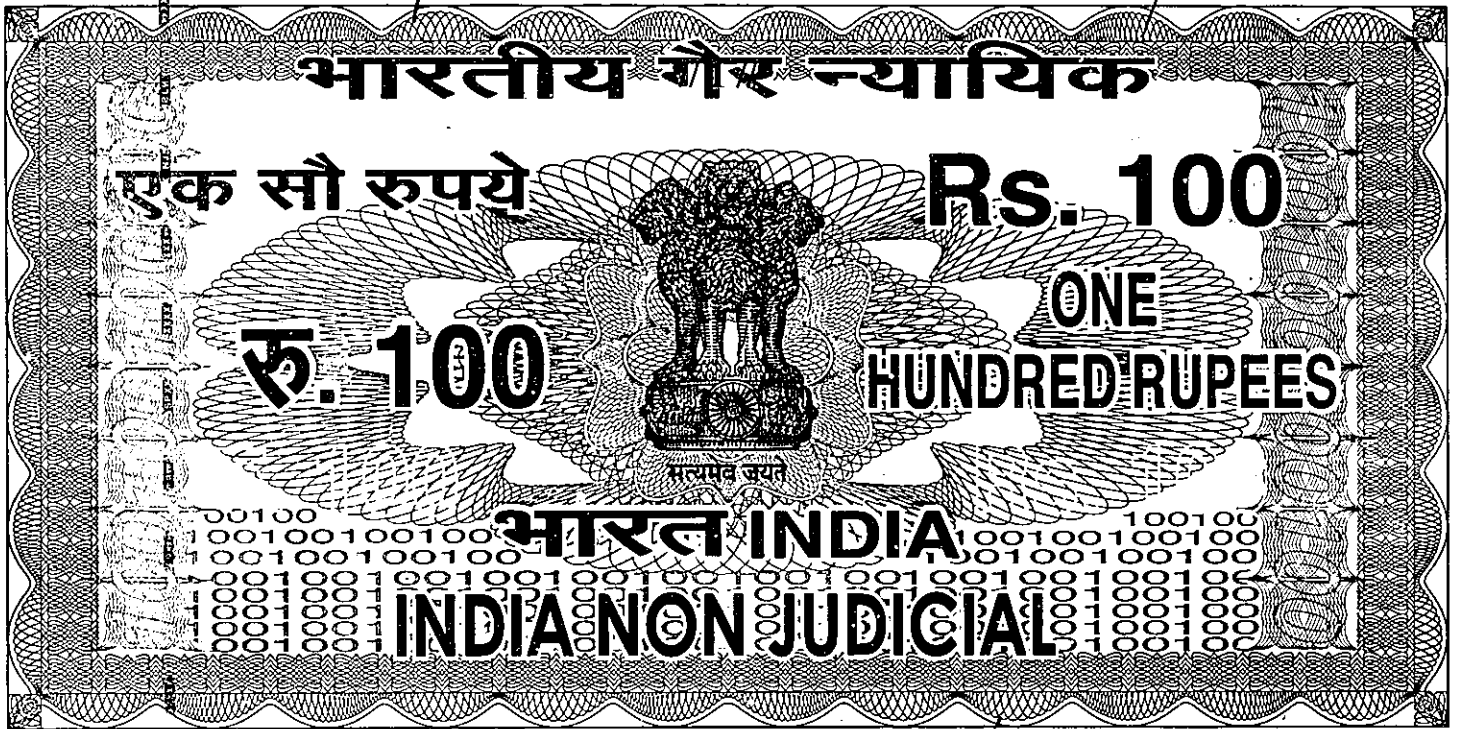


08300/23

2-3175/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 385521

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar V
Alipore, South 24 Parganas

06 OCT 2023

DEED OF CONVEYANCE

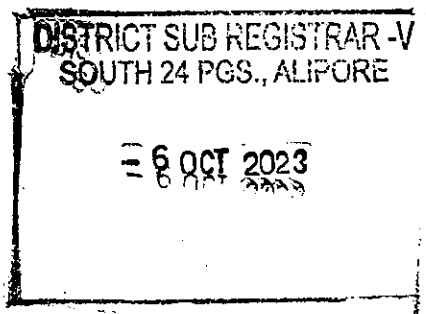
1. Date: This Indenture is made on this the 06th Day of October, 2023 (Two Thousand and Twenty – Three).
2. Nature of Document: Deed of Conveyance.

