

09/06/24

I-9110/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 285186

26/6
8-1407323

Certified that the document is admitted for Registration. The signature sheets and the endorsement stamp attached with the document are the part of this document.

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

26 JUN 2024

DEED OF SALE

THIS DEED OF SALE is made on this 26th day of June, 2024 (Two Thousand and Twenty Four).

BETWEEN

25 JUN 2024

25788

No..... ₹ 100/- Date.....

Name : B. C. LAHIRI
Advocate

Address : ALIPUR JUDGE COURT
KOL-27

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

[Handwritten signature]

Amin Sender

S/o Anwarul Sender

436A, Jangir Ghat Road

Thakurpukur, KOL-63



1) **SRI BIJOY GHOSH - PAN- ADYPG4183B, Aadhaar No. 4079 8352 1391** son of Late Lal Mohan Ghosh, by faith- Hindu, by occupation- Business, by Nationality-Indian, residing at C/9, Raj Narayan Park, P.O.- Boral, P.S. Sonarpur, Kolkata - 700154, Dist. South 24 Parganas, 2) **SRI SWAPAN KUMAR GHOSH - PAN -ADOPG0788J, Aadhaar No. 7764 0748 5445** S/o Late Haridas Ghosh, by faith - Hindu, by occupation - Business, by Nationality-Indian, residing at A/17, Raj Narayan Park, (Rangkal), P.O- Boral, P.S. - Sonarpur, Kolkata - 700154, Dist. South 24 Parganas, 3) **SRI SUBRATAMAJUMDER PAN- AITPM8668D, Aadhaar No. 5604 6051 1603** Son of Late Thakurdas Majumder, by faith - Hindu, by occupation- Business, by Nationality-Indian, residing at 29, Southend Garden, P.O.-Garia, P.S.-Patuli, Kolkata - 700084, 4A) **SMT. MALA PAUL -PAN-ALTPP6195M, Aadhaar No.2445 5631 6546** wife of Late Babu Lal Paul, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at P-21, Valley Park, Sreerampur Road, P.O.-Garia, P.S.- Patuli, Kolkata-700084, 4B) **SMT. ARPITA PAL -PAN- AXDPP4709R, Aadhaar No.77896137 1723** daughter of Late Babu Lal Paul, by faith-Hindu, by occupation-Housewife, by Nationality-Indian, residing at 1/1 Madan Dutta Lane, Bow Bazar, P.O.-& P.S.- Bow Bazar, Kolkata-700012, 4C) **SRI JOY PAUL -PAN- BYJPP0653C, Aadhaar No.6893 7719 8758 & 4D) SRI NILOY PAUL -PAN- DVVPP2247B, Aadhaar No.9136 0460 6797**, both son of Late Babu Lal Paul, both by faith-Hindu, both by occupation-Business, both by Nationality-Indian, both residing at P-21, Valley Park, Sreerampur Road, P.O.-Garia, P.S.- Patuli, Kolkata-700084 hereinafter referred to as the "OWNERS/VENDORS" (which term or expression shall unless excluded by or repugnant to the context or subject be

deemed to mean and include their heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

SRI SUBHOJIT DAS, PAN-CIYPD6321B, (Aadhaar No. -7153 0014 8545), son of Sri Biswanath Das, by faith- Hindu, by occupation- Business, by Nationality-Indian, residing at Nirman-I, Flat- B1, 2035, Brahmapur More, Post Office- Brahmapur, Police Station- Banskroni (previously Regent Park), Kolkata - 700096, District : South 24-Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall unless repugnant to or excluded by the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS One Debendra Nath De Sarkar, Khagendra Nath De Sarkar, Narendra Nath De Sarkar, all sons of Late Ramanath De Sarkar and Jnanendra Nath De Sarkar, Dharendra Nath De Sarkar, Sachindra Nath De Sarkar all are sons of Late Surendra Nath De Sarkar were the recorded Owners of all that 3 decimals of land in C.S. Dag No. 497 and 14 Decimals of land in C.S. Dag No. 499 in total 17 Decimal or 10 Katha 4 Chitaks and 10 Sq. ft. of land under C.S. Khatian No. 475 lying in Mouja - Baishnabghata, J.L.No. 28, R.S. No. 38, Pargana Khaspur Touji No. 56, 151, 230 and 241 the then under Police Station Tollygunge along with other properties with in District 24 Parganas.

