

10556/2024

D-10538/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 357651

20/09/2024

Q-2002480140/2024

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



DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 20th Day of SEPTEMBER, 2024 (Two Thousand and Twenty – Four).
2. Nature of Document: Deed of Conveyance.

010585

22 JUL 2024

A. No. Date

Sold to

of

Rupees

P. K. BANERJEE

Advocate, Alipore Judges' Court

Kolkata - 27

SD

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kot-27

Anguraj Singh
Ch. Binay Kumar Singh
P.O. & P.S.: Kulti
Paschim Bardhaman
PIN: 713243



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

3. Parties:

- 3.1 **(1) ARATEE GHOSH alias ARATI GHOSH, [PAN- BMGPG2533R],** [AADHAAR No.: 9931 7427 3422], daughter of Late Rajendra Kumar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of: Andulia, P.O.- Chowhata, P.S.: Haroa, District: 24 Parganas (North), State: West Bengal, PIN: 743425; **(2) SANDHYA PAUL alias SANDHYARANI GHOSH, [PAN- CDBPP6182J],** [AADHAAR No.: 4618 0690 5484], daughter of Late Rajendra Kumar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of: Near Pratik Flat 26/5, B M Banerjee Road, P.O. & P.S.: Belgharia, District: 24 Parganas (North), State: West Bengal, PIN: 700056; **(3) INDRANI GHOSH alias JYOTSNA GHOSH, [PAN- BGOPG8544E],** [AADHAAR No.: 5255 7836 6937], daughter of Late Rajendra Kumar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of: Paka Polerhat, P.O.- Bhagabanpur & P.S.: Erstwhile K.L.C. now Polerhat, District: 24 Parganas (South), State: West Bengal, PIN: 700135; **(4) PRATIMA GHOSH, [PAN- AKBPG6941P],** [AADHAAR No.: 3634 5147 4988], daughter of Late Rajendra Kumar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of: Chhoto Chandpur, Rajarhat Bishnupur, P.O.- Chandpur, P.S.: Rajarhat, District: 24 Parganas (North), State: West Bengal, PIN: 700135; **(5) MIRA GHOSH, [PAN- BDCPG1427R],** [AADHAAR No.: 7742 9506 0612], daughter of Late Rajendra Kumar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of: Kalaberia, Rajarhat Bishnupur, P.O.- Chandpur, P.S.: Rajarhat, District: 24 Parganas (North), State: West Bengal, PIN: 700135; **(6) KALYANI GHOSH, [PAN- AIJPG5100E],** [AADHAAR No.: 6658 1720 6269], daughter of Late Rajendra Kumar Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of: Vill. & P.O. – Deyara, P.S.: Barasat, District: 24 Parganas (North), State: West Bengal, PIN: 700124; hereinafter called and referred



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alwar, South 24 Parganas

20 SEP 2024

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**.

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**.

3.3 **MR. SUMAN GHOSH**, [PAN: **BOAPG1944N**], **26/04/93** (AADHAAR No. 2842 2993 9203), Son of Mr. Biman Ghosh, by Faith Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill. & P.O.- Beonta, P.S.- Erstwhile K.L.C. now Hatishala, District: 24 Parganas (South), PIN: 743502, hereinafter called and referred to as the “**CONFIRMING PARTY**” (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest, executors, administrators, legal representatives and assigns) of the **THIRD PART**.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

WHEREAS at all material times and for intents and purposes one Uttam Chandra Ghosh was the sole and absolute owner in respect of ALL THAT land measuring 12 decimal, comprised in R. S. Dag No.-972, R. S. Khatian No.- 242, in Mouza - Hatishala, J. L. No. - 09. Parganas Kalikata, under Police Station Erstwhile K. L. C. now Hatishala, District South 24 Parganas and his name was recorded in the R.S. Record of Right.

AND WHEREAS said Uttam Chandra Ghosh while being seized and possessed of the property died intestate leaving behind his seven Sons namely Satish Chandra Ghosh; Jyotish Chandra Ghosh; Khitish Chandra Ghosh; Lalit Mohan Ghosh; Bipin Bihari Ghosh; Nagendranath Ghosh & Rajendra Kumar Ghosh and two Daughters namely Subodh Bala Ghosh & Radha Rani Ghosh.

AND WHEREAS said Satish Chandra Ghosh, S/o Late Uttam Chandra Ghosh while being seized and possessed of the property died intestate leaving his share of inherited property measuring **1.34 Decimal** landed property, comprised in **R.S. & L.R. Dag No.: 972**, recorded in R.S. *Khatian* No.: 242, *Mouza*: Hatishala, J.L. No.: 9, P.S.: Erstwhile K.L.C. now Hatishala, within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) to be equally divided into all the other legal heirs of Uttam Chandra Ghosh.

AND WHEREAS said Rajendra Kumar Ghosh, S/o Late Uttam Chandra Ghosh while being seized and possessed of the said landed property, died intestate leaving behind his wife namely Sarojini Ghosh, three sons namely Prabhat Kumar Ghosh, Sushil Kumar Ghosh, Subhash Chandra Ghosh, and seven daughters namely Aratee alias Arati Ghosh, Sandhya Paul alias Sandhyarani Ghosh, Indrani Ghosh alias Jyotsna Ghosh, Purnima Ghosh, Pratima Ghosh, Mira Ghosh & Kalyani Ghosh, as his legal heirs and successors and they all inherited the share area of Late Bipin Bihari Ghosh as per the Hindu Succession Act.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

AND WHEREAS by virtue of inheritance from Rajendra Kumar Ghosh, said Aratee alias Arati Ghosh, Sandhyarani Ghosh, Indrani Ghosh alias Jyotsna Ghosh, Purnima Ghosh, Pratima Ghosh, Mira Ghosh & Kalyani Ghosh, all are D/o Late Rajendra Kumar Ghosh (the vendors herein) became the sole and absolute owner in respect of ALL THAT land measuring 0.952 decimal, comprised in R. S. & L.R. Dag No.-972, R.S. Khatian No.- 242, in Mouza - Hatishala, J. L. No. - 09. Parganas Kalikata, under Police Station Erstwhile K. L. C. now Hatishala, District South 24 Parganas.

