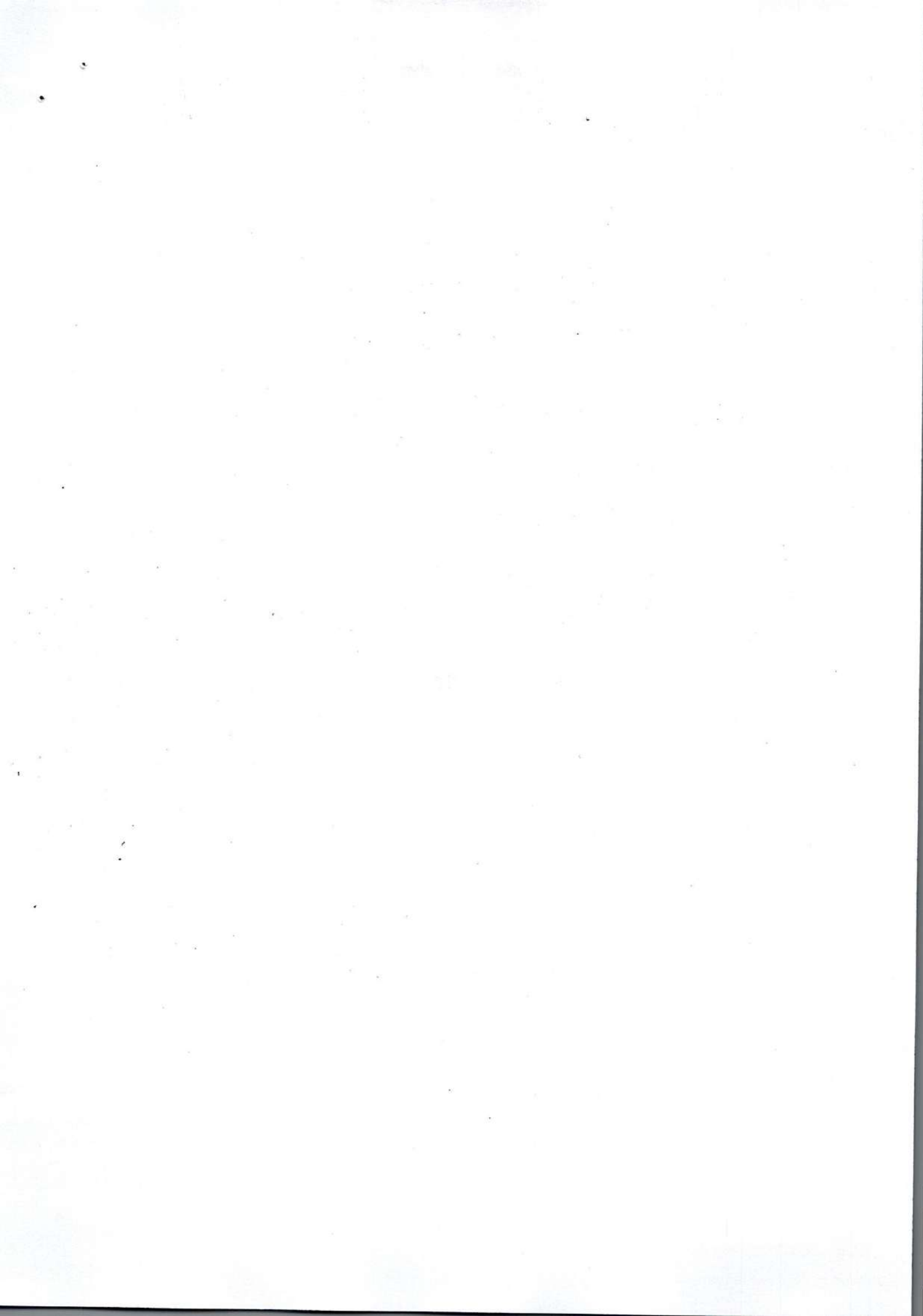
Certified that required Registration Fees payable for this document is Rs 23,022.00/- (A(1) = Rs 23,008.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 23,022/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2025 3:23PM with Govt. Ref. No: 192025260112427508 on 16-06-2025, Amount Rs: 23,022/-, Bank: SBI EPay (SBlePay), Ref. No. 5783498156755 on 16-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,38,070/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 1,38,070/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 881688, Amount: Rs.20.00/-, Date of Purchase: 16/06/2025, Vendor name: S C Halder
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2025 3:23PM with Govt. Ref. No: 192025260112427508 on 16-06-2025, Amount Rs: 1,38,070/-, Bank: SBI EPay (SBlePay), Ref. No. 5783498156755 on 16-06-2025, Head of Account 0030-02-103-003-02



Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



by occupation House wife, residing at Premise no. 58/1, Netaji Subhas Road, KMC premise no.75, NetajiSubhas Road, Behala, Kolkata 700034, Post Office Behala, Police Station – Parnasree, also of at 28A, Raja Dinendra Street, P.O – Amherst Street, P.S – Narkeldanga, Kolkata – 700009 (present address), hereinafter called and referred to as the “OWNER/VENDOR” (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, administrators, executors, representatives and assigns and nominee or nominees) of the ONE PART.

AND

SRI SALIL KUMAR RAY, (PAN NO. ACZPR 6806L)(Aadhar no : 6366 2989 0930), son of Late Sailendra Kumar Roy, by faith Hindu, by occupation Business, by nationality Indian, residing at 19, Sudha Sindhu Banerjee Road (Gabtala Lane), Kolkata

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Sail Kumar Ray

700060, P.S. Parnasree, P.O Parnasree, hereinafter called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Samarendra Nath Chattopadhyay, since deceased was the sole and absolute owner of ALL that piece and parcel of Basu land measuring more or less 03 (three) Contahs 1 (one) Chittacks 30 (thirty) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), previously within the jurisdiction of Behala police station and

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presently within Parnasree police station under the jurisdiction of Sub-Registrar at Behala, within the District Registrar at Alipore.

AND WHEREAS thereafter on execution of a Deed of Conveyance dated 18th day of June'1940, registered before the office of the Joint Sub Registrar at Behala and recorded in book no. I, volume no.17, pages 145 to 149 being no. 943 for the year 1940, the said Samarendra Nath Chattopadhyay, since deceased, sold, transferred and conveyed his aforesaid property in favour of Smt. Chayamoyee Chowdhury, since deceased, whereupon the said Chayamoyee Chowdhury, since deceased, became the sole and absolute owner of ALL that piece and parcel of Bastu land measuring more or less 03 (three) Cottahs & (one) Chitracka 30 (thirty) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Bahia, Resa no. 87, comprising in C.S. Khatian No. 1906, R.S Khatian 5555, C.S. Dag No. 6081, R.S Dag no. 8314, previously within local limits of Soufa Suburban Municipality(Behala Unit) presently within the local limits of

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Kolkata Municipal Corporation (south suburban unit), previously within the jurisdiction of Behala police station and presently within the jurisdiction of Parnasree P.S under the jurisdiction of Sub-Registrar at Behala, within the District Registrar at Alipore and continued to be in peaceful possession of her so purchased property by way of mutating her name to the appropriate authority. On such mutation, the said property of the said Smt. Chayamoyee Chowdhury, since deceased, got identified as Municipal premise no. 58/40, Netaji Subhas Road, Behala, under the then ward no.4 under the South Suburban Municipality, presently under ward no. 130 under The Kolkata Corporation (S.S.unit).