18 AUG 2023

N. No. 5946 Date
Sold to Sudeep Chakraborty Addo
of Alipore J. Seal - Kest. 22
Rupees 100

Bahin Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kest. 22

Anis Khorh
for Tapan Khorh.
Vill Pro/ Birhampur
+ P.S. 743503



3. Parties:

- 3.1 1.) **AMIYA GHOSH**, [PAN: **AYGPG8197C**], Son of Lalit Mohan Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill. & P.O.- Hatishala, P.S.: Kolkata Leather Complex, District: 24 Parganas (South), State: West Bengal, PIN: 743502, 2.) **BIDYUT GHOSH** [PAN: **AEIPG8371A**], 3.) **BIMAN GHOSH**, [PAN: **AHKPG1432H**] both are Son of Late Bhadreswar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill. & P.O.- Hatishala, P.S.: Kolkata Leather Complex, District: 24 Parganas (South), State: West Bengal, PIN: 743502, 4.) **SADHAN GHOSH**, [PAN: **BEBPG1716F**] Son of Late Siddheswar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill. & P.O.- Hatishala, P.S.: Kolkata Leather Complex, District: 24 Parganas (South), State: West Bengal, PIN: 700135, 5.) **BALARAM GHOSH**, [PAN: **BGTPG7136B**] Son of Late Nagendranath Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill. & P.O.- Hatishala, P.S.: Kolkata Leather Complex, District: 24 Parganas (South), State: West Bengal, PIN: 700135; hereinafter called and referred to as the "**OWNERS/VENDORS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PARTY**. That the Vendor No.1 herein is being represents by his lawful Attorney, **MR. PULAK KUMAR DAS**, [PAN- **BJIPD6016K**], (AADHAAR NO. 646042489405), Son of Nirmal Das, by faith Hindu, by nationality Indian, by occupation Business, residing at Chandi, P.O.- Chandi, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743503; and the Vendors No. 2 to 5 herein are being represents by their lawful Attorney, **MR. PUSPENDU DAS**, [PAN- **BHPPD5244J**], (AADHAAR NO. 405055319681), Son of Dhananjoy Das, by faith Hindu, by nationality Indian, by occupation Business, residing at Amtala, Kanyagar, P.O. & P.S.- Bishnupur, District- South 24 Parganas, Pin- 743398.



[Signature]
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3.2 **MR. SAMBIT BASU**, [PAN: **ANCPB9442Q**], [AADHAAR No.: **406789027498**], Son of Late **Sabyasachi Basu**, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: **Samannoy Park**, P.O.: **Joteshibrampur**, P.S.: **Maheshtala**, District: **24 Parganas (South)**, State: West Bengal, PIN: **700141**, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, representatives, successors, nominees and assigns) of the **SECOND PART**.

WHEREAS Uttam Chandra Ghosh was the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land measuring an area 75 Decimal of Shali land in R.S. Dag No.- 888, appertaining to R.S. Khatian No. 241, and 179 Decimal of shali land in R. S. Dag No.-973, appertaining to R.S. Khatian No. 241, in Mouza Hatishala, J. L. No. 09, under Police Station - Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS it was found from the RS RECORD of RIGHT, in R.S Dag No. 972, that the schedule mention property has an exchange property in the form of "AWAJ in place of R.S Dag No. 989 land measuring more or less 11 decimals in the same Mouza, i.e., Hatishala, and the vendors therein further declared that since the AWAJ was made the predecessor of the Vendors had and after demise the then Vendors had in still occupancy and possession of the schedule mention property without any disturbances.

AND WHEREAS the present LR Khatians recorded in R.S. & L.R. Dag No. 989 shall be treated as the LR record of R.S. & L.R. Dag No. 972; and simultaneously the present LR Khatians recorded in R.S. & L.R. Dag No. 972 shall be treated as the LR record of R.S. & L.R. Dag No. 989.



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AND WHEREAS said Uttam Chandra Ghosh while being sized and possessed of the property died intestate leaving behind his Seven sons and two daughters namely Satish Chandra Ghosh, Jotish Chandra Ghosh, Khitish Chandra Ghosh, Lalit Mohan Ghosh, Bipin Behari Ghosh, Nagendra Nath Ghosh, Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, Subodh Bala Ghosh and Radharani Ghosh, as his legal heirs and successors and they inherit the property as per Hindu Law.