AND WHEREAS said Aratee alias Arati Ghosh, Sandhyarani Ghosh, Indrani Ghosh alias Jyotsna Ghosh, Pratima Ghosh, Mira Ghosh & Kalyani Ghosh, all are D/o Late Rajendra Kumar Ghosh (the vendors herein) being the absolute and lawful owner offered to sell, transfer and convey ALL THAT land measuring an area of **0.816 Decimal** landed property, comprised in **R.S. & L.R. DAG No.: 972**, recorded in R.S. *Khatian* No.: 242, at *Mouza*: Hatishala, J.L. No.: 9, P.S.: Erstwhile K.L.C. now Hatishala, within Beonta *Gram Panchayet* No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South), more fully mentioned in the schedule hereunder written, at or for the total price and/or consideration of **Rs. 3,70,000/- (Rupees Three Lacs Seventy Thousand Only)**.

AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 3,70,000/- (Rupees Three Lacs Seventy Thousand 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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

স্বাক্ষরিত
২০ সেপ্টেম্বর ২০২৪

20 SEP 2024

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 **0.816 Decimal**, 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 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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

20 SEP 2024

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 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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

20 SEP 2024

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.



5
District Sub-Registrar IV
Registrar U/S / (2) of
Registration Unit
Albany, South 2d Paragon

20 SEP 2024

THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel of vacant Shali Land property measuring an area about **0.816 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.: Erstwhile K.L.C. now Hatishala, 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.

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.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

20 SEP 2024

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. Jangam Singh
P.O. & P.S.: Kulti
PIN: 713342

2. Anjan Rout
PIN: 700015

1. অর্পিতা (এমএ)

2. Sandhya Paul

3. সৌম্য (এমএ)

4. Pratima Ghosh

5. Mita Ghosh

6. Kalyani Ghosh

SIGNATURE OF OWNERS/VENDORS

Drafted & Prepared By:

Sudeep Chakraborty

SUDEEP CHAKRABORTY
(ADVOCATE)

Enrolment No.: F - 1013/859/2019

Alipore Judges Court

Computer Print.

Suman Ghosh

SIGNATURE OF CONFIRMING PARTY



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

RECEIVED
20 SEP 2024

20 SEP 2024

MEMO OF CONSIDERATION

THAT THE **OWNERS/VENDORS** RECEIVED from the within named Purchaser/s the within mentioned sum of Rs. 60,000/- (Rupees Sixty Thousand Only) & THAT THE **CONFIRMING PARTY** RECEIVED Rs. 3,10,000/- (Rupees Three Lacs Ten Thousand Only).

TOTAL Rs. 3,70,000/- (Rupees Three Lacs Seventy Thousand Only)

<u>Date</u>	<u>Bank Name</u>	<u>Cash / Cheque No.</u> <u>/NEFT</u>	<u>Amount (Rs.)</u>
ONLINE TRANSFER VIDE REF. ID: 1704406707/ 1704262763/ 1704263032/ 1704272333/ 1704272206/ 426223447045			60,000/-
ONLINE TRANSFER VIDE REF. ID: 1704606550			3,10,000/-
(Total Rupees Three Lacs Seventy Thousand Only)			Rs. 3,70,000/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Gangaj Singh.
2. Hiran Singh

1. অরতি চৌধুরী
2. Sandhya & Paul
3. ইন্দ্রাণী চৌধুরী
4. Pratima Ghosh



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alkhan, South 24 Parganas

20001

20 SEP 2024

5. Mitra Ghosh

6. Kalyani Ghosh

SIGNATURE OF OWNERS/VENDORS

Suman Ghosh

SIGNATURE OF CONFIRMING PARTY



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

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

Name _____
 Signature আবুতৌফ

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

Name _____
 Signature Sandhya Paul

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

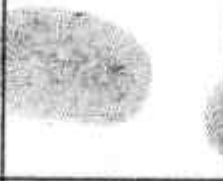
Name _____
 Signature ইন্দ্রানী ঘোষ



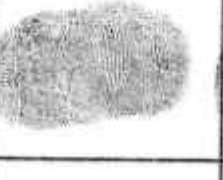
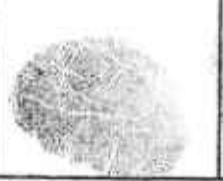
5

District Sub-Registrar-IV
Registrar US 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

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

Name Preetima Ghosh
 ✓ Signature _____

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

Name _____
 Signature Mita Ghosh

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

Name _____
 Signature Kalyani Ghosh

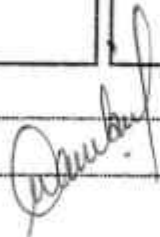


District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024

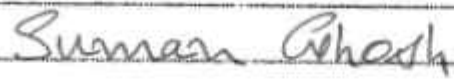
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name _____