While in possession and enjoyment of the said property said 1) Sri Khagendra Nath De Sarkar, 2) Sri Narendra Nath DeSarkar both sons of Late Ramanath De Sarkar, 3) Sri Dharendra Nath De Sarkar, 4) Sri Sachindra Nath De Sarkar, 5) Sri Jnanendra Nath De Sarkar all are sons of Late Surendra Nath DeSarkar, 6) Smt. Lilabati De Sarkar w/o Late Nagendra Nath De Sarkar, 7) Sri Birendra Nath De Sarkar, 8) Sri Amarendra Nath De Sarkar, 9) Sri Samarendra Nath De Sarkar all are sons of Late Nagendra Nath De Sarkar 10) Smt. Mrinalini De Sarkar w/o Late Debendra Nath De Sarkar and 11) Sri Hirendra Nath De Sarkars S/o Late Debendra Nath De Sarkar jointly executed a Deed of Trust in respect of the said property along with other properties and named the Trust as "RAMANATH DE SARKAR RELIGIOUS CHARITABLE TRUST" having its office at 396/3, N.S.C. Bose Road, P. O.- Naktala, P. S. - Netaji Nagar, Kolkata - 700 047, The Said deed of Trust was registered in the office of Joint Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 131, Pages 168 to 190 being No. 8018 for the year 1953 dated 19.12.1953.

It has been stated in the said deed of Trust dated 19.12.1953 among others, that one Managing Committee of the trustees should be formed by taking one representative each from the family of all sons of said Ramanath De Sarkar, which shall deal with every affair of the said properties of the Trust including selling, exchange or granting of lease of the said properties as described in Schedule "Kha" of the said deed of trust and the erstwhile Vendors ran the then managing committee of the Trust "RAMANATH DE SARKAR RELIGIOUS CHARITABLE TRUST".

The land measuring about 17 decimal at Mouja -Baishnabghata being part of C. S. Dag No. 497 and 499, under C. S. Khatian No. 475, which is

the subject matter of this deed has been included in Schedule "Kha" of the said deed of Trust. Said property subsequently came within the local limits of the Kolkata Municipal Corporation under Ward No. 110, being Premises No. 13, Raja S.C. Mullick Road, P. O.- Garia, P. S. Patuli, Kolkata-700 084, being Assessee No. 31-110-10-00-13-1.

The erstwhile Vendors ran the then Managing Committee who had the right to sell mortgage or deal with the said properties as per direction of the said deed of Trust dated 19.12.1953.

The erstwhile Vendors/Owners has transferred and/or sold some portion of the said land to different persons on different dates through its Managing Committee and were in possession of residual land measuring about 3 Cottahs 7 Chittaks and 40 Sq.ft more or less together with one Tin shed structure thereon being portion of premises No. 13, Raja S. C. Mullick Road, P. S. -Patuli, Kolkata - 700 084.

As per authority given in clause 5 of the said Deed of Trust dated 19.12.1953 and for the benefit of the said Trust the then Managing Committee of the said "RAMANATH DE SARKAR RELIGIOUS CHARITABLE TRUST" vide its resolution dated 08.07.2015 has decided to sell the said residual residential land measuring about more or less 3 Cottahs 7 Chittaks and 40 Sq. ft. together with Tin shed structure standing thereon being portion of premises No. 13, Raja S.C. Mullick Road, P.S.-Patuli, Kolkata - 700 084, and sold and /or conveyed the said property, against receipt of a fair consideration amount and by virtue of execution of a Deed of Conveyance on 28/09/2015, to and in favour of Sri Bijoy Ghosh, Sri Swapan Kumar Ghosh, Sri Subrata Majumder (the Owner / Vendors(1 to

3)herein-named)& Babulal Paul (Since Deceased). The said Deed has been registered at the Office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2015, from 82594 to 82636 pages and being known & numbered as the Deed No. 160506832 for the year 2015 and Sri Bijoy Ghosh, Swapan Kumar Ghosh, Subrata Majumder & Babulal Paul started to possess & enjoy jointly and absolutely and without any disturbance and/or hindrance and/or claim and/or demand from anybody and mutated their name in records of the Kolkata Municipal Corporation (KMC) and the said property has continued to be known and numbered as the Premises No.13, Raja S.C. Mullick Road, P.S.-Patuli, Kolkata - 700 084 and assessed under the Assessee No. 31-110-10-0013-1 and paid the taxes regularly.

