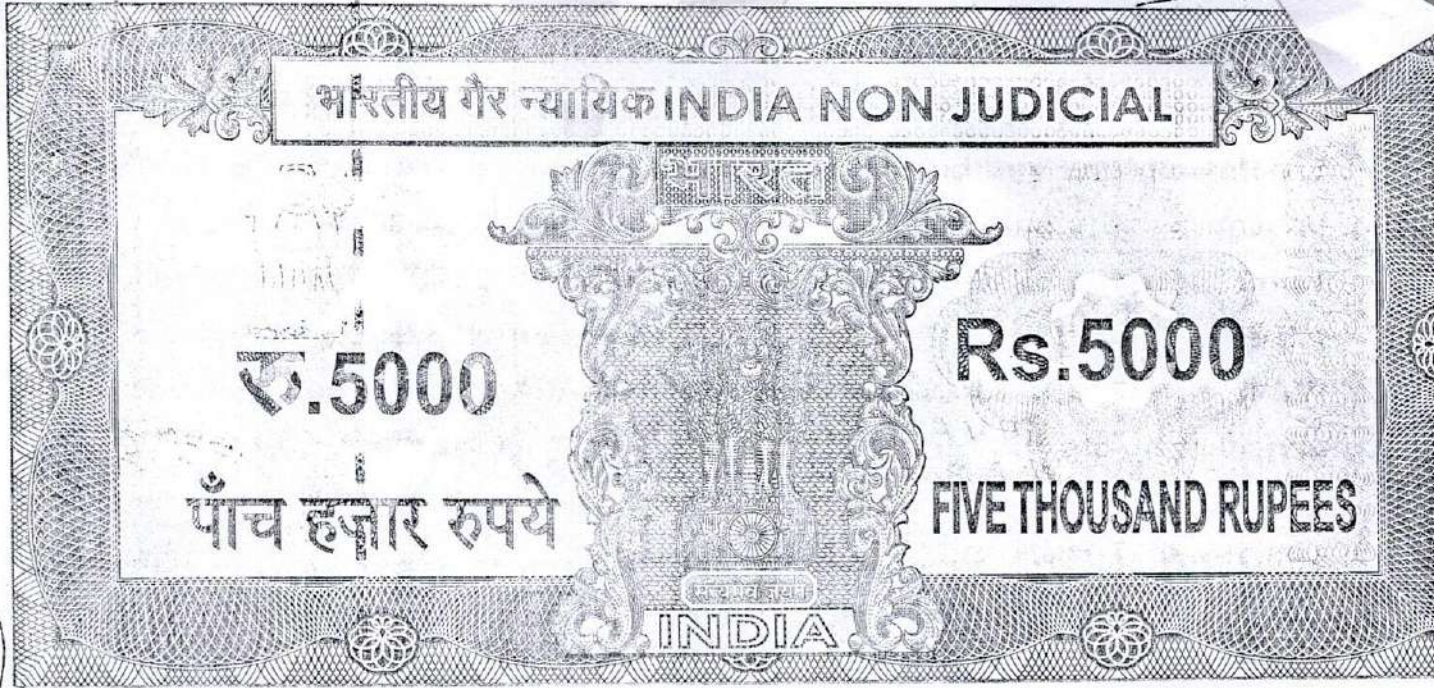


1208/25

T-10



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

H 897710

H 897711

Q. 2000493756/2025

03 25  
11:11 AM

Signature  
Government Stamp  
Notary Seal

Signature

10 MAR 2025

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 10<sup>th</sup> day of March, 2025 (Two Thousand Twenty Five).

BETWEEN

Contd.....P/2



(1) **Smt. SUMITA BASU CHAUDHURY (PAN: AJOPS3045C, Aadhaar No. 2521 0958 0299)**, wife of Sri Dilip Kanti Basu Chaudhury and daughter of Late Arunananda Sengupta, an Indian citizen, by faith Hindu, by occupation Retired, resident of 122/114, Kachari Road, Behind Stabak Apartment, Court More, Asansol, Post Office Asansol Court, Police Station Hirapur, District Paschim Bardhaman, Pin-713 304; (2) **Smt. KALPANA SENGUPTA (PAN: AJWPS9685C, Aadhaar No. 2624 9055 1752)**, wife of Late Asokananda Sengupta, by nationality Indian, by faith Hindu, by occupation Retired, resident of Block-J 201, Mayfair Greens, 449, S.N. Ghosh Avenue, Post Office & Police Station Narendrapur, District South 24 Parganas, Pin-700 103, and (3) **Ms. ANANYA SENGUPTA (PAN CBYP9105D, Aadhaar No. 8526 5320 9938)**, daughter of Late Asokananda Sengupta, by nationality Indian, by faith Hindu, by occupation Service, resident of Block-J 201, Mayfair Greens, 449, S.N. Ghosh Avenue, Post Office & Police Station Narendrapur, District South 24 Parganas, Pin-700 103, hereinafter jointly referred to as the **"VENDORS"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, administrators, legal representatives and assigns) of the **FIRST PART**.