Signature  _____

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

Name _____

Signature  _____

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

Name _____

Signature _____



5
District Sub-Registrar IV
Registrar I/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024



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



192024250215602638

GRN Details

GRN:	192024250215602638	Payment Mode:	SBI Epay
GRN Date:	20/09/2024 08:59:41	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5825070912027	BRN Date:	20/09/2024 08:59:57
Gateway Ref ID:	815893685	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	200920242021560262	Payment Init. Date:	20/09/2024 08:59:41
Payment Status:	Successful	Payment Ref. No:	2002480140/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SAMBIT BASU
Address:	HATISHALA
Mobile:	9830806854
Period From (dd/mm/yyyy):	20/09/2024
Period To (dd/mm/yyyy):	20/09/2024
Payment Ref ID:	2002480140/1/2024
Dept Ref ID/DRN:	2002480140/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002480140/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	18689
2	2002480140/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	6868
Total				25557

IN WORDS: TWENTY FIVE THOUSAND FIVE HUNDRED FIFTY SEVEN ONLY.



5
District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2024



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

Query No / Year	2002480140/2024	Office where deed will be registered
Query Date	19/09/2024 1:37:53 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 3,10,000/-]	
Set Forth value	Market Value	
Rs. 3,70,000/-	Rs. 3,75,360/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 18,789/- (Article:23)	Rs. 6,868/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

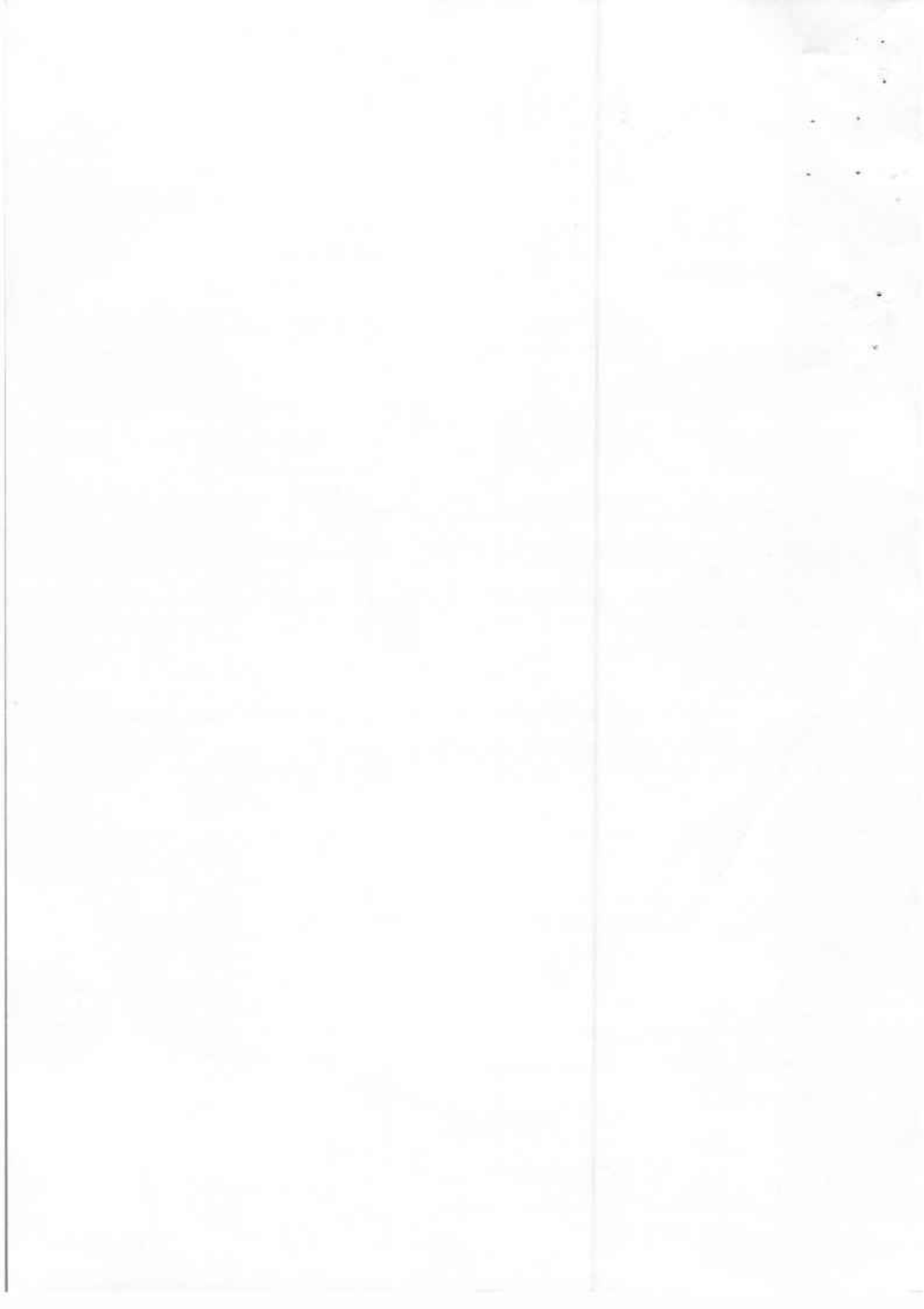
Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-972 (RS :- 972)	(RS:- 24210)	Bastu	Shali	0.816 Dec	3,70,000/-	3,75,360/-	
Grand Total :					.816Dec	3,70,000 /-	3,75,360 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	ARATEE GHOSH, (Alias: ARATI GHOSH) Daughter of Late Rajendra Kumar Ghosh, Andulia, City:- , P.O:- Chowhata, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. BMxxxxxx3R, Aadhaar No.: 99xxxxxxxx3422, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