Since Sri Bijoy Ghosh, Sri Swapan Kumar Ghosh, Sri Subrata Majumder & Sri Babulal Paul were the partners of a Partnership Firm namely '**PACIFIC ENTERPRISE**' having sufficient fund and knowledge for construction of multistoried buildings and for the same they intend to develop the said property by raising multistoried building. Thereafter they appointed a LBS/Surveyor for measuring the entire Land & for sanctioning building plan from KMC. That after completion of measuring of the same the actual area of land was found more or less 3Cottah-3Chittaks-0 Sq ft.(01 Cottah 11 Chittaks 19 Sq. Ft. under R.S. Dag No. 497 & 01 Cottah 7 Chittaks 26 Sq. Ft. under R.S. Dag No. 499) which is more fully mentioned under the Schedule herein. Accordingly, a Site Plan has been prepared on the basis of said measurement and a Boundary Declaration to the Kolkata Municipal Corporation has been made on 17th day of March, 2016. The said Deed of Boundary Declaration to the Kolkata Municipal Corporation was

sell out the said property as mentioned herein above and in more detail in the Schedule hereunder.

Getting the intimation from a very reliable source, the Party of the Second Part herein, who was in the need of similar a property, placed a proposal before the Owners herein, to purchase the Scheduled property, at or for a price and/or consideration of Rs.90,00,000/- (Rupees Ninety Lakhs) only.

Finding the proposal of the Party of the Second Part herein as an acceptable one, as per the available market price, the Owners/Vendors herein named has decided to sell **ALL THAT** the property under the Schedule herein, to and in favour of the Party of the Second Part herein named and for the same the Parties have entered into a verbal Agreement. Subsequently, after making arrangement of the total consideration amount of the property under sale, as also the required money for the purpose of registration of the required Deed of Sale, the Purchaser herein named has placed a proposal before the Owners/Vendors herein named for execution & registration of the required Deed of Sale, upon which the Owners/Vendors has accepted.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Contract and in consideration of the said settled price of Rs. 90,00,000/- (Rupees Ninety Lakhs) only paid to the Owners/Vendors by the Purchaser towards the full and final payment of the total settled consideration amount for the land under the instant Deed of Sale amounting to Rs.90,00,000/- (Rupees Ninety Lakhs) only, which is more fully and particularly written in the Memo and therein duly admitted and acknowledged by the Owners /

Vendors, hereby granting receipt, which is attached with AND of and from the same and every part thereof acquit, release and discharge the Purchaser, his heirs, successors, executors, administrators, representatives and assigns AND that the Owners/Vendors as the beneficial Owners, does by these presents, indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, their heirs, successors, executors, administrators, representatives and assigns, **ALL THAT** the property as fully mentioned and described in the Schedule herein, being free from all encumbrances, attachments and other defects in title of **HOWSOEVER OTHERWISE** the said property now is or heretofore was or were situated, butted, bounded, called, known, described, numbered or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other liberties, easements, privileges and appendages whatsoever to the said property or any part or portion thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to or belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof, further more with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at Law and in Equity, of the Owner/Vendor, into and upon the said property and every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title, which is anywise related to the said property of any part or parcel thereof and which now is or hereafter shall or may be in the custody, power of possession of the Owner/Vendor, his heirs, successors, executors, administrators, representatives or assigns or any person from whom they can or may procure the same without any action or suit at Law or in Equity **TO ENTER INTO AND TO HAVE AND TO**

HOLD, own, possess and enjoy the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with the lights and liberties unto and to the use of the Purchaser, his heirs executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor, from or to these presents AND the Owners/Vendors does hereby for himself and their heirs, successors, executors, administrators, representatives and assigns covenant with the Purchaser, his heirs, successors, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever, by the Owner/ Vendor or by any of his predecessors-in-title, done of executed or knowingly suffered to the contrary the Owners/Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred of expressed or intended so to be unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, his heirs, successors, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said property and every part thereof and receive all rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate thereof, from, under or in trust for the Owners/Vendors or from or under any