#### A N D

**M/S. "SUVA CONSTRUCTION", (PAN: ACOFS9212J)**, a partnership firm having its office at 13, Sarat Chatterjee Road, P.O. Nabagram, Police Station Uttarpara, District Hooghly, Pin - 712 246, represented by its partners (1) **Sri INDRA NARAYAN BHATTACHARJEE (PAN: AINPB0913A, Aadhaar No. 2451 7373 9678)**, son of Sri Pallab Narayan Bhattacheryya, and (2) **Smt. SUMITA BHATTACHARJEE (PAN: COMPB3420F, Aadhaar No. 6527 9337 6956)**, wife of Sri Pallab Narayan Bhattacheryya, both by <sup>nationality Indian</sup> faith Hindu, both by occupation Business, both residing at B-1, Suvo Palace, 10, Vidyasagar Road, P.O. Nabagram, Police Station Uttarpara, District Hooghly, Pin - 712 246, hereinafter called as the **"PURCHASER"** (which expression shall where the



context so admits include it's executors, representatives, administrator, successor-in-office and assigns) of the **OTHER PART.**

**WHEREAS** The Nabagram Multipurpose Co-operative Colony Limited, a Society registered under the Co-operative Societies Act XXI of 1940, having its registered office at Barabahera, Police Station Uttarpara, District Hooghly was the owner of bulk quantity of land in Mouza Barabahera, Khordobahera and Konnagar within the jurisdiction of Uttarpara Police Station, Sub Registry office at Serampore in the District of Hooghly. With a view to develop a planned society, said Nabagram Multipurpose Co-operative Colony Limited decided to sell the land owned by the said society amongst its members in terms of its rules and regulations and Bye Laws of the said Society after sub dividing the entire land in to several plots of different sizes.

**AND WHEREAS** Sri Arunananda Sen, since deceased, the father of the Vendor Nos. 1. the father-in-law of the Vendor No.2 and the grandfather of the Vendor No.3, being a member of the said Nabagram Multipurpose Co-operative Colony Limited, has purchased a plot of Bastu land measuring 9 Katha, be the same a little more or less, at Mouza Bara Bahera, J.L. No.5, Touzi No. 3985, Dag No. 635 under Khatian No. 657, Police Station Uttarpara, Additional District Sub Registry office at Serampore, in the District of Hooghly from the said Nabagram Co-operative Colony Ltd. by virtue of a Deed of Conveyance written in Bengali language dated 1<sup>st</sup> October, 1955 (14<sup>th</sup> Aswin, 1362 B.S.), duly registered in the office of the Sub Registrar, Serampore (Hooghly) and recorded in Book No. I, Volume No. 60, pages from 109 to 112, being Deed No. 5998 for the year 1955.

**AND WHEREAS** said Sri Arunananda Sen, since deceased, purchased another plot of Bastu land measuring about 1 Katha and 14 Chatak, be the same a little more or less, in Dag No. 635 under Khatian No. 657 at Mouza Bara Bahera, J.L. No.5, Touzi No. 3989 under Police Station Uttarpara, Sub Registration office at Serampore in the District of Hooghly from The Nabagram

Multipurpose Co-operative Colony Limited by the strength of a Deed of Conveyance written in Bengali language dated 5<sup>th</sup> September, 1964 (20<sup>th</sup> Bhadra, 1371), duly registered in the office of the Sub Registrar at Serampore and recorded in Book No. 1, Volume No. 36, pages 121 to 124, being Deed No. 7653 for the year 1964.

**AND WHEREAS** thus said Sri Arunananda Sen, since deceased, became the absolute owner of total Bastu land measuring about 10 Katha and 14 Chatak, be the same a little more or less, in Dag No. 635 under Khatian No. 657 at Mouza Bara Bahera, J.L. No.5, Touzi No. 3985 and 3989 under Police Station Uttarpura, Sub Registry Office at Serampore in the District of Hooghly by the strength of the two aforesaid deeds. Said Arunananda Sen constructed two single storied building of 55 years and 40 years old over the aforesaid two plot of lands, having covered area of 970 square feet and 432 square feet respectively in the buildings.

**AND WHEREAS** while enjoying the peaceful possession of the said property, said Sri Arunananda Sen died intestate on 11<sup>th</sup> November, 2006 leaving behind his wife Smt. Sucharita Sengupta, since deceased, two sons namely Sri Asokananda Sengupta, since deceased, Sri Alokanda Sengupta, and two daughter namely Smt. Sumita Basu Chaudhury (Sengupta), wife of Sri Dilip Basu Chaudhury, the Vendor No.1 herein and Smt. Dipita Ghosh, wife of Sri Sunirmal Ghosh, who jointly inherited the said property, each having 1/5<sup>th</sup> undivided share in the said property.

**AND WHEREAS** said Smt. Sucharita Sengupta died intestate on 24<sup>th</sup> January, 2010 leaving behind her two sons namely Sri Asokananda Sengupta, since deceased and Sri Alokanda Sengupta, and her two daughters namely Smt. Sumita Basu Chaudhury (Sengupta), wife of Sri Dilip Basu Chaudhury, the Vendor No.1 herein and Smt. Dipita Ghosh, who jointly inherited the said property, each having 1/4<sup>th</sup> undivided share in the said property.