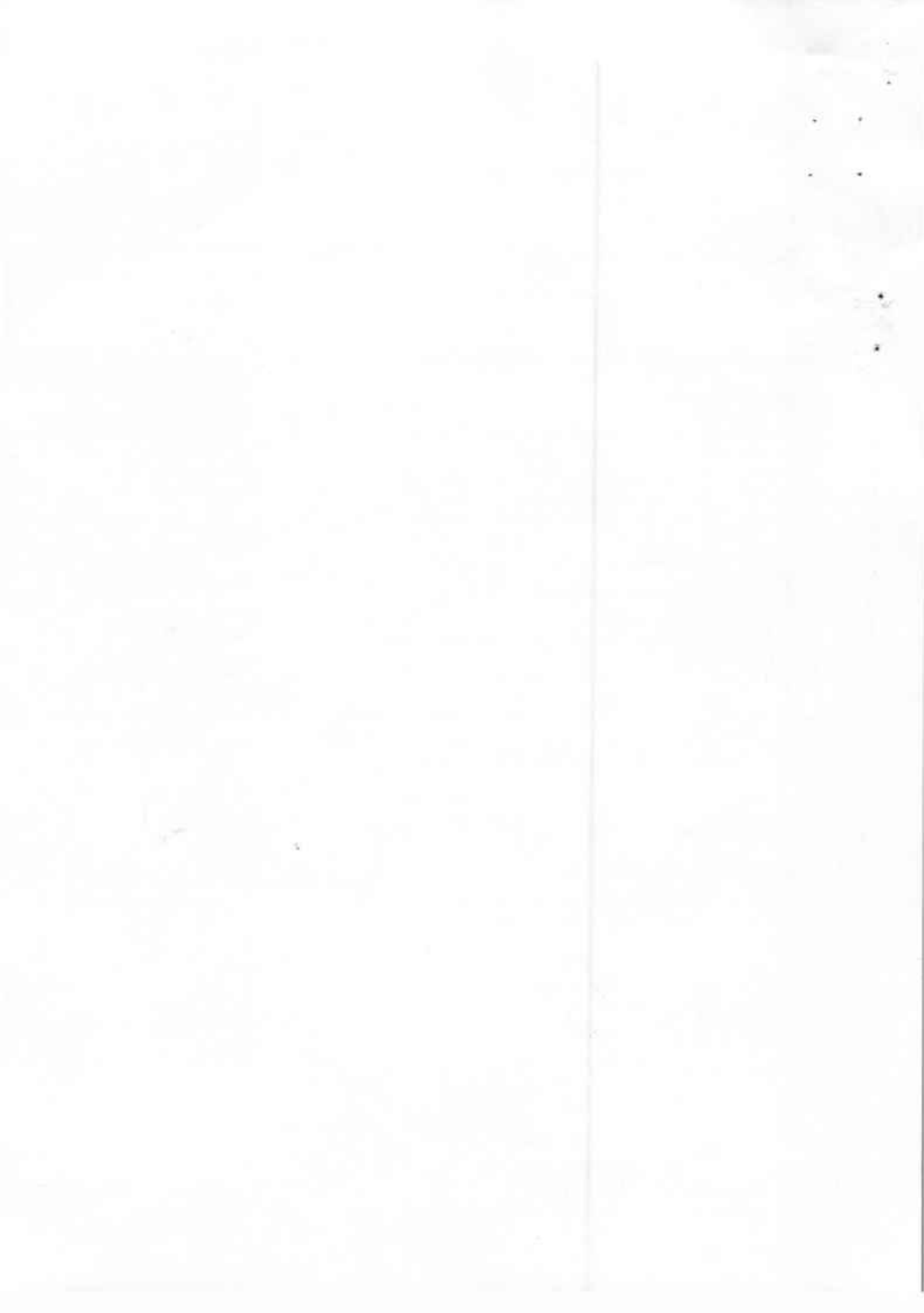


Query No: 2002480140 of 2024, Printed On : Sep 19 2024 1:38PM, Generated from wbregistration.gov.in



2	SANDHYA PAUL, (Alias: SANDHYARANI GHOSH) Daughter of Late Rajendra Kumar Ghosh, Near Pratik Flat 26/5, Block/Sector: B M Banerjee Road, City:- , P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. CDxxxxxx2J, Aadhaar No.: 46xxxxxxxx5484, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	INDRANI GHOSH, (Alias: JYOTSNA GHOSH) Daughter of Late Rajendra Kumar Ghosh, Paka Polerhat, City:- , P.O:- Bhagabanpur, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. BGxxxxxx4E, Aadhaar No.: 52xxxxxxxx6937, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	PRATIMA GHOSH Daughter of Late Rajendra Kumar Ghosh, Chhoto Chandpur, City:- , P.O:- Chandpur, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. AKxxxxxx1P, Aadhaar No.: 36xxxxxxxx4988, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	MIRA GHOSH Daughter of Late Rajendra Kumar Ghosh, Kalaberia, City:- , P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. BDxxxxxx7R, Aadhaar No.: 77xxxxxxxx0612, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	KALYANI GHOSH Daughter of Late Rajendra Kumar Ghosh, Deyara, City:- , P.O:- Deyara, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. Alxxxxxx0E, Aadhaar No.: 66xxxxxxxx6269, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Mr SUMAN GHOSH Son of Mr Biman Ghosh, Beonta, City:- , P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. BOxxxxxx4N, Aadhaar No.: 28xxxxxxxx9203, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self