of their and each of their ancestors or predecessors-in-title AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated and released of or otherwise by the Owner/Vendor well and sufficiently saved and indemnified of, from and against all or any manner of claims, charges, lines, debts, attachments and encumbrances whatsoever made or suffered by the Owners/Vendors or any of their ancestors of predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owners /Vendors and all persons having or lawfully or equitably claiming any estate of interest whatsoever in the said property or any part thereof, from, under or in trust Owners/Vendors or any of their predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his successors, executors, administrators, representatives and assigns do and execute of cause to be done and executed all such acts, deeds & things whatsoever for further, better and more perfectly assuring the said property and every part thereof unto and to the use or the Purchaser, his heirs, successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall not may be reasonably required A N D will also remain oblige to provide any such necessary document or documents, to and in favour of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns at the Purchaser's cost, which will remain under the care and custody of the Owners/Vendors and may come into the hands subsequently **AND FURTHER MORE THAT** the Owners/Vendors and their heirs, successors, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, successors,

executors, administrators, representatives and assigns against lost, damage, costs, charges and expenses if any suffered in future by reason of any defect in title of the present Owner/Vendor **AND IN ADDITION TO THAT** The Owners/Vendors further declare that the said property has not been previously sold, leased, mortgaged, gifted or any other way transferred and there is no charge, lien or lispendens and there is no case or suit or proceeding pending case against the said property before any court of law AND till this day as per the knowledge of the Owners/ Vendors herein-named, neither any Authority of the State Government or the Central Government has acquired the property nor any such Notice has served upon the Owners/Vendors.

If any of the representations or covenants made herein before by the Owners/Vendors are subsequently found to be false or incorrect whereby by reason whereof the Purchaser may suffer any loss or charges, or damages, the Vendors hereby indemnify the Purchaser or compensate for such loss of damage as may be sustained by the Purchaser.

If any error or omission in this deed subsequently transpires at a later date the Owners/Vendors at the cost and request of the purchaser shall do and execute of cause to be done or executed any Supplementary deed or deeds of rectification in favour of the Purchaser.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece of parcel of land containing an area totaling more or less about **03 (Three) Cottahs 03 (Three) Chittacks** or more or less about **2295 sq ft.** (01 Cottah 11 Chittaks 19 Sq. Ft. under R.S. Dag No. 497 & 01 Cottah 7 Chittaks 26 Sq. Ft. under R.S. Dag No. 499), along with a 100 (One Hundred) Sq. Ft. temporary tile shed structure standing thereon, within the District: South 24 Parganas, Police Station Tollygunge then Jadavpur Now Patuli), Additional District Sub Registrar Office at Alipore, Touzi No.56, 151, 230 & 241 RS. No. 38, JL. No. 28, Mouza-Baishnabghata, appertaining to C.S. Khatian No. 475, RS. Khatian No. 791 & 792, comprising R.S. Dag No. 497 & 499, under the jurisdiction of the Kolkata Municipal Corporation Ward No.110 and the said property has been known and numbered as the Premises No. **13, Raja S.C. Mullick Road, Kolkata-700084** and assessed under the Assessee No. 31-110-10-0013-1. The property is shown by the **RED** border line in the Plan annexed herewith.

The property is butted and bounded by:

ON THE NORTH : Friends Caterer;

ON THE SOUTH : Premises No. 14, Raja S.C. Mullick Road;

ON THE EAST : Land of Mahadev Das;

ON THE WEST : 18' Wide KMC Road.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and results thereof.

IN THE PRESENCE OF:

WITNESSES:

SIGNATURE OF THE PURCHASER

1. *[Signature]*
148/1 P. N. Shakti Road, W.S.

2. Ritam Acharyya.
3/13 Jadavgarh, Kol - 78

1.

[Signature]

2.

Swapan Kumar Ghose

3.

Subrata Majumdar

4A.

Nalini Paul

4B.

Anjali Paul

4C.

Jay Paul

4D.

Neel Paul

Drafted & Prepared By:

Bimal Ch. Lahiri
BIMAL CH. LAHIRI, M.A., LL.B
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No.-WB/298/82
Advocate,
Alipore Judges' Court,
Kolkata-700027.

SIGNATURE OF THE OWNERS/VENDORS

MEMO OF CONSIDERATION


Received of and from within named PURCHASER the within mentioned sum of
Rs. 90,00,000/- (Rupees Ninety Lakhs) only towards the full and final
 consideration Money of this Deed.