AND WHEREAS thereafter, the said Smt. Chayamoyee Chowdhury, since deceased, by execution of a Deed of Gift dated 10th day of September'1981, registered before the office of the Joint Sub Registrar at Behala and recorded in book no. 1, volume no. 41, pages 104 to 108 being no. 2864 for the year 1981,

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gifted and bequeathed All That piece and parcel of Bastu land measuring more or less 01 (one) Cottahs 2 (two) Chittacks 28 (twenty eight) Sq. Ft.. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), and ^{stored} a two building standing thereupon, being a demarcated part or portion of the aforesaid municipal premises no. 58/40, Netaji Subhas Road, Behala, in favour of her son Kali Das Chowdhury, since deceased, being the predecessor-in-interest of the vendors herein.

AND WHEREAS thereafter the said Kali Das Chowdhury, since deceased got his so gifted properly being a demarcated portion of aforesaid municipal premises 58/40, Netaji Subhas Road, Behala consisting of Bastu land measuring 01 (one) Cottahs 2

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(two) Chittacks 28 (twenty eight) Sq. Ft.. more or less and dilapidated building standing thereupon lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit) and other heritable and ancient rights attached with the said portion of premises, got mutated in his name from the authority concerned whereupon the said property of the Kali Das Chowdhury, since deceased, got identified as KMC premise no.58/1, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034 , carrying Assessee no. 411300903312 and was possessing and enjoying his said so gifted property without any sort of claim from any corner whatsoever.

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AND WHEREAS thereafter the said Kali Das Chowdhury died intestate on 23/10/2002 leaving him surviving his wife named Smt. Mukul Chowdhury and his only daughter, the Vendor herein, as his only legal heir and successor who thereby jointly inherited the aforesaid premises being KMC premise no.58/1, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, left by the said Kali Das Chowdhury, since deceased, as per Hindu Succession Act, each one was having 50% undivided share thereupon.

AND WHEREAS thereafter the said Smt. Mukul Chowdhury died intestate on 16/05/2013 leaving her surviving her only daughter, being the Vendor herein as her only legal heir to her estate and thereby the Vendor herein became the sole and absolute owner of the said premises being ALL THAT piece and parcel of Bastu Land measuring about 01 (one) Cottahs 2 (two) Chittacks 28 (twenty eight) Sq. Ft.. more or less and dilapidated building

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standing thereupon and other heritable and ancient rights attached with the said premises identified as KMC premise no.58/1, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, consisting of bastu land, having Assessee no. 411300903312, lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, situated previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), under the then ward no.4 of the South Suburban Municipality, presently under ward no. 130 under The Kolkata Corporation (S.S.unit), previously within the jurisdiction of Behala police station and presently within the jurisdiction of Parnasree under the jurisdiction of Sub-Registrar at Behala, District Registrar at Alipore, free from any encumbrances without

Sauri Kumar Roy

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any sort of claim from any corner whatsoever. The said premises is the subject matter of instant Deed of Conveyance, herein after for the sake of brevity is called and referred to as the "Said Property" which is more fully recorded and described in the Schedule written hereunder and the same is more fully depicted and delineated in **RED** bordered lines in the **Plan** attached herewith this deed and the said Plan is being treated as a part of this instant Deed of Conveyance.

AND WHEREAS due to urgent need the vendor herein proposed for sale of the said Property more fully and particularly described in the **SCHEDULE** hereunder written, whereupon the Purchaser herein hereby agreed to purchase the said property free from all sorts of encumbrances on a total consideration of **Rs 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand)** only. In continuation thereof the parties herein entered into an **Agreement For Sale** dated 30th day of **MAY** Two Thousand

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Saini Kumar Singh

Twenty Five (2025) for sale of the said property in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the total sum of **Rs 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand)** only paid to the owner/vendor by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the owner/vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said purchaser as well as the said land and building with common passage, particularly described in the **SCHEDULE** hereunder written) the vendor do hereby grants, sells, transfers, assigns and assures unto the purchaser herein **ALL THAT** piece and parcel of Bastu Land measuring about 01 (one) Cottahs 2 (two) Chittacks 28 (twenty eight) Sq. Ft.. more or less and dilapidated building standing thereupon and other