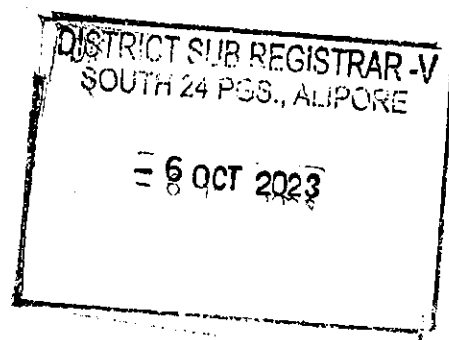
AND WHEREAS said Satish Chandra Ghosh, son of Late Uttam Chandra Ghosh while being sized and possessed of the property died (without doing marriage) intestate leaving behind his Six Brothers and two Sisters namely Jotish Chandra Ghosh, Khitish Chandra Ghosh, Lalit Mohan Ghosh, Bipin Behari Ghosh, Nagendra Nath Ghosh, Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, Subodh Bala Ghosh and Radharani Ghosh, as his legal heirs and successors and they inherit the property as per Hindu Law.

AND WHEREAS by virtue of normal inheritance as per Hindu Law all the Successors Lalit Mohan Ghosh acquiring and became the absolute and lawful owner (as per Equal ratio mentioned in schedule below) seized possessed the shali land with enjoying peacefully in respect of ALL THAT land comprised in R. S. Dag No. 888, 972 & 973 land measuring more or less (8.33+ 1.33+ 19.89) Total 29.55 Decimals of Sali land more or less comprised R. S. Khatian No.- 241, under Mouza - Hatishala, J. L. No.-09, under police station Bhangore now K. L. C. 24 Parganas (S) and he has every right to Sell/transfer the property to any person or persons.

AND WHEREAS said Lalit Mohan Ghosh, due to natural love and affection during his life time Gifted and transfer 29.55 Decimals of Landed property comprised in R. S. Dag No. 888, 972 & 973 in favour of his Son namely Amiya Kumar Ghosh, by virtue of a registered Deed of Gift vide Deed No. 2729 for the year 2004, Recorded in the Book No. I, Volume No. 49, Pages from 261 to 268, as the said Deed as duly registered in the office



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of sub-registrar at Bhangore, appertaining to R. S. Khatian No-241, Mouza- Hatishala, J. L. No.- 09, under P. S.-K. L. C. (Bhangore), Dist.- 24 Parganas (S).

AND WHEREAS said Amiya Kumar Ghosh, appointed Mr. Pulak Kumar Das, Son of son of Nirmal Das, as his lawful attorney, by virtue of a registered General Power of Attorney, being No. 0257 for the year 2016, Recorded in the Book No. IV, Volume No. 1630-2016, Pages from 4697 to 4712, and the said Deed was duly registered in the office of the D.S.R.- V, at Alipore, South 24 Parganas.

AND WHEREAS by virtue of normal inheritance as per Hindu law Bipin Behari Ghosh, son of late Uttam Chandra Ghosh, became absolute owner of some landed property in R.S. Dag No.- 972 & 973, appertaining to R.S. Khatian No. 242 & 241, in Mouza - Hatishala, J. L. No. 09, under Police Station Bhangore now at Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Bipin Behari Ghosh, son of late Uttam Chandra Ghosh while being sized and possessed of the property died intestate leaving behind his three son namely Bhadreswar Ghosh, Siddheswar Ghosh, Nihar Bala Ghosh, as his legal heirs and successors and they inherit the property as per Hindu Law.

AND WHEREAS by virtue of normal inheritance as per Hindu law Bhadreswar Ghosh, Siddheswar Ghosh, Nihar Bala Ghosh, became absolute owner of some landed property in R.S. Dag No.- 972 & 973, appertaining to R.S. Khatian No. 242 & 241, in Mouza Hatishala, J. L. No. 09, under Police Station Bhangore now at Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Bhadreswar Ghosh while being sized and possessed of the property died intestate leaving behind his wife namely Arati Ghosh, two sons namely Bidyut Ghosh, Biman Ghosh, Three Daughter, as his legal heirs and successors and they inherit the property as per Hindu Law.