Major Information of the Deed

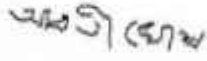
Deed No :	I-1604-10538/2024	Date of Registration	26/09/2024
Query No / Year	1604-2002480140/2024	Office where deed is registered	
Query Date	19/09/2024 1:37:53 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Alipore Judges Court, 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], [4311] Other than Immovable Property, Receipt [Rs : 3,10,000/-]		
Set Forth value	Market Value		
Rs. 3,70,000/-	Rs. 3,75,360/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,789/- (Article:23)	Rs. 6,900/- (Article:A(1), E.)		
Remarks			

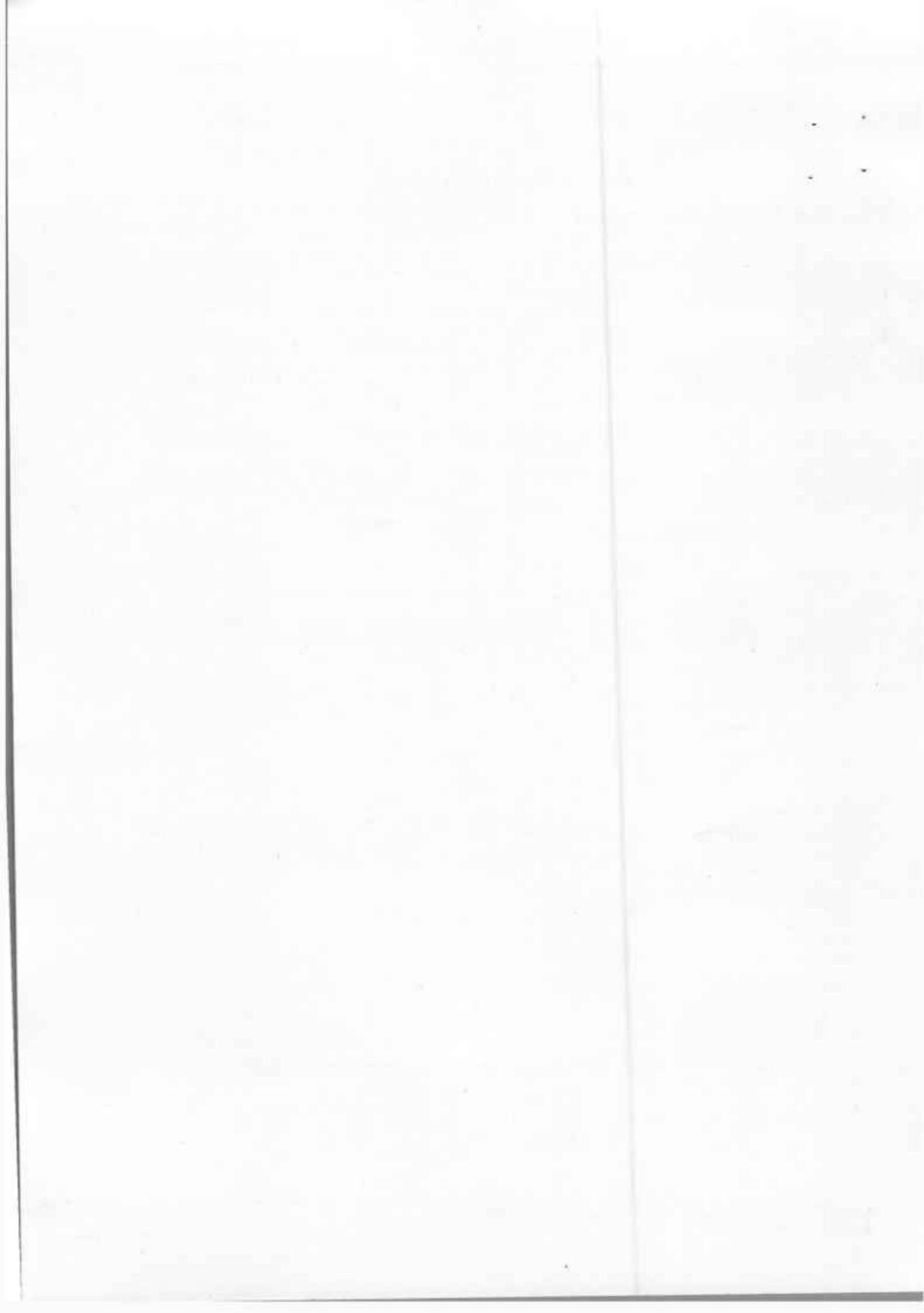
Land Details :