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heritable and ancient rights attached with the said premises identified as KMC premise no.58/1, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, consisting of bastu land, having Assessee no. 411300903312, lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, situated previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), under the then ward no.4 of the South Suburban Municipality, presently under ward no. 130 under The Kolkata Corporation (S.S.unit), previously within the jurisdiction of Behala police station and presently within the jurisdiction of Parnasree under the jurisdiction of Sub-Registrar at Behala, District Registrar at Alipore, (hereinafter referred to as the "Said Property") more particularly described in the SCHEDULE

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hereunder written **TOGETHER WITH** all rights of easements quasi easement over and beneath the wide road free from all encumbrances **ON HOWSOEVER OTHERWISE** the said messuage land tenement hereditaments and premises hereby transferred or any part thereof are or is heretofore were or was situated butted and bounded called known numbered reputed or distinguished **TOGETHER WITH** all structures and fittings, passages, drains, water courses and all rights, liberties, privileges, easements, profits appendages appurtenances whatsoever to the said hereditaments and premises belonging in anywise appertaining to or with the same or any part thereof which now are or at any time heretofore held occupied enjoyed reputed deemed taken or known as part or member thereof or appurtenant thereto and all the estate right title interest use trust possession property claim and demand whatsoever both at law and in equity of the owners/vendors into and upon the said messuage land hereditaments and premises or any part thereof

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TO HAVE AND TO HOLD the said messuage land tenement hereditaments and premises and **ALL AND SINGULAR** the premises hereby transferred or expressed or intended so to be with appurtenances unto the purchaser absolutely and forever and the owner/vendor do hereby covenant with the purchaser **THAT NOTWITHSTANDING** any act deed or thing by the owners/vendors done or executed or knowingly suffered to the contrary the owner/vendor now have good right title full power and absolute authority to transfer and convey the hereditaments and premises hereby transferred or expressed or intended so to be unto the purchaser in the manner aforesaid and the purchaser may peaceably and quietly possess and enjoy the said messuage tenement and hereditaments and premises and pay the rents and taxes to the appropriate authorities upon getting his name as sixteen annas owner and mutated in the office of the Gram Panchayet alongwith B.L.R.O. and receive the rents and profits thereof together with right to sell mortgage let out the same

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Savitri Kumar Ray

without any interruption claims and demands whatsoever from or by the owners/vendors or any person or persons lawfully or equitably claiming from under or in trust for him and free from all encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid and further that the owner/vendor and all persons having lawfully or equitably claiming any estate or interest in the said premises land, tenement, hereditaments and premises or any part thereof from under or in trust of him the owner/vendor shall and will from time to time and at all times hereafter upon the request and at the cost of the purchaser do and execute or cause to be done or executed all such acts, deeds and things for further more perfectly assuring the said messuage land tenement hereditaments and premises or any part thereof unto the purchaser in the manner aforesaid as shall or may be reasonably required.

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FURTHER the owner/vendor and all person or persons having lawfully or equitably claiming any estate or interest upon the said premises or any part thereof from or in trust for the owner/vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done or executed all such acts, things, deeds matters whatsoever for further better and more perfectly assuring the said land and hereditaments to and unto the said Purchaser as shall or may be reasonably required.

THE owner/vendor declares that the said premises hereby sold had not been previously leased, mortgaged, sold nor in any way transferred by the owner/vendor and there is no charge, lien, lis-pendence, encumbrances and attachments whatsoever. The said premises is not subject to any litigation nor any case, suit or proceeding is pending against the said land before any Court of Law. The owner/vendor sold the said premises while having

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good, clear and marketable, title therein and free from all encumbrances.

IF ANY of the statements or covenants made herein before by the owner/vendor is found to be false, untrue or any defects in Title is detected hereafter the owner/vendor shall be liable for the same and the owner/vendor also undertakes to compensate if any loss or damage sustained by the purchaser. The owner/vendor undertakes if any defect arose after registration, the owner/vendor will execute a deed of rectification or deed of declaration in favour of the purchaser.