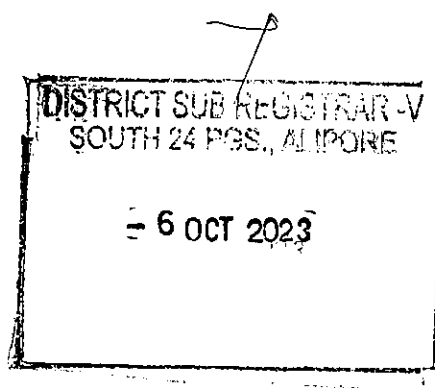
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DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE
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2023

AND WHEREAS by virtue of the normal inheritance said Bidyut Ghosh and Biman Ghosh, acquired and became the absolute and lawful owner in respect of owner 0.02 Decimal of landed property in R.S. Dag No.- 972, appertaining to R.S. Khatian No. 242, And 0.34 Decimal of landed property in R.S. Dag No.- 973, appertaining to R.S. Khatian No. 241, under Mouza - Hatishala, J. L. No. 09, under police station Bhangore now K. L. C., Dist- 24 Parganas (S) and they have every right to Sale/transfer the property to any person or persons.

AND WHEREAS said Bidyut Ghosh and Biman Ghosh, appointed Mr. Puspendu Das, Son of Dhananjoy Das, as his lawful attorney, by virtue of a registered General Power of Attorney, being No. 0095 for the year 2017, Recorded in the Book No. IV, Volume No. 1630-2017, Pages from 1655 to 1677, and the said Deed was duly registered in the office of the D.S.R.- V, at Alipore, South 24 Parganas.

AND WHEREAS said Siddheswar Ghosh, son of Late Bipin Behari Ghosh, during his life, time due to natural love and affection Gifted and transfer to his son namely Sadhan Ghosh, aforesaid landed property measuring an area about 1.23 Decimal through a registered deed of Gift which was duly registered at the office of the A.D.S.R. office at Bhangore, on Dated 18.01.2017, entered in to the Book No. I, Pages from 4888 to 4915, Being Deed No. 0211, for the year 2017.

AND WHEREAS said Sadhan Ghosh, appointed Mr. Puspendu Das, Son of Dhananjoy Das, as his lawful attorney in respect of his 0.06 decimal out of 1.23 decimal landed property, by virtue of a registered General Power of Attorney, being No. 0298 for the year 2017, Recorded in the Book No. IV, Volume No. 1630-2017, Pages from 5810 to 5826, and the said Deed was duly registered in the office of the D.S.R.- V, at Alipore, South 24 Parganas.



AND WHEREAS said Nagendra Nath Ghosh, Son of Late Uttam Chandra Ghosh, while being sized and possessed of the property died intestate leaving behind his Four sons and Five daughters namely Balaram Ghosh, Madanmohan Ghosh, Krishna Chandra Ghosh & Ashok Ghosh and Lakkhimohani Ghosh, Saraswati Ghosh, Droupodi Ghosh, Chayna Ghosh & Menka Ghosh as his legal heirs and successors and they inherit the property as per Hindu Law.

AND WHEREAS by virtue of normal inheritance as per Hindu Law of Succession Balaram Ghosh, acquiring and became the absolute owner of landed property of Deceased Uttam Chandra Ghosh, comprised in R.S. Dag No. 888, 972 & 973, appertaining to R.S. Khatian No. 241 & 242, lying and situated at Mouza- Hatishala, J.L. No. 09, under police station Kolkata Leather Complex (K.L.C), District- South 24 Parganas.

AND WHEREAS after inheritance out all the property during his lifetime sold some portions to different buyers/s and till remain owner of more or less (1.04+0.17+ 2.49) Total 3.70 Decimal landed property comprised in R.S. Dag No. 888, 972 & 973, appertaining to R.S. Khatian No. 241 & 242, lying and situated at Mouza- Hatishala, J.L. No. 09, under police station Bhangore (K.L.C), District- South 24 Parganas.

AND WHEREAS said Balaram Ghosh, appointed Mr. Puspendu Das, Son of Dhananjoy Das, as his lawful attorney in respect of his 0.06 decimal out of 1.23 decimal landed property, by virtue of a registered General Power of Attorney, being No. 0119 for the year 2019, Recorded in the Book No. IV, Volume No. 1630-2019, Pages from 3933 to 3949, and the said Deed was duly registered in the office of the D.S.R.- V, at Alipore, South 24 Parganas.

AND WHEREAS saleable area from R.S. & L.R Dag No. 972, is **1.58 decimal**.



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NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring a total area of **1.58 Decimals**, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by



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DISTRICT SUB REGISTRAR-V
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the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby



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DISTRICT SUB REGISTRAR -V
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granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.
5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold , conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.
6. AND FURTHERMORE, THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.