**AND WHEREAS** said Sri Asokananda Sengupta, since deceased, Sri Alokanda Sengupta, Smt. Sumita Basu Chaudhury and Smt. Dipita Ghosh recorded their names in the Land Reforms records in L.R. Dag No. 2095 under L.R. Khatian Nos. 4031, 4029, 4032 and 4028 respectively each having 25% share in the said property at Mouza Bara Bahera, J.L. No.5, under Police Station Uttarpara in the District of Hooghly.

**AND WHEREAS** said Sri Asokananda Sengupta died intestate on 2<sup>nd</sup> March 2020 leaving behind his wife Smt. Kalpana Sengupta and only daughter Ms. Ananya Sengupta, the Vendor No.2 and 3 respectively herein as his only legal heirs and successors who jointly inherited the 25% of the said property in L.R. Khatian No. 4031, L.R. Dag No. 2095 at Mouza Bara Bahera in the District of Hooghly left by Late Asokananda Sengupta.

**AND WHEREAS** the Owners/Vendors herein are the absolute owners of Bastu land measuring 5 Katha and 07 Chatak at Mouza Bara Bahera, J.L. No.5, Touzi No. 3985 & 3989, C.S./R.S. Dag No. 635 corresponding L.R. Dag No. 2095 under C.S./R.S. Khatian No. 657 corresponding L.R. Khatian Nos. 4032 and 4031 under Police Station Uttarpara, Additional District Sub Registry office at Serampore, in the District of Hooghly within the local limits of Nabagram Gram Panchayat, together with a 40 years old single storied building having covered area of 432 square feet, more particularly described in the Schedule hereunder written, hereinafter referred to as the "Said Property".

**AND WHEREAS** the Owners/Vendors herein have been in peaceful possession of the said property free from all encumbrances. The Vendors hereby declare that there is no encumbrances, liens, charges, Government dues, attachments, acquisition or requisition, proceedings and the Vendors have clear and marketable title to the said property.

**AND WHEREAS** due to some obvious reasons the Vendors herein have decided to dispose of the said property and being aware of such desire of the Vendors, the Purchaser herein has approached to Vendors to purchase the same and after negotiation the Vendors have agreed to transfer their right, title and interest in the said property in favour of the Purchaser for Rs.90,00,000/- (Rupees Ninety Lakh) only to be payable by the Purchaser to the Vendors.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs.90,00,000/- (Rupees Ninety Lakh) only paid by the Purchaser to the Vendors before execution of these present, the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser, it's executors, representatives, administrator, successor-in-office and assigns the Vendors doth hereby grant, convey, transfer, release, assign and assure unto the purchaser absolutely and forever **ALL THAT** piece and parcel of land measuring about 05 Katha and 07 Chataks, be the same a little more or less, at Mouza Bara Bahera, J.L. No.5, Touzi No. 3985 & 3989, C.S./R.S. Dag No. 635 corresponding L.R. Dag No. 2095 under C.S./R.S. Khatian No. 657 corresponding L.R. Khatian Nos. 4032 and 4031 under Police Station Uttarpara, Additional District Sub Registry office at Serampore, in the District of Hooghly within the local limits of Nabagram Gram Panchayat, together with a 40 years old single storied building having covered area of 432 square feet, more particularly described in the Schedule hereunder written together with all the rights including all easement rights or howsoever otherwise the same or any part thereof now is or heretofore was situate called, numbered, known, described or distinguished or reputed so to be **TOGETHER WITH ALL** ways, paths, passages and benefits and advantages of all rights belonging or in any way appertaining there with or now or heretofore held occupied or enjoyed as part, parcel or member thereof (all collectively herein referred to as the 'said property) **AND** all the reservation or reservations, remainder or remainders, **AND** all the estate right, interest, claim, demand whatsoever, both at law and



in equity of the Vendors into out of or upon the said property hereditaments and premises **TOGETHER WITH ALL** deeds, pattas, muniment and muniments of title writings and evidence of title whatsoever exclusively relating to or concerning the said property or any part thereof which now are or were at any time or hereafter shall or may be in the possession, **TO HAVE AND To HOLD** the said property and premises unto and to the use of the Purchaser forever absolutely **AND THE VENDORS** do hereby covenant with the purchaser that notwithstanding any act, deed, or thing by the said Vendors made done or executed or knowingly suffered and permitted to the contrary, the Vendors have good right, full power and absolute authority to grant, transfer, convey, confirm and assure the said property hereby transferred, conveyed, confirmed and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and the Purchaser shall and will at all time hereafter peaceably and quietly enter upon, enjoy and possess the said property as described in the Schedule hereunder mentioned; to receive rents, issues, profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors and further that the Vendors and all person or persons having or lawfully, equitably claiming any estate right, title or interest into or upon the said property or any part thereof from, under or in trust of the Vendors or from under or in trust for them shall and will from time to time and at all times done or executed all such acts, things, matters and deeds whatsoever for them better and more perfectly convening, granting, transferring, confirming and assuring and said property and every part thereof unto and to the use of the Purchaser in manner aforesaid or as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of undivided land measuring about 5 Katha and 7 Chatak, be the same a little more or less, at Mouza Bara Bahera, J.L. No.5, Touzi No. 3985 and 3989, C.S./R.S. Dag No. 635 corresponding L.R. Dag No. 2095 under C.S./R.S. Khatian No. 657 corresponding L.R. Khatian Nos. 4032 and 4031 under Police Station Uttarpara, Additional District Sub Registry office at Serampore, in the District of Hooghly within the local limits of Nabagram Gram Panchayat, Pin-712 246 together a 40 years old single storied building standing thereon having covered area of 432 square feet and the said property is butted and bounded as follows :-