THAT on execution of this Deed of Conveyance purchaser shall be entitled to sell, transfer, gift, lease or otherwise alienate the said property hereby granted, conveyed, transferred, assured and assigned unto the purchaser to any person/persons without any consent of the owner /vendor at any price or consideration the purchaser in his absolute discretion thinks fit and proper.

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THAT on execution of this Deed of Conveyance and on receipt of the consideration money as embedded in this instant Deed of Conveyance, the Vendor hereby have handed over vacant and peaceful possession of the said property in favour of the Purchaser herein.

AND WHEREAS the Owner/Vendor, her legal heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said premises and every part thereof unto and to the use of the said purchaser, his legal heirs, successor-in-office, executors, administrators, representatives and assigns in a manner aforesaid according to the true intent and meaning of the deed as shall or may reasonably be required. The Owner/Vendor to this deed has delivered khas possession of the SCHEDULE mentioned property to the purchaser free from all encumbrances.

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AND WHEREAS the purchaser shall hereinafter be entitled to get his name mutated in the settlement (B.L. & L.R.O.'s) office, and will pay the land revenue and taxes etc to the offices concerned and the Owner/Vendor Shall always co-operate in giving consent in writing as and when such consent written or otherwise will be required.

THE OWNER/VENDOR DOES HEEREBY COVENENT WITH THE PURCHASER AS FOLLOWS:

- 1) That the Owner/Vendor doth hereby declare that Schedule mentioned property is free from all encumbrances.
- 2) That the purchaser by this Deed of Sale shall be the exclusive Owner of the Schedule mentioned property and shall hold, possess, occupy and enjoy the Schedule mentioned property and every part thereof.
- 3) That the Purchaser by this Deed of Sale shall be the exclusive Owner of the Schedule mentioned property and shall have

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Saini Kuma Roy

absolute right to grant, transfer, sell, gift, convey, mortgage, lease, assure and assign the Schedule mentioned property.

- 4) That the Purchaser by this Deed of Sale shall be the exclusive Owner of the Schedule mentioned property and shall have a right to take necessary steps to record his name in Kolkata Municipal Corporation, L.R. Record of Rights prepare by Block Land and Land Reforms Office and also record his name in other appropriate authority.
- 5) That if any error or mistake in the description of the Schedule mentioned property be discovered subsequently, the same will be corrected by the Owner/Vendor by executing necessary Deed of Rectification in favour of the Purchaser at the cost of the Purchaser.
- 6) That on the strength of this Deed of Sale, the Purchaser shall have the absolute right to mutated his name in the competent authority i.e. before Collector, Settlement Office or Block Land and Land

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Reforms Office, Kolkata Municipal Corporation and/or any other authority by delineating the name of the Owner and also entitled to pay revenue and taxes before the competent authorities.

- 7) That the interest which the Owner/Vendor doth hereby professes to transfer, subsist and that she has absolute authority to grant, convey transfer, assign and assure the Schedule mentioned property and easements whatsoever in connection with the Schedule mentioned property hereby granted conveyed, transferred, assigned and assured unto the Purchaser in the manner aforesaid.
- 8) That the Schedule mentioned property is FREE FROM ALL ENCUMBRANCES.
- 9) That the Owner/Vendor has not made any hypothecation, Registered and/or equitable mortgage or agreement with any other Bank or Financial Companies and Agreement for sale with

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Saini kuma Ray

any third person or persons relating to the Schedule mentioned property in any manner at any material point of time.

10) That the legal heirs of the Owner/Vendor shall have no manner of claim since the execution of this DEED OF SALE and the right title and ownership of the Schedule mentioned property is duly transferred upon the Purchaser absolutely and forever.