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DISTRICT SUB REGISTRAR -V
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THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel of vacant Shali Land property measuring an area about 1.58 Decimal landed property, comprised in R.S. & L.R. Dag No.: 972, recorded in R.S. Khatian No.: 242, lying and situated at MOUZA: HATISHALA, vide J.L. No.: 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under P.S.: Bhangore now at K.L.C.(Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, **That the property is not adjacent to any Metal Road**, TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

ON THE NORTH : Other Lands of other DAG.

ON THE SOUTH : Other Lands of other DAG.

ON THE EAST : Other Lands of other DAG.

ON THE WEST : Other Lands of other DAG.



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IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

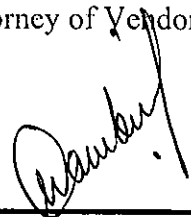
1. Anirudh Choudhary
743503
2. Soumen Majumdar
Pin - 743502



SIGNATURE OF OWNER/VENDOR
(As the lawful attorney of Vendor No. 1)



SIGNATURE OF OWNER/VENDOR
(As the lawful attorney of Vendor No. 2 to 5)



SIGNATURE OF PURCHASER

Drafted & Prepared By:



SUDEEP CHAKRABORTY
(ADVOCATE)

Enrolment No.: F - 1013/859/2019

Alipore Judges Court

Computer Print.



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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s by the within named vendors the within mentioned sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** being the full consideration money.

<u>Date</u>	<u>Bank Name</u>	<u>Cash / Cheque No. /NEFT</u>	<u>Amount (Rs.)</u>
	CASH		2,00,000/-
	(Total Rupees Two Lacs Only)		Rs. 2,00,000/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Anil Kumar*
743502
2. *Soumen Naskar*
Rm - 7435 02

Balak Kumar Das

SIGNATURE OF OWNER/VENDOR
(As the lawful attorney of Vendor No. 1)

P. S. Panda Das

SIGNATURE OF OWNER/VENDOR
(As the lawful attorney of Vendor No. 2 to 5)



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DISTRICT SUB REGISTRAR -V SOUTH 24 PGS., ALIPORE
= 6 OCT 2023

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature

Handwritten signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature

Handwritten signature: PuSPendu Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature

Handwritten signature: Pulak Kumar Das

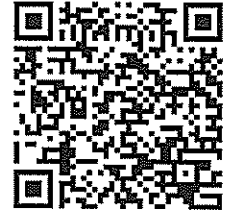


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= 6 OCT 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



061020232024765074

GRIPS Payment Detail

GRIPS Payment ID:	061020232024765074	Payment Init. Date:	06/10/2023 00:42:09
Total Amount:	26099	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	717603015	BRN Date:	06/10/2023 00:42:49
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

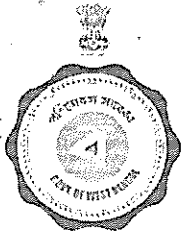
Depositor's Name:	Sambit Basu
Mobile:	9830806854

Payment(GRN) Details

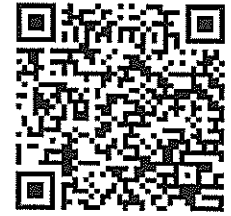
Sl. No.	GRN	Department	Amount (₹)
1	192023240247650751	Directorate of Registration & Stamp Revenue	26099
Total			26099

IN WORDS: TWENTY SIX THOUSAND NINETY NINE 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



192023240247650751

GRN Details

GRN:	192023240247650751	Payment Mode:	Online Payment
GRN Date:	06/10/2023 00:42:09	Bank/Gateway:	AXIS Bank
BRN :	717603015	BRN Date:	06/10/2023 00:42:49
GRIPS Payment ID:	061020232024765074	Payment Init. Date:	06/10/2023 00:42:09
Payment Status:	Successful	Payment Ref. No:	2002545716/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Sambit Basu
Address:	Hatishala
Mobile:	9830806854
Depositor Status:	Buyer/Claimants
Query No:	2002545716
Applicant's Name:	Mr SUDEEP CHAKRABORTY
Identification No:	2002545716/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	06/10/2023
Period To (dd/mm/yyyy):	06/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002545716/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	19544
2	2002545716/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	6555
Total				26099

IN WORDS: TWENTY SIX THOUSAND NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1630-03175/2023	Date of Registration	06/10/2023
Query No / Year	1630-2002545716/2023	Office where deed is registered	
Query Date	05/10/2023 8:41:17 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9434407283, 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. 2,00,000/-		Rs. 6,54,120/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,644/- (Article:23)		Rs. 6,587/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