On the North : Vidyasagar Residency Apartment;

On the South : Sarat Chatterjee Road;

On the West : Land under LR Dag No. 2095, RS Dag No.635;

On the East : Land under LR Dag No. 2093/2982, RS Dag No.636;

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

**SIGNED AND DELIVERED BY  
THE VENDORS AT UTTARPARA  
IN THE PRESENCE OF :**

1. *Pulabonay Bhattocher*  
*Nabagram, Hooghly*

1. *Sumita Basu Chaudhury*

**Smt. SUMITA BASU CHAUDHURY**

2. *Bhaudhuri*  
*Kaikhali, Kolkata*

2. *Kalpana Sen Gupta*

**Smt. KALPANA SENGUPTA**

Q - 2 - 493756 / 25



3. Ananya Sen Gupta  
Ms. ANANYA SENGUPTA

OWNERS/VENDORS

SIGNED AND DELIVERED BY  
THE PURCHASER AT UTTARPARA  
IN PRESENCE OF :

1. Pallabnayan Bhattacharya  
Malugra, Hooghly

M/S SUVA CONSTRUCTION

2. Bhattacharya  
Kaikhali, Kolkata

Indra Narayan Bhattacharya

1) SRI INDRA NARAYAN  
BHATTACHARJEE (PARTNER)

Sumita Bhattacharjee

2) SMT SUMITA  
BHATTACHARJEE (PARTNER)

PURCHASERS

Drafted and Prepared by me.

S. N. Bhattacharya  
(S.N. Bhattacharya)  
Advocate

S. N. Bhattacharya  
Advocate  
High Court, Calcutta  
Bar Council Regd.No. WB-1593/1995

Bar Council Enrolment No. WB-1593/1995

Mobile No. 9830021148

**RECEIPT**

**RECEIVED** on and from within-named purchaser herein a sum of Rs.45,00,000/- (Rupees Forty Five Lakh) only as full and final sale value against sale of the Property more particularly described in the Schedule above written as per memo hereunder written.

**MEMO OF CONSIDERATION**

| Sl. No. | Payment Mode | Date       | Bank      | Amount          |
|---------|--------------|------------|-----------|-----------------|
| 1.      | RTGS         | 07/03/2025 | HDFC BANK | Rs. 44,55,000/- |
|         | TDS @ 1%     |            |           | Rs. 45,000/-    |
|         | Total        |            |           | Rs. 45,00,000/- |

Rupees Forty Five Lakh only.

Witnesses:

1. *Bhattacharya*  
Kaikhali, Kolkata

*Sumita Basu Chaudhury*  
Smt. SUMITA BASU CHAUDHURY  
**VENDOR No.1**

2. *Dilip Kanti Basu Chaudhury*  
Asant. P. Burdwan.



**RECEIPT**

**RECEIVED** on and from within-named purchaser herein a sum of Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand) only as full and final sale value against sale of my share in the Property more particularly described in the Schedule above written as per memo hereunder written.

**MEMO OF CONSIDERATION**

| Sl. No. | Payment Mode | Date       | Bank      | Amount          |
|---------|--------------|------------|-----------|-----------------|
| 1.      | RTGS         | 07/03/2025 | HDFC BANK | Rs. 22,27,500/- |
|         | TDS @ 1%     |            |           | Rs. 22,500/-    |
|         | Total        |            |           | Rs. 22,50,000/- |

Rupees Twenty Two Lakh Fifty Thousand only.

Witnesses:

1. *Bhaskar*  
Kaikkali, Kolkata

*Kalpana Sen Gupta*

**Smt. KALPANA SENGUPTA**

**VENDOR No.2**

2. *Dilip Kanti Ban Chaudhary*  
Asstt. P. Bandwanan

**RECEIPT**

**RECEIVED** on and from within-named purchaser herein a sum of Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand) only as full and final sale value against sale of my share in the Property more particularly described in the Schedule above written as per memo hereunder written.

**MEMO OF CONSIDERATION**

| Sl. No. | Payment Mode | Date       | Bank      | Amount          |
|---------|--------------|------------|-----------|-----------------|
| 1.      | RTGS         | 07/03/2025 | HDFC BANK | Rs. 22,27,500/- |
|         | TDS @ 1%     |            |           | Rs. 22,500/-    |
|         | Total        |            |           | Rs. 22,50,000/- |

Rupees Twenty Two Lakh Fifty Thousand only.