Date	DD No. & Bank Name	In favour of	Amount (Rs.)
25/06/2024	129612, Axis Bank Ltd. ,Tollygunge.	SRI BIJOY GHOSH	22,50,000/-
25/06/2024	129613, Axis Bank Ltd. ,Tollygunge.	SRI SWAPAN KUMAR GHOSH	22,50,000/-
25/06/2024	129611, Axis Bank Ltd. ,Tollygunge.	SRI SUBRATA MAJUMDER	22,50,000/-
25/06/2024	129610, Axis Bank Ltd. ,Tollygunge.	SMT. MALA PAUL	5,62,500/-
25/06/2024	129607, Axis Bank Ltd. ,Tollygunge.	SMT. ARPITA PAL	5,62,500/-
25/06/2024	129608, Axis Bank Ltd. ,Tollygunge.	SRI JOY PAUL	5,62,500/-
25/06/2024	129609, Axis Bank Ltd. ,Tollygunge.	SRI NILOY PAUL	5,62,500/-
Total (Rupees Ninety Lakhs only)			90,00,000/-

SIGNED, SEALED & DELIVERED

In presence of:

WITNESSES:

1. 
148/A. P. A. Subrata Majumder -45.
2. Ritam Acharyya.
3/13 Jadaugarch, kol-78.

1. 
2. Swapan Kumar Ghosh
3. Subrata Majumder
- 4A. Mala Paul
- 4B. Arpita Paul
- 4C. Joy Paul
- 4D. Niroy Paul

Signature of the **OWNERS/VENDORS**



District Sub Registrar-II
Alipore, South 24 Parganas
26 JUN 2024

SITE PLAN FOR : SRI SUBHOJIT DAS,

AT PREMISES NO.- 13, RAJA S. C. MULLICK ROAD, WARD NO.- 110,

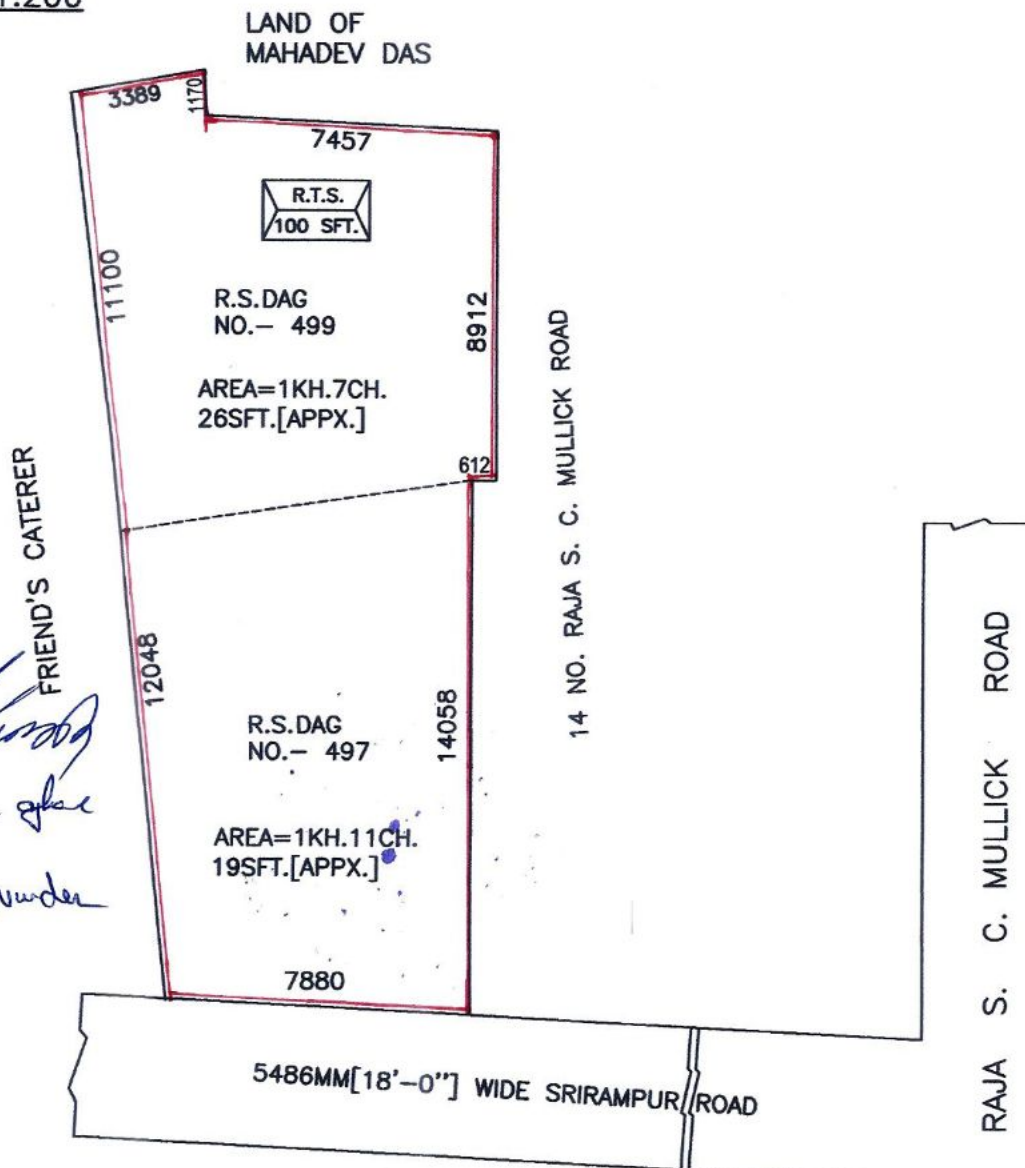
UNDER THE K.M.C. MOUZA- BAISHNABGHATA, J.L.NO.-28, R.S.NO.-38,