11) That both the parties herein being physically well and mentally fit, sound mind and by going through the contents of this Deed of Sale and after verifying and without any provocation and at the free consent are executing this Deed.

12) That henceforth the said Purchaser shall have absolutely liberty to enjoy and possess the property without any lawful interruption or disturbance by the Owner/Vendor or any person/persons claiming through or in any manner whatsoever.

The map/plan appended with this deed will be treated as a part and parcel of this deed.

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Sain Kumar Ray.

The ten finger impression photograph of the Owner/Vendor and the Purchaser are attached herewith in the annexed sheet which will be treated as a part of this document.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring about 01 (one) Cottahs 2 (two) Chitacks 28 (twenty eight) Sq. Ft. more or less and a two storied dilapidated building standing thereon having ^{Cemented flooring} approximately 400 sq ft on each floor (total 800 sq ft approx.) and other heritable and ancient rights attached with the said premises identified as KMC premise no. 38/1, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 78, Netaji Subhas Road, Behala, Kolkata 700034, consisting of bastu land, having Assessee no. 411300903312, lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 343 Pargana -

Savitri Kumar Ray.

Ruparna Ghosh

Savitri Kumar Ray.

Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, situated previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), under the then ward no.4 of the South Suburban Municipality, presently under ward no. 130 under The Kolkata Corporation (S.S. unit), previously within the jurisdiction of Behala police station and presently within the jurisdiction of Parnasree under the jurisdiction of Sub-Registrar at Behala, District Registrar at Alipore, which is butted and bounded as follows :-

ON THE NORTH : Netaji Subhas Road

ON THE SOUTH : House of Nilkantha Chatterjee

ON THE EAST : Property of Krishna Chowdhury & others

Rupama Ghosh

Sainuma Ray

ON THE WEST : 20 feet wide Netaji Subhas Road

Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road)

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

SIGNED, SEALED & DELIVERED

in the presence of WITNESSES :

1. Soumath Ghosh
s/o Lt. Sambhu Nath Ghosh
28A, Raja Dinkar St.
Kolkata - 700009

2. Soumath Mondal
10/3, Bam Charan Roy St.
KOL - 700034.

Ruparom Ghosh

(SIGNATURE OF THE OWNER/ VENDOR)

Sain Kumar Ray.

(SIGNATURE OF THE PURCHASER)

Drafted by :

S. Banerjee

(S. Banerjee)

Advocate

Enrol No. WB/538/1986

Alipore Judges' Court,

Kolkata - 700 027.

MEMO OF CONSIDERATION

DATE	CHEQUE No.	BANK/BRANCH	AMOUNT (Rs)
30/05/2025	061925	Axis Bank Ltd. / Parnasree	1,00,000.00
18/06/2025	060326	Axis Bank Ltd. / Parnasree	14,50,000.00
Total			15,50,000.00

Rupees Fifteen Lakh Fifty Thousand Only

WITNESSES

- 1 Somnath Ghosh
S/o Lt. Sambhu Nath Ghosh
28A, Raja Dindra Street
Kolkata - 700009
- 2 Somnath Mondal
10/3 Bama Charan Roy Rd.
KOL-700034.

Rupama Ghosh

(SIGNATURE OF THE OWNER/ VENDOR)

SITE PLAN FOR SRI SALIL KUMAR RAY, IN K.M.C. PREMISES NO.- 58/1, NETAJI SUBASH ROAD, MAILING ADDRESS - 75, NETAJI SUBHAS ROAD, WARD NO.- 130, BOROUGH NO.- XIV, KOLKATA - 700034, P.S.- PARNASREE, UNDER KOLKATA MUNICIPAL CORPORATION, ASSESSEE NO.- 411300903312, DIST.- SOUTH 24 PARGANAS.