Witnesses:

1. *Chaudhuri*  
*Kaikkali, Kolkata*

2. *Dilip Kanti Ban Chaudhury* -  
*Asansol. P. Bardhaman*

*Ananya Sen Gupta*

**Ms. ANANYA SENGUPTA**

**VENDOR No.3**



SALE DEED PLAN OF PART R.S. DAG NO.-635(P), R.S. KHATIAN NO.- 657, L.R. DAG NO.-2095, L.R. KHATIAN NOS-4031 & 4032, IN MOUZA-BARABAHERA, J.L. NO.-05, AT HOLDING NO.- 4, VIDYASAGAR ROAD, UNDER NABAGRAM GRAM PANCHAYAT, P.S.-UTTARPARA, DIST.-HOOGHLY.

REF: -

SCALE : 30'-0" = 1"

DEED PORTION BOUNDED BY RED BORDER  
AREA OF DEED PORTION : -05 KAT-07 CH-00 SFT.(M/L)  
GROUND FLOOR COVD. AREA.- 432 SFT.

NAME OF SELLER'S: -

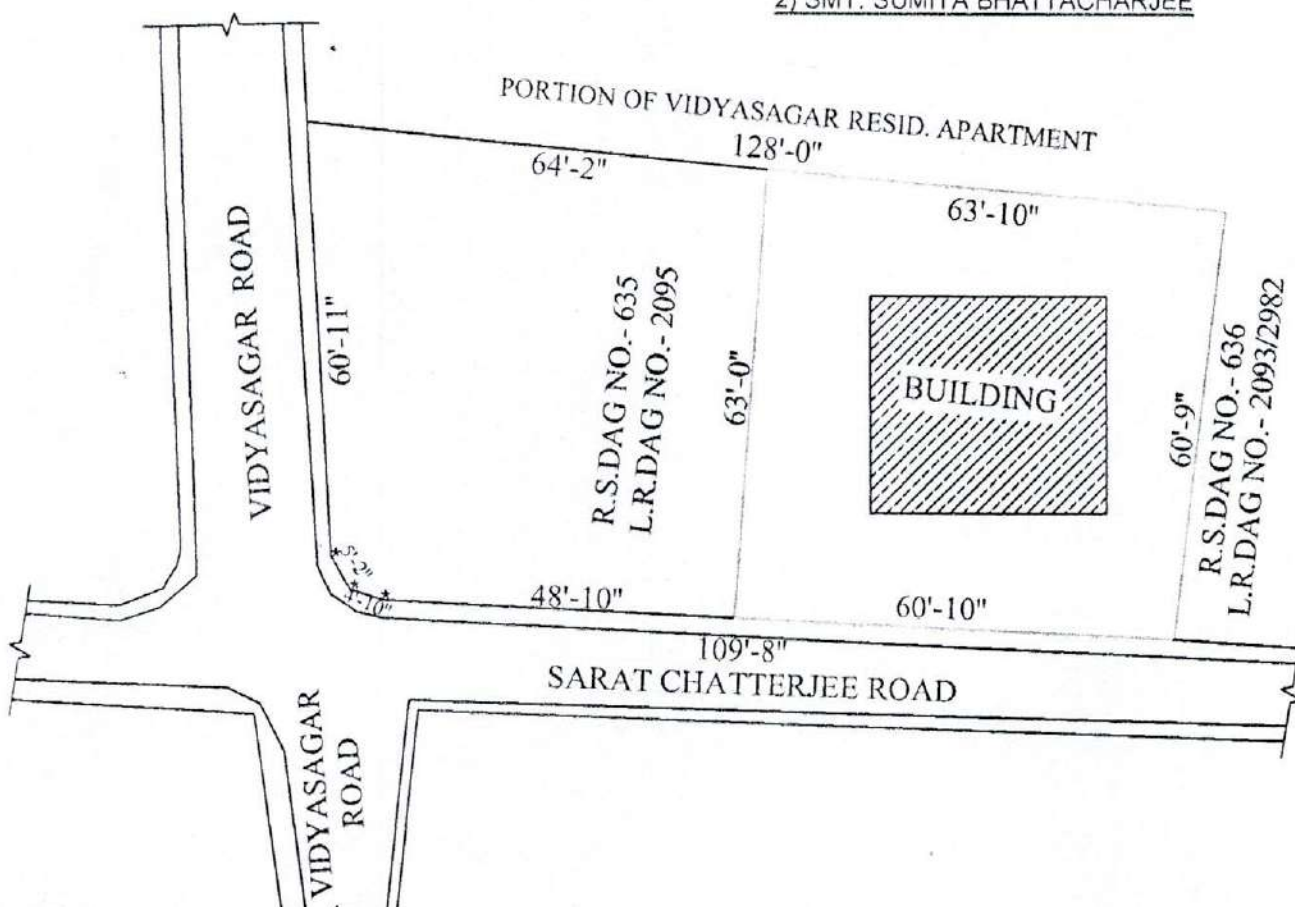
- 1) SMT. SUMITA BASU CHAUDHURY
- 2) SMT. KALPANA SENGUPTA
- 3) MISS. ANANYA SENGUPTA

NAME OF PURCHASER: -

"SUVA CONSTRUCTION"

PARTNERS :-

- 1) SRI INDRA NARAYAN BHATTACHARJEE
- 2) SMT. SUMITA BHATTACHARJEE



SUVA CONSTRUCTION

Indra narayan Bhattacharjee

SUVA CONSTRUCTION

Sumita Bhattacharjee

SIGN. OF PURCHASER :-

Sumita Basu Chaudhury

Kalpana Sengupta

Ananya Sen Gupta

SIGN. OF SELLER'S :-

TONMAY CHAL (D.C.E.)  
Estimation Planning &  
Surveying  
Nawpara, Panchajanya Hooghly  
T.Peg-4423