C.S. KHATIAN NO-475, R.S. KHATIAN NO.-791, 792, R.S. DAG NO.-497,

& 499, P.S.- PATULI, DIST.- 24 PARGANAS [SOUTH],

DAG NO.	AREA OF LAND	STRUCTURE	COLOUR
497	1-KH. 11-CH.19-SFT. [APPX].	100 SFT. [R. T. SHED]	<div>RED</div>
499	1-KH. 7-CH. 26-SFT. [APPX].		
TOTAL AREA OF LAND = 3-KH. 3-CH. 0-SFT. (2295 SFT. APPX.)			

SCALE ~ 1:200



Swapan Kumar Saha
Subrata Majumdar

Manas Paul
Anupam Paul
Joy Paul
Niraj Paul

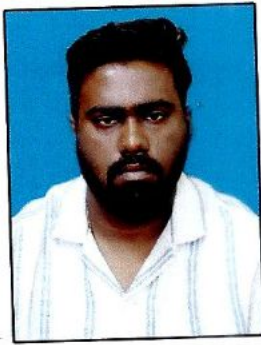
[Signature]

[Signature]
Sujit Kumar Saha

SIGNATURE OF VENDOR'S

SIGNATURE OF PURCHASER

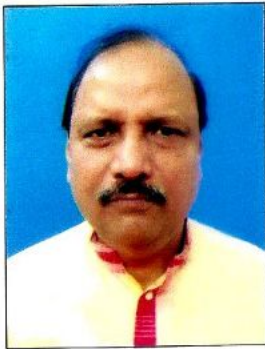
L.B.S. of K.M.C. No - 1/561
112/6, Mahatma Gandhi Road, KOL-82
SIGN OF L.B.S.



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL
LEFT HAND					
RIGHT HAND					

SIGNATURE:

Suljit Da



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE:

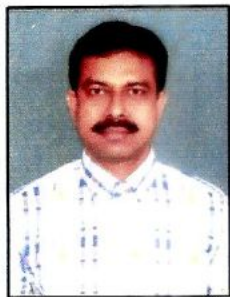
Pragati Prasad



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SWAPAN KR GHOSH.

SIGNATURE: *Swapan Kumar Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SUBRATA MAJUMDER

SIGNATURE: *Subrata Majumder*



NAME: MALA PAUL

SIGNATURE: *Mala Paul*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME

SIGNATURE:

Anzita Paul

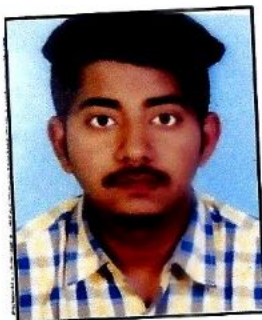
	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: JOY PAUL

SIGNATURE: *Joy Paul*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: NILOY PAUL