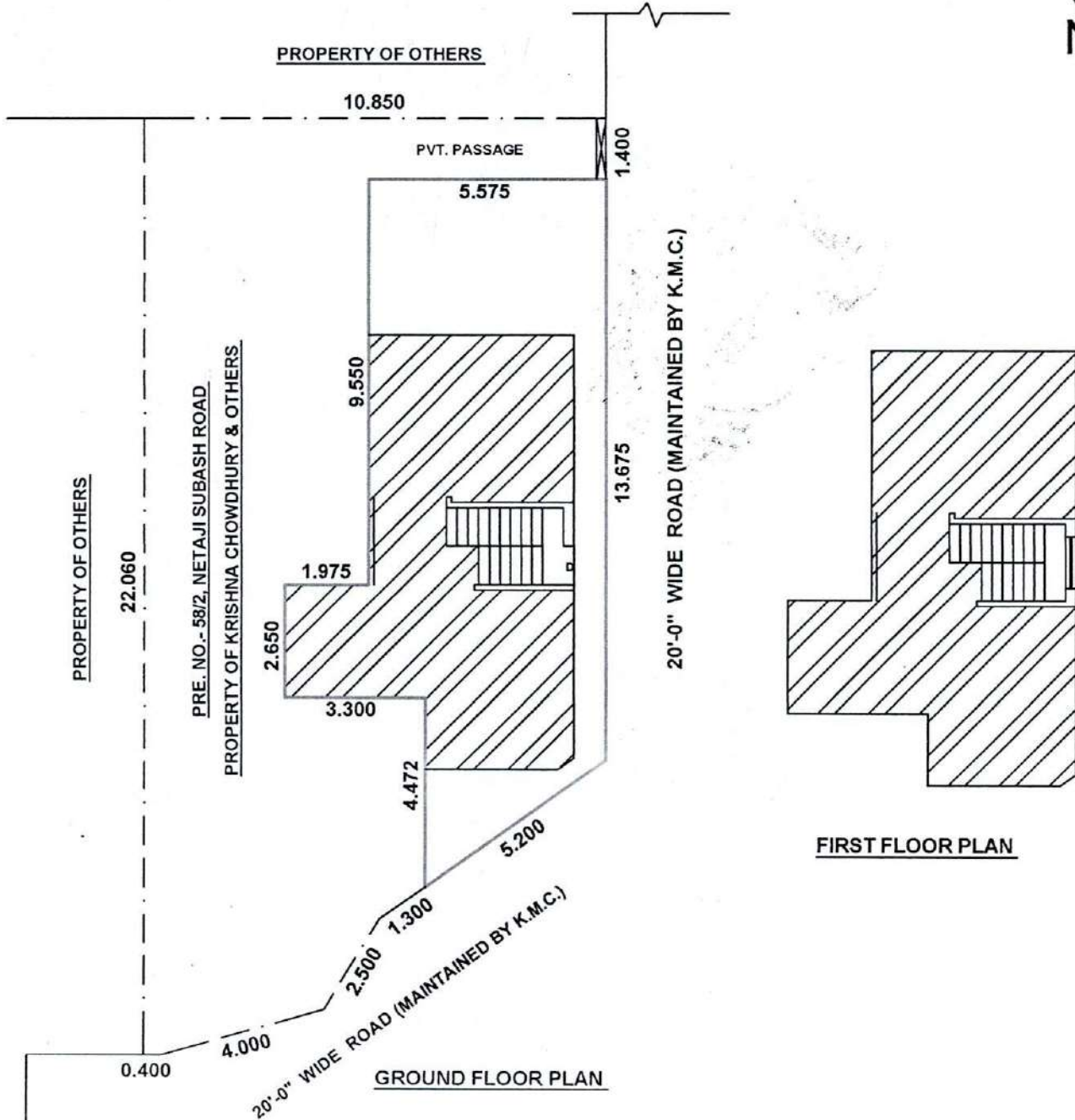
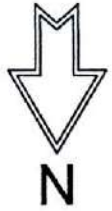
AREA OF LAND = 01 KT. - 02 CH. - 28 SFT. [MORE OR LESS]