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

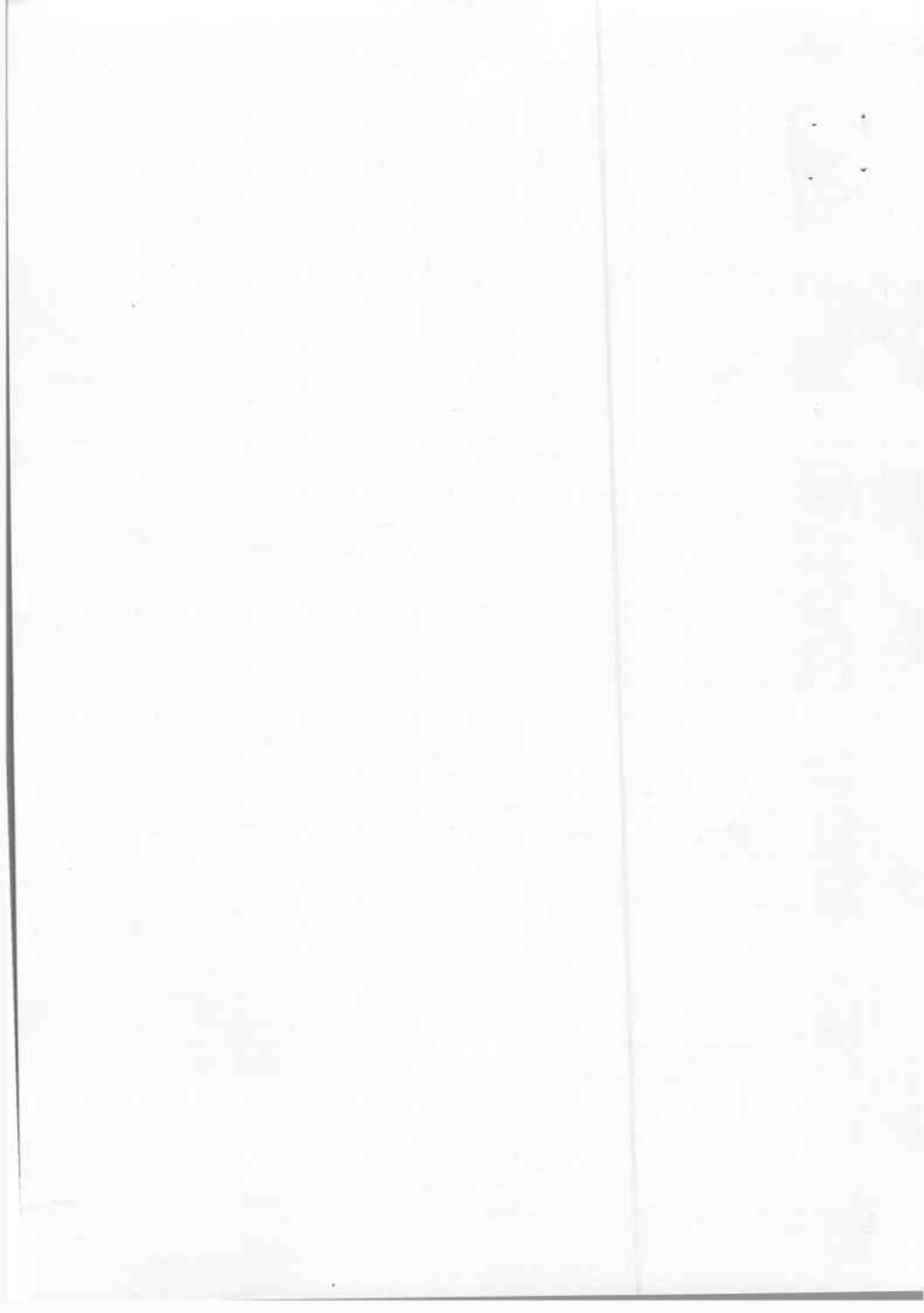
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-972 (RS :-972)	(RS:-24210)	Bastu	Shali	0.816 Dec	3,70,000/-	3,75,360/-	
Grand Total :					.816Dec	3,70,000 /-	3,75,360 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ARATEE GHOSH, (Alias: ARATI GHOSH) (Presentant) Daughter of Late Rajendra Kumar Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	
		20/09/2024	LTI 20/09/2024	20/09/2024



Andulia, City:- , P.O:- Chowhata, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:-743425 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: BMxxxxxx3R, Aadhaar No: 99xxxxxxxx3422, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				
2	Name SANDHYA PAUL, (Alias: SANDHYARANI GHOSH) Daughter of Late Rajendra Kumar Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	Photo  20/09/2024	Finger Print  Captured LTi 20/09/2024	Signature <i>Sandhya Paul</i> 20/09/2024
Near Pratik Flat 26/5, Block/Sector: B M Banerjee Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: CDxxxxxx2J, Aadhaar No: 46xxxxxxxx5484, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				
3	Name INDRANI GHOSH, (Alias: JYOTSNA GHOSH) Daughter of Late Rajendra Kumar Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	Photo  20/09/2024	Finger Print  Captured LTi 20/09/2024	Signature <i>Jyotsna Ghosh</i> 20/09/2024
Paka Polerhat, City:- , P.O:- Bhagabanpur, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: BGxxxxxx4E, Aadhaar No: 52xxxxxxxx6937, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				
4	Name PRATIMA GHOSH Daughter of Late Rajendra Kumar Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	Photo  20/09/2024	Finger Print  Captured LTi 20/09/2024	Signature <i>Pratima Ghosh</i> 20/09/2024
Chhoto Chandpur, City:- , P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AKxxxxxx1P, Aadhaar No: 36xxxxxxxx4988, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				



5.	Name	Photo	Finger Print	Signature
	MIRA GHOSH Daughter of Late Rajendra Kumar Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 20/09/2024	 Captured LTI 20/09/2024	 20/09/2024
Kalaberia, City:- , P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BDxxxxxx7R, Aadhaar No: 77xxxxxxxx0612, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	KALYANI GHOSH Daughter of Late Rajendra Kumar Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 20/09/2024	 Captured LTI 20/09/2024	 20/09/2024
Deyara, City:- , P.O:- Deyara, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AIxxxxxx0E, Aadhaar No: 66xxxxxxxx6269, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mr SUMAN GHOSH Son of Mr Biman Ghosh Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 20/09/2024	 Captured LTI 20/09/2024	 20/09/2024
Beonta, City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BOxxxxxx4N, Aadhaar No: 28xxxxxxxx9203, Status :Confirming Party, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAMBIT BASU Son of Late Sabyasachi Basu 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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Status : Not Executed