SIGNATURE: *Niloy Paul*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



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



192024250091987818

GRN Details

GRN:	192024250091987818	Payment Mode:	SBI Epay
GRN Date:	25/06/2024 10:03:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1783653089912	BRN Date:	25/06/2024 10:05:06
Gateway Ref ID:	16239097	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	250620242009198780	Payment Init. Date:	25/06/2024 10:03:16
Payment Status:	Successful	Payment Ref. No:	2001407323/6/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SUBHOJIT DAS
Address:	148/A PRINCE ANWAR SHAH ROAD , TOLLYGUNGE , KOLKATA - 45
Mobile:	8017977181
EMail:	dassubhojit304@gmail.com
Period From (dd/mm/yyyy):	25/06/2024
Period To (dd/mm/yyyy):	25/06/2024
Payment Ref ID:	2001407323/6/2024
Dept Ref ID/DRN:	2001407323/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001407323/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	393446
2	2001407323/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	98395
Total				491841

IN WORDS: FOUR LAKH NINETY ONE THOUSAND EIGHT HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1602-09110/2024	Date of Registration	26/06/2024
Query No / Year	1602-2001407323/2024	Office where deed is registered	
Query Date	07/06/2024 11:00:09 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMIN SARDAR 436A, JAIGIR GHAT ROAD, THAKURPUKUR,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9874367202, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 90,00,000/-		Rs. 98,38,138/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,93,546/- (Article:23)		Rs. 98,427/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






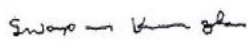



District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 13, , Ward No: 110 Pin Code : 700084






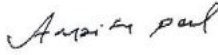






Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2295 Sq Ft	89,73,000/-	98,11,138/-	Width of Approach Road: 18 Ft.,
Grand Total :					5.2594Dec	89,73,000 /-	98,11,138 /-	

Structure Details :

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




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIJOY GHOSH Son of Mr LAL MOHAN GHOSH Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo  26/06/2024	Finger Print  Captured LTI 26/06/2024	Signature  26/06/2024
	C/9, RAJNARAYAN PARK, RAJPUR SONARPUR, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ADxxxxxx3B, Aadhaar No: 40xxxxxxxx1391, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office			
2	Name Mr SWAPAN KUMAR GHOSH Son of Mr HARI DAS GHOSH Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo  26/06/2024	Finger Print  Captured LTI 26/06/2024	Signature  26/06/2024
	Kamala Nibas, A/17, Rajnarayan Park, Rangkal, Rajpur Sonarpur, City:- Rajpur-sonarpur, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx8J, Aadhaar No: 77xxxxxxxx5445, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office			
3	Name Mr SUBRATA MAJUMDER Son of Mr THAKURDAS MAJUMDER Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo  26/06/2024	Finger Print  Captured LTI 26/06/2024	Signature  26/06/2024
	29, Southend Garden, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AIxxxxxx8D, Aadhaar No: 56xxxxxxxx1603, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office			



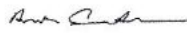
4	Name Mrs MALA PAUL Wife of Late BABULAL PAUL Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	26/06/2024	26/06/2024	26/06/2024	
P-21, Valley Park, Sreerampur Play Ground, Garia, City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ALxxxxxx5M, Aadhaar No: 24xxxxxxxx6546, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				
5	Name Mrs ARPITA PAL Daughter of Late BABULAL PAL Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	26/06/2024	26/06/2024	26/06/2024	
1/1B, MADAN DUTTA LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AXxxxxxx9R, Aadhaar No: 77xxxxxxxx1723, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				
6	Name Mr JOY PAUL Son of Late BABULAL PAUL Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	26/06/2024	26/06/2024	26/06/2024	
9/21, Valley Park, Srirampur, Garia, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BYxxxxxx3C, Aadhaar No: 68xxxxxxxx8758, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				
7	Name Mr NILOY PAUL Son of Late BABU LAL PAUL Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	26/06/2024	26/06/2024	26/06/2024	