GROUND FLOOR AREA = 400 SFT. [MORE OR LESS]

FIRST FLOOR AREA = 400 SFT. [MORE OR LESS]

LAND WITH STRUCTURE BOUNDED BY RED COLOUR 

SCALE:- 1:150



FIRST FLOOR PLAN

GROUND FLOOR PLAN

Rupama Ghosh
SIGNATURE OF VENDOR

Sarika Ray
SIGNATURE OF PURCHASER

Dilip Kr. Chakraborty
DILIP KR. CHAKRABORTY
Civil Engineer
Licence No. 321(1) K.M.C.
25, Bonomali Naskar Road, Behala, Kol-60
DRAWN BY



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name: SALIL KUMAR RAY

Signature Salil Kumar Ray



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name: RUPARNA GHOSH

Signature Ruparna Ghosh



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



192025260112427508

GRN Details

GRN: 192025260112427508 Payment Mode: SBI Epay
GRN Date: 16/06/2025 15:21:40 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5783498156755 BRN Date: 16/06/2025 15:23:47
Gateway Ref ID: 170295057 Method: State Bank of India WIBMO PG DC
GRIPS Payment ID: 160620252011242749 Payment Init. Date: 16/06/2025 15:21:40
Payment Status: Successful Payment Ref. No: 2001683702/1/2025
[Query No./Query Year]

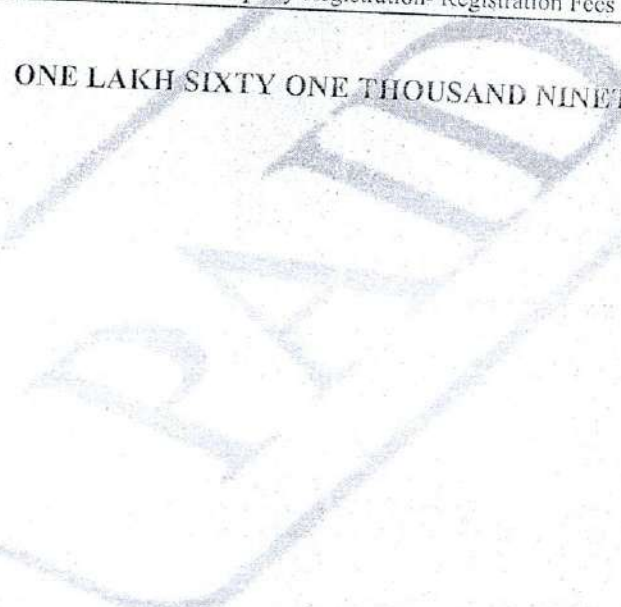
Depositor Details

Depositor's Name: Mr SALIL KUMAR RAY
Address: 19 GABTALA LANE KOLKATA 700060
Mobile: 9830142845
EMail: salilsabuj@yahoo.com
Period From (dd/mm/yyyy): 16/06/2025
Period To (dd/mm/yyyy): 16/06/2025
Payment Ref ID: 2001683702/1/2025
Dept Ref ID/DRN: 2001683702/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001683702/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	138070
2	2001683702/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	23022
			Total	161092

IN WORDS: ONE LAKH SIXTY ONE THOUSAND NINETY TWO ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001683702/2025	Office where deed will be registered
Query Date	16/06/2025 12:45:16 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAMAR DAS 134, BISHALAXMITALA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874517987, Status : Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 15,50,000/-	Rs. 23,00,834/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,38,070/- (Article:23)	Rs. 23,022/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road) , , Premises No: 58/1, Ward No: 130, Pin Code : 700034

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 2 Chatak 28 Sq Ft	12,00,000/-	17,45,834/-	Property is on Road
Grand Total :					1.9204Dec	12,00,000 /-	17,45,834 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	3,50,000/-	5,55,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	800 sq ft	3,50,000 /-	5,55,000 /-
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Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-07-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 16-07-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