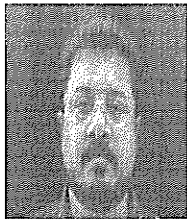
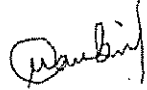
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-972 (RS :-972)	(RS:-242\0)	Bastu	Shali	1.58 Dec	2,00,000/-	6,54,120/-	
	Grand Total :				1.58Dec	2,00,000 /-	6,54,120 /-	

Seller Details :

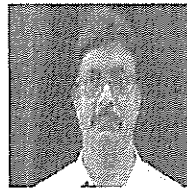
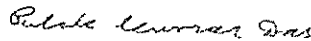
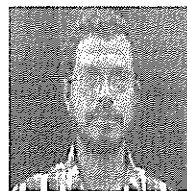
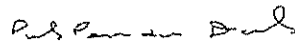
SI No	Name,Address,Photo,Finger print and Signature
1	AMIYA GHOSH Son of Late Lalit Mohan Ghosh City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	BIDYUT GHOSH Son of Late Bhadreswar Ghosh City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	BIMAN GHOSH Son of Late Bhadreswar Ghosh City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	SADHAN GHOSH Son of Late Siddheswar Ghosh City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	BALARAM GHOSH Son of Late Nagendranath Ghosh City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMBIT BASU (Presentant) Son of Late Sabyasachi Basu Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 Captured LTI 06/10/2023	 06/10/2023
	Son of Late Sabyasachi Basu City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PULAK KUMAR DAS Son of Nirmal Das Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	 Oct 6 2023 1:31PM	 Captured LTI 06/10/2023	 06/10/2023
	City:- , P.O:- Chandi, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxxx6K, Aadhaar No: 64xxxxxxxx9405 Status : Attorney, Attorney of : AMIYA GHOSH			
2	Name	Photo	Finger Print	Signature
	Mr PUSPENDU DAS Son of Dhananjoy Das Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	 Oct 6 2023 1:30PM	 Captured LTI 06/10/2023	 06/10/2023

City:- , P.O:- Amtala, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx4J, Aadhaar No: 40xxxxxxxx9681 Status : Attorney, Attorney of : BIDYUT GHOSH, BIMAN GHOSH, SADHAN GHOSH, BALARAM GHOSH

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Ghosh Son of Shri Tapan Ghosh City:- , P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503		 Captured	
	06/10/2023	06/10/2023	06/10/2023
Identifier Of Mr PULAK KUMAR DAS, Mr PUSPENDU DAS, Mr SAMBIT BASU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AMIYA GHOSH	Mr SAMBIT BASU-1.33 Dec
2	BIDYUT GHOSH	Mr SAMBIT BASU-0.01 Dec
3	BIMAN GHOSH	Mr SAMBIT BASU-0.01 Dec
4	SADHAN GHOSH	Mr SAMBIT BASU-0.06 Dec
5	BALARAM GHOSH	Mr SAMBIT BASU-0.17 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 972		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163003175 / 2023

On 06-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:26 hrs on 06-10-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU ,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 6,54,120/-

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

Execution is admitted on 06/10/2023 by Mr SAMBIT BASU, Son of Late Sabyasachi Basu, P.O: Joteshibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business

Indetified by Mr Amit Ghosh, , , Son of Shri Tapan Ghosh, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business

Executed by Attorney

1. Execution by Mr PULAK KUMAR DAS, , Son of Nirmal Das, P.O: Chandi, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business as constituted attorney for AMIYA GHOSH P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502 is admitted by him

Indetified by Mr Amit Ghosh, , , Son of Shri Tapan Ghosh, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business

2. Execution by Mr PUSPENDU DAS, , Son of Dhananjoy Das, P.O: Amtala, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business as constituted attorney for 1. BIDYUT GHOSH P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 2. BIMAN GHOSH P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 3. SADHAN GHOSH P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 4. BALARAM GHOSH P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by Mr Amit Ghosh, , , Son of Shri Tapan Ghosh, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,587.00/- (A(1) = Rs 6,541.00/- ,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 6,555/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 12:42AM with Govt. Ref. No: 192023240247650751 on 06-10-2023, Amount Rs: 6,555/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717603015 on 06-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,644/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,544/-

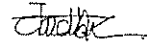
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5946, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/10/2023 12:42AM with Govt. Ref. No: 192023240247650751 on 06-10-2023, Amount Rs: 19,544/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 717603015 on 06-10-2023, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 90746 to 90768

being No 163003175 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.10.09 19:30:32 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 09/10/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.