Identifier Details :

Name	Photo	Finger Print	Signature
Mr AANGRAJ SINGH Son of Mr Binay Kumar Singh City:- , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
	20/09/2024	20/09/2024	20/09/2024
Identifier Of ARATEE GHOSH, SANDHYA PAUL, INDRANI GHOSH, PRATIMA GHOSH, MIRA GHOSH, KALYANI GHOSH, Mr SUMAN GHOSH			

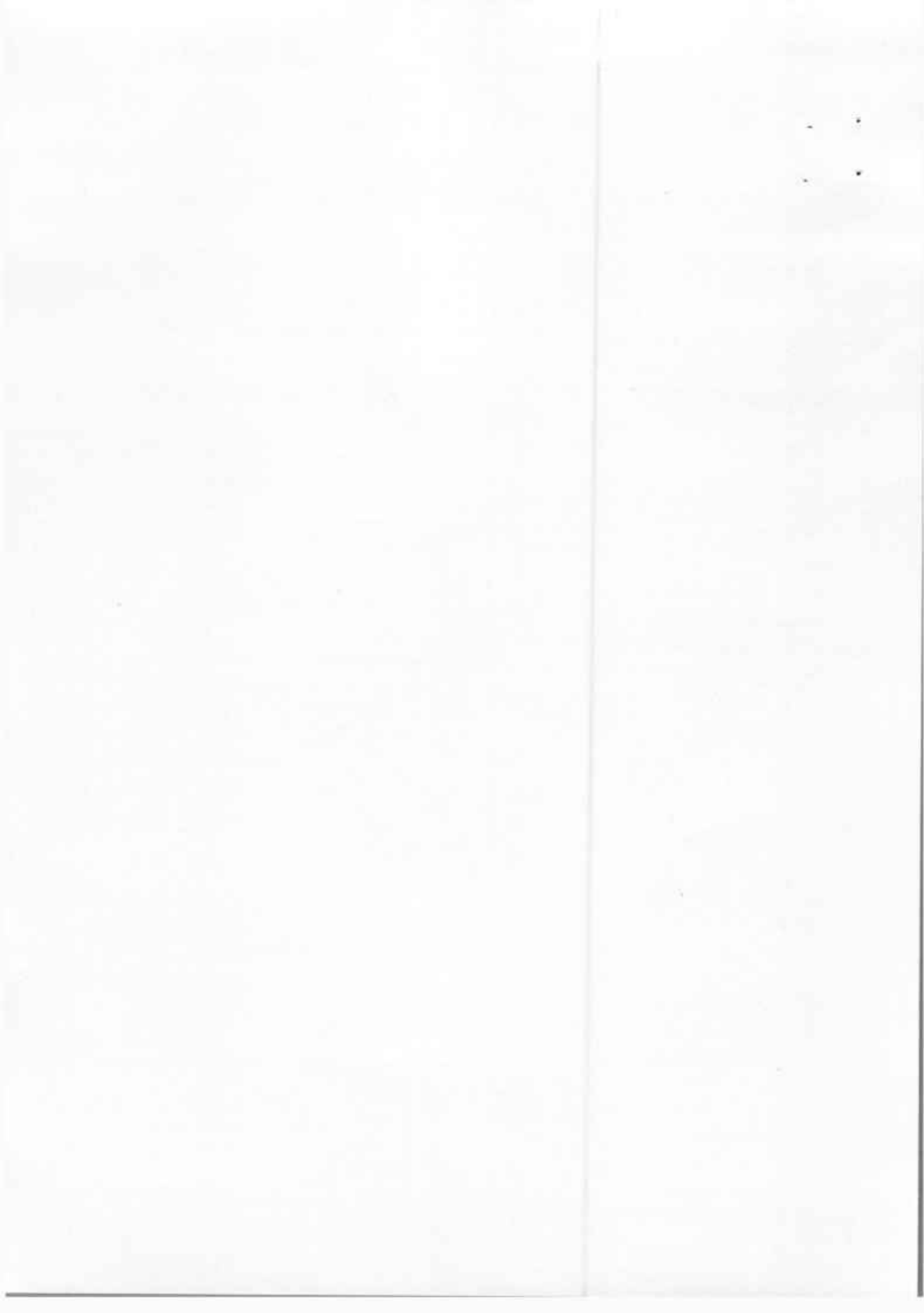
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARATEE GHOSH	Mr SAMBIT BASU-0.136 Dec
2	SANDHYA PAUL	Mr SAMBIT BASU-0.136 Dec
3	INDRANI GHOSH	Mr SAMBIT BASU-0.136 Dec
4	PRATIMA GHOSH	Mr SAMBIT BASU-0.136 Dec
5	MIRA GHOSH	Mr SAMBIT BASU-0.136 Dec
6	KALYANI GHOSH	Mr SAMBIT BASU-0.136 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 - 160410538 / 2024

On 20-09-2024

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

Presented for registration at 13:01 hrs on 20-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ARATEE GHOSH Alias ARATI GHOSH, one of the Executants.