DRAWN BY



# Finger Prints of Both Hands



Indra narayani  
Bhattacharjee

| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | L |
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
|                 |                |                  |                |                  | R |
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |



Sumita  
Bhattacharjee

|                 |                |                  |                |                  | L |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
|                 |                |                  |                |                  | R |
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |



Sumita  
Basu Chaudhury

|                 |                |                  |                |                  | L |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
|                 |                |                  |                |                  | R |
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |



Kalpana San Gupta

|                 |                |                  |                |                  | L |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
|                 |                |                  |                |                  | R |
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |



# Finger Prints of Both Hands



Ananya Len Gupta

| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | L |
|                 |                |                  |                |                  | H |
|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |
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|                 |                |                  |                |                  | F |
|                 |                |                  |                |                  | P |

Photo

| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | L |
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|                 |                |                  |                |                  | P |

Photo

| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |
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Photo

| THUMB<br>FINGER | FORE<br>FINGER | MIDDLE<br>FINGER | RING<br>FINGER | LITTLE<br>FINGER |   |
|-----------------|----------------|------------------|----------------|------------------|---|
|                 |                |                  |                |                  | L |
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|                 |                |                  |                |                  | P |



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



192024250436995808

GRN Details

|                        |                     |                     |                         |
|------------------------|---------------------|---------------------|-------------------------|
| GRN:                   | 192024250436995808  | Payment Mode:       | SBI Epay                |
| GRN Date:              | 08/03/2025 09:26:55 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :                  | 2793432950056       | BRN Date:           | 08/03/2025 09:27:21     |
| Gateway Ref ID:        | IGASNZQEV8          | Method:             | State Bank of India NB  |
| GRIPS Payment ID:      | 080320252043699579  | Payment Init. Date: | 08/03/2025 09:26:55     |
| Payment Status:        | Successful          | Payment Ref. No:    | 2000493756/8/2025       |
| [Query No*/Query Year] |                     |                     |                         |

Depositor Details

|                           |                     |
|---------------------------|---------------------|
| Depositor's Name:         | Mr S N Bhattacharya |
| Address:                  | High Court Calcutta |
| Mobile:                   | 9830021148          |
| Period From (dd/mm/yyyy): | 08/03/2025          |
| Period To (dd/mm/yyyy):   | 08/03/2025          |
| Payment Ref ID:           | 2000493756/8/2025   |
| Dept Ref ID/DRN:          | 2000493756/8/2025   |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2000493756/8/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 445020     |
| 2       | 2000493756/8/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 90014      |
| 3       | 2000493756/8/2025 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 898        |
| Total   |                   |  |                    | 535932     |

IN WORDS: FIVE LAKH THIRTY FIVE THOUSAND NINE HUNDRED THIRTY TWO ONLY.

PAID



### Major Information of the Deed

|   |  |                                       |            |
|---|--|---------------------------------------|------------|
| Deed No :                               | I-0621-01192/2025  | Date of Registration                  | 10/03/2025 |
| Query No / Year                         | 0621-2000493756/2025   | Office where deed is registered       |            |
| Query Date                              | 18/02/2025 5:35:52 PM  | A.D.S.R. UTTARPARA, District: Hooghly |            |
| Applicant Name, Address & Other Details | S N BHATTACHARYA<br>10, K.S.ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, 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. 90,00,000/-                         | Rs. 90,00,000/-  |                                       |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                       |            |
| Rs. 4,50,020/- (Article:23)             | Rs. 90,014/- (Article:A(1), E)   |                                       |            |
| Remarks                                 |  |                                       |            |

### Land Details :

District: Hooghly, P.S:- Uttarpara, Gram Panchayat: Nabagram, Mouza: Bara Bahera, JI No: 5, Pin Code : 712246



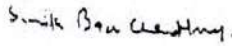


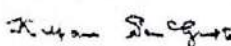


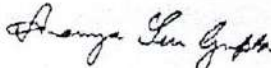
| Sch No | Plot Number     | Khatian Number | Land Proposed | Use ROR | Area of Land                 | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                               |
|--------|-----------------|----------------|---------------|---------|------------------------------|-------------------------|-----------------------|---|
| L1     | LR-2095 (RS :-) | LR-4032        | Bastu         | Bastu   | 2 Katha 11 Chatak 22.5 Sq Ft | 25,00,000/-             | 25,00,000/-           | Property is on Road Adjacent to Metal Road, |
| L2     | LR-2095 (RS :-) | LR-4031        | Bastu         | Bastu   | 1 Katha 5 Chatak 33.75 Sq Ft | 12,50,000/-             | 12,50,000/-           | Property is on Road Adjacent to Metal Road, |
| L3     | LR-2095 (RS :-) | LR-4031        | Bastu         | Bastu   | 1 Katha 5 Chatak 33.75 Sq Ft | 12,50,000/-             | 12,50,000/-           | Property is on Road Adjacent to Metal Road, |
|        |                 | TOTAL :        |               |         | 8.9719Dec                    | 50,00,000 /-            | 50,00,000 /-          |   |
|        |                 | Grand Total :  |               |         | 8.9719Dec                    | 50,00,000 /-            | 50,00,000 /-          |   |