City:- Kolkata, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: DVxxxxxx7B, Aadhaar No: 91xxxxxxxx6797, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024
 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUBHOJIT DAS (Presentant) Son of Mr BISWANTAH DAS Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office	Photo  26/06/2024	Finger Print  Captured LTI 26/06/2024	Signature  26/06/2024
Son of Mr BISWANTAH DAS NIRMAL-I, FLAT-B1, 2035, BRAHMAPUR MORE, City:- Kolkata, P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: CIxxxxxx1B, Aadhaar No: 71xxxxxxxx8545, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIN SARDAR Son of Mr ANARUL SARDAR 436A, Jaigirighat Road, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 26/06/2024	 Captured 26/06/2024	 26/06/2024
Identifier Of Mr BIJOY GHOSH, Mr SUBHOJIT DAS, Mr SWAPAN KUMAR GHOSH, Mr SUBRATA MAJUMDER, Mrs MALA PAUL, Mrs ARPITA PAL, Mr JOY PAUL, Mr NILOY PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY GHOSH	Mr SUBHOJIT DAS-573.75 Sq Ft
2	Mr SWAPAN KUMAR GHOSH	Mr SUBHOJIT DAS-573.75 Sq Ft
3	Mr SUBRATA MAJUMDER	Mr SUBHOJIT DAS-573.75 Sq Ft
4	Mrs MALA PAUL	Mr SUBHOJIT DAS-143.438 Sq Ft
5	Mrs ARPITA PAL	Mr SUBHOJIT DAS-143.438 Sq Ft
6	Mr JOY PAUL	Mr SUBHOJIT DAS-143.438 Sq Ft
7	Mr NILOY PAUL	Mr SUBHOJIT DAS-143.438 Sq Ft
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY GHOSH	Mr SUBHOJIT DAS-25.00000000 Sq Ft
2	Mr SWAPAN KUMAR GHOSH	Mr SUBHOJIT DAS-25.00000000 Sq Ft
3	Mr SUBRATA MAJUMDER	Mr SUBHOJIT DAS-25.00000000 Sq Ft
4	Mrs MALA PAUL	Mr SUBHOJIT DAS-6.25000000 Sq Ft
5	Mrs ARPITA PAL	Mr SUBHOJIT DAS-6.25000000 Sq Ft
6	Mr JOY PAUL	Mr SUBHOJIT DAS-6.25000000 Sq Ft
7	Mr NILOY PAUL	Mr SUBHOJIT DAS-6.25000000 Sq Ft

Endorsement For Deed Number : I - 160209110 / 2024

On 26-06-2024

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 15:17 hrs on 26-06-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr SUBHOJIT DAS ,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 98,38,138/-

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

Execution is admitted on 26/06/2024 by 1. Mr BIJOY GHOSH, Son of Mr LAL MOHAN GHOSH, C/9, RAJNARAYAN PARK, RAJPUR SONARPUR, P.O: BORAL, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mr SUBHOJIT DAS, Son of Mr BISWANTAH DAS, NIRMAL-I, FLAT-B1, 2035, BRAHMAPUR MORE, P.O: BRAHMAPUR, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 3. Mr SWAPAN KUMAR GHOSH, Son of Mr HARI DAS GHOSH, Kamala Nibas, A/17, Rajnarayan Park, Rangkal, Rajpur Sonarpur, P.O: Boral, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 4. Mr SUBRATA MAJUMDER, Son of Mr THAKURDAS MAJUMDER, 29, Southend Garden, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs MALA PAUL, Wife of Late BABULAL PAUL, P-21, Valley Park, Sreerampur Play Ground, Garia, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 6. Mrs ARPITA PAL, Daughter of Late BABULAL PAL, 1/1B, MADAN DUTTA LANE, P.O: BOWBAZAR, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Others, 7. Mr JOY PAUL, Son of Late BABULAL PAUL, 9/21, Valley Park, Srirampur, Garia, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 8. Mr NILOY PAUL, Son of Late BABU LAL PAUL, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr AMIN SARDAR, , Son of Mr ANARUL SARDAR, 436A, Road: Jaigirighat Road, , P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 98,427.00/- (A(1) = Rs 98,381.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 98,395/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 10:05AM with Govt. Ref. No: 192024250091987818 on 25-06-2024, Amount Rs: 98,395/-, Bank: SBI EPay (SBlePay), Ref. No. 1783653089912 on 25-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,93,546/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,93,446/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 285186, Amount: Rs.100.00/-, Date of Purchase: 25/06/2024, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 10:05AM with Govt. Ref. No: 192024250091987818 on 25-06-2024, Amount Rs: 3,93,446/-, Bank: SBI EPay (SBlePay), Ref. No. 1783653089912 on 25-06-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 318580 to 318608
being No 160209110 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.07.04 15:50:14 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 04/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.