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. 3,75,360/-

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

Execution is admitted on 20/09/2024 by 1. ARATEE GHOSH, Alias ARATI GHOSH, Daughter of Late Rajendra Kumar Ghosh, Andulia, P.O: Chowhata, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Hindu, by Profession House wife, 2. SANDHYA PAUL, Alias SANDHYARANI GHOSH, Daughter of Late Rajendra Kumar Ghosh, Near Pratik Flat 26/5, Sector: B M Banerjee Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 3. INDRANI GHOSH, Alias JYOTSNA GHOSH, Daughter of Late Rajendra Kumar Ghosh, Paka Polerhat, P.O: Bhagabanpur, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 4. PRATIMA GHOSH, Daughter of Late Rajendra Kumar Ghosh, Chhoto Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 5. MIRA GHOSH, Daughter of Late Rajendra Kumar Ghosh, Kalaberia, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 6. KALYANI GHOSH, Daughter of Late Rajendra Kumar Ghosh, Deyara, P.O: Deyara, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 7. Mr SUMAN GHOSH, Son of Mr Biman Ghosh, Beonta, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr AANGRAJ SINGH, , Son of Mr Binay Kumar Singh, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,900.00/- (A(1) = Rs 3,754.00/- ,B = Rs 3,100.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 6,868/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2024 8:59AM with Govt. Ref. No: 192024250215602638 on 20-09-2024, Amount Rs: 6,868/-, Bank: SBI EPay (SBIEPay), Ref. No. 5825070912027 on 20-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,789/- and Stamp Duty paid by by online = Rs 18,689/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2024 8:59AM with Govt. Ref. No: 192024250215602638 on 20-09-2024, Amount Rs: 18,689/-, Bank: SBI EPay (SBIEPay), Ref. No. 5825070912027 on 20-09-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-09-2024

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.



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,900.00/- (A(1) = Rs 3,754.00/- ,B = Rs 3,100.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

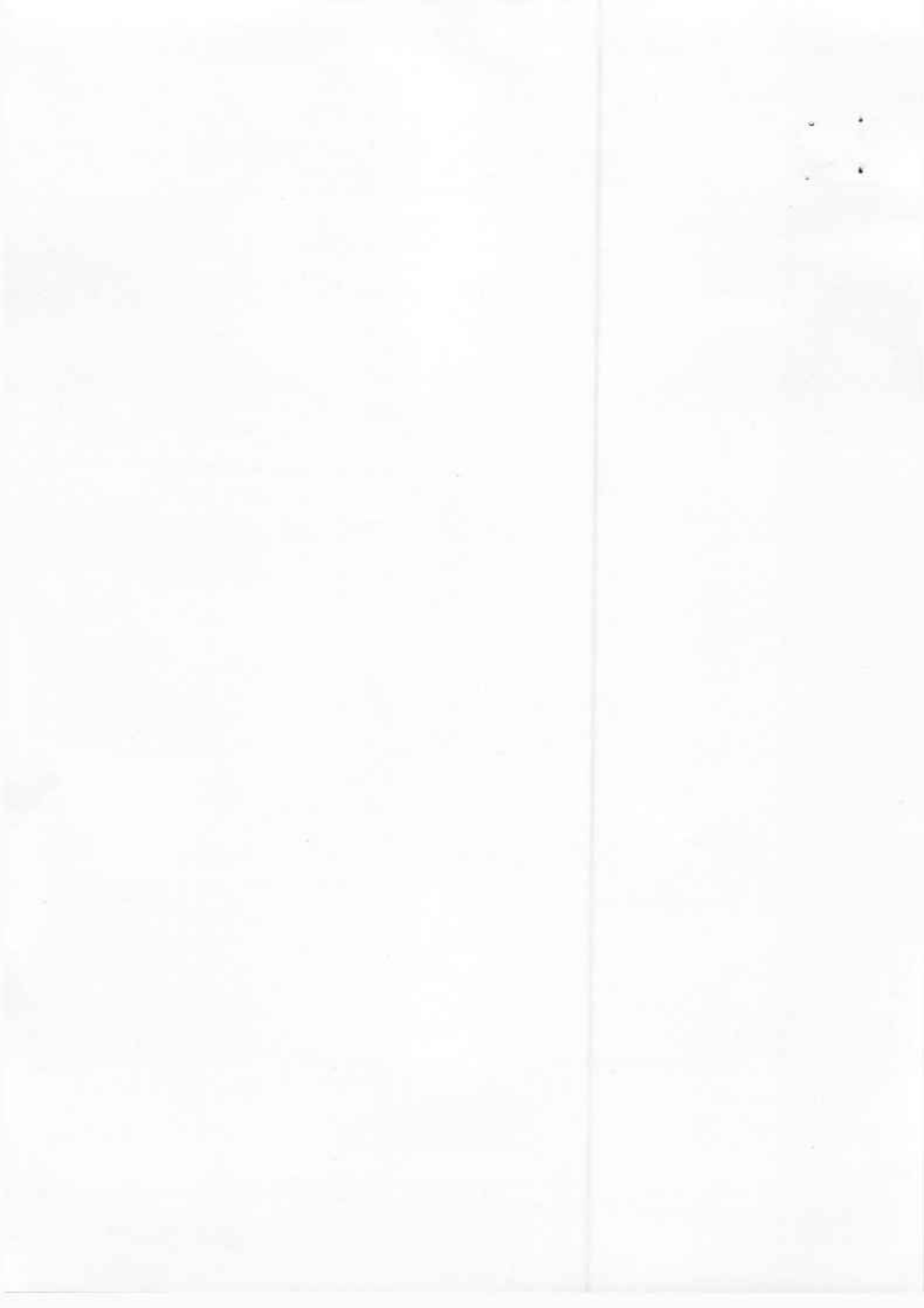
Certified that required Stamp Duty payable for this document is Rs. 18,789/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 010585, Amount: Rs.100.00/-, Date of Purchase: 22/07/2024, Vendor name: Samiran Das



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 305145 to 305170
being No 160410538 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.09.26 15:04:51 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 26/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.