### Structure Details :

| Sch No  | Structure Details  | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|--------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1, L2, L3 | 432 Sq Ft.        | 40,00,000/-             | 40,00,000/-           | Structure Type: Structure |
| Floor No: 1, Area of floor : 432 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                    |                   |                         |                       |                           |
|   | Total :            | 432 sq ft         | 40,00,000 /-            | 40,00,000 /-          |                           |



**Seller Details :**



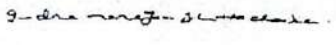


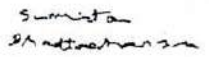
| Sl No  | Name,Address,Photo,Finger print and Signature   |   |   |  |
|--|---|---|---|--|
| 1  | <b>Name</b><br><b>Mrs SUMITA BASUCHAUDHURY</b><br>Wife of Mr DILIP KANTI BASUCHAUDHURY<br>Executed by: Self, Date of Execution: 10/03/2025<br>, Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office      | <b>Photo</b><br><br>10/03/2025   | <b>Finger Print</b><br><br>Captured<br>LTI<br>10/03/2025   | <b>Signature</b><br><br>10/03/2025   |
| 122/114, KACHARI ROAD, BEHIND STABAK APARTMENT. COURT MORE, City:- Asansol, P.O:- ASANSOL COURT, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304<br>Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AJxxxxxx5C, Aadhaar No: 25xxxxxxxx0299, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025<br>, Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office       |   |   |   |  |
| 2  | <b>Name</b><br><b>Mrs KALPANA SENGUPTA (Presentant)</b><br>Wife of Late ASOKANANDA SENGUPTA<br>Executed by: Self, Date of Execution: 10/03/2025<br>, Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office | <b>Photo</b><br><br>10/03/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>10/03/2025 | <b>Signature</b><br><br>10/03/2025 |
| BLOCK J 201, MAYFAIR GREENS, 449, S.N. GHOSH AVENUE, ELACHI, City:- Not Specified, P O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103<br>Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AJxxxxxx5C, Aadhaar No: 26xxxxxxxx1752, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025<br>, Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office |   |   |   |  |
| 3  | <b>Name</b><br><b>Ms ANANYA SENGUPTA</b><br>Daughter of Late ASOKANANDA SENGUPTA<br>Executed by: Self, Date of Execution: 10/03/2025<br>, Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office            | <b>Photo</b><br><br>10/03/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>10/03/2025 | <b>Signature</b><br><br>10/03/2025 |
| BLOCK-J 201, MAYFAIR GREENS, 449, S.N. GHOSH AVENUE, ELACHI, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103<br>Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: CBxxxxxx5D, Aadhaar No: 85xxxxxxxx9938, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025<br>, Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office        |   |   |   |  |





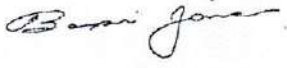
**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>SUVA CONSTRUCTION</b><br>13, SARAT CHATTERJEE ROAD,, City:- Not Specified, P.O:- NABAGRAM, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |  |   |   |
|--|--|--|---|---|
| 1  | <p><b>Name</b></p> <p><b>Mr INDRA NARAYAN BHATTACHARJEE</b><br/>Son of Mr PALLAB NARAYAN BHATTACHERYYA<br/>Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office</p> | <p><b>Photo</b></p>  <p>Mar 10 2025 12:26PM</p>  | <p><b>Finger Print</b></p>  <p>Captured<br/>LTI<br/>10/03/2025</p>  | <p><b>Signature</b></p>  <p>10/03/2025</p>   |
| <p>FLAT NO. -B1, SUVA PALACE, 10, VIDYASAGAR ROAD, City:- Not Specified, P.O:- NABAGRAM, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: Alxxxxxx3A, Aadhaar No: 24xxxxxxxx9678 Status : Representative, Representative of : SUVA CONSTRUCTION (as PARTNER)</p>   |  |  |   |   |
| 2  | <p><b>Name</b></p> <p><b>Mrs SUMITA BHATTACHARJEE</b><br/>Wife of PALLAB NARAYAN BHATTACHERYYA<br/>Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office</p>         | <p><b>Photo</b></p>  <p>Mar 10 2025 12:27PM</p> | <p><b>Finger Print</b></p>  <p>Captured<br/>LTI<br/>10/03/2025</p> | <p><b>Signature</b></p>  <p>10/03/2025</p> |
| <p>FLAT NO. B-1, SUVA PALACE, 10, VIDYASAGAR ROAD, City:- Not Specified, P.O:- NABAGRAM, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: COxxxxxx0F, Aadhaar No: 65xxxxxxxx6956 Status : Representative, Representative of : SUVA CONSTRUCTION (as PARTNER)</p> |  |  |   |   |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr BAPI JANA</b><br>Son of Mr K N JANA<br>SERAMPORE, City:- Serampore, P.O:- SERAMPORE, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712201 |  | <br>Captured |  |
| 10/03/2025   | 10/03/2025  | 10/03/2025  |   |



Identifier Of Mrs SUMITA BASUCHAUDHURY, Mrs KALPANA SENGUPTA, Ms ANANYA SENGUPTA, Mr INDRA NARAYAN BHATTACHARJEE, Mrs SUMITA BHATTACHARJEE

| Transfer of property for L1 |                          |                                      |
|-----------------------------|--------------------------|--------------------------------------|
| Sl.No                       | From                     | To. with area (Name-Area)            |
| 1                           | Mrs SUMITA BASUCHAUDHURY | SUVA CONSTRUCTION-4.48594 Dec        |
| Transfer of property for L2 |                          |                                      |
| Sl.No                       | From                     | To. with area (Name-Area)            |
| 1                           | Mrs KALPANA SENGUPTA     | SUVA CONSTRUCTION-2.24297 Dec        |
| Transfer of property for L3 |                          |                                      |
| Sl.No                       | From                     | To. with area (Name-Area)            |
| 1                           | Ms ANANYA SENGUPTA       | SUVA CONSTRUCTION-2.24297 Dec        |
| Transfer of property for S1 |                          |                                      |
| Sl.No                       | From                     | To. with area (Name-Area)            |
| 1                           | Mrs SUMITA BASUCHAUDHURY | SUVA CONSTRUCTION-216.00000000 Sq Ft |
| 2                           | Mrs KALPANA SENGUPTA     | SUVA CONSTRUCTION-108.00000000 Sq Ft |
| 3                           | Ms ANANYA SENGUPTA       | SUVA CONSTRUCTION-108.00000000 Sq Ft |

### Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Gram Panchayat: Nabagram, Mouza: Bara Bahera, JI No: 5, Pin Code : 712246

| Sch No | Plot & Khatian Number                   | Details Of Land   | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1     | LR Plot No:- 2095, LR Khatian No:- 4032 | Owner:সুমিতা বসুচৌধুরী, Gurdian:দিলীপ , Address:4 বিদ্যাসাগর রোড নবগ্রাম , Classification:বঙ্গ, Area:0.04300000 Acre,       | Mrs SUMITA BASUCHAUDHURY                       |
| L2     | LR Plot No:- 2095, LR Khatian No:- 4031 | Owner:অশোকানন্দ সেনগুপ্ত, Gurdian:অরুনানন্দ , Address:4 বিদ্যাসাগর রোড নবগ্রাম , Classification:বঙ্গ, Area:0.04400000 Acre, | Mrs KALPANA SENGUPTA                           |
| L3     | LR Plot No:- 2095, LR Khatian No:- 4031 | Owner:অশোকানন্দ সেনগুপ্ত, Gurdian:অরুনানন্দ , Address:4 বিদ্যাসাগর রোড নবগ্রাম , Classification:বঙ্গ, Area:0.04400000 Acre, | Ms ANANYA SENGUPTA                             |



**Endorsement For Deed Number : I - 062101192 / 2025**

**On 10-03-2025**

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

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

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

Presented for registration at 11:11 hrs on 10-03-2025, at the Office of the A.D.S.R. UTTARPARA by Mrs KALPANA SENGUPTA , 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 90,00,000/-

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

Execution is admitted on 10/03/2025 by 1. Mrs SUMITA BASUCHAUDHURY, Wife of Mr DILIP KANTI BASUCHAUDHURY, 122/114, KACHARI ROAD, BEHIND STABAK APARTMENT, COURT MORE, P.O: ASANSOL COURT, Thana: Hrapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Retired Person, 2. Mrs KALPANA SENGUPTA, Wife of Late ASOKANANDA SENGUPTA, BLOCK J 201, MAYFAIR GREENS, 449, S.N. GHOSH AVENUE, ELACHI, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Retired Person, 3. Ms ANANYA SENGUPTA, Daughter of Late ASOKANANDA SENGUPTA, BLOCK-J 201, MAYFAIR GREENS, 449, S.N. GHOSH AVENUE, ELACHI, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service

Indetified by Mr BAPI JANA, , , Son of Mr K N JANA, SERAMPORE, P.O: SERAMPORE, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 10-03-2025 by Mr INDRA NARAYAN BHATTACHARJEE, PARTNER, SUVA CONSTRUCTION (Partnership Firm), 13, SARAT CHATTERJEE ROAD,, City:- Not Specified, P.O:- NABAGRAM, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246

Indetified by Mr BAPI JANA, , , Son of Mr K N JANA, SERAMPORE, P.O: SERAMPORE, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-03-2025 by Mrs SUMITA BHATTACHARJEE, PARTNER, SUVA CONSTRUCTION (Partnership Firm), 13, SARAT CHATTERJEE ROAD,, City:- Not Specified, P.O:- NABAGRAM, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246

Indetified by Mr BAPI JANA, , , Son of Mr K N JANA, SERAMPORE, P.O: SERAMPORE, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 90,014.00/- ( A(1) = Rs 90,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2025 9:27AM with Govt. Ref. No: 192024250436995808 on 08-03-2025, Amount Rs: 90,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2793432950056 on 08-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,50,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 4,45,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1563, Amount: Rs.5,000.00/-, Date of Purchase: 07/03/2025, Vendor name: A Rakshit

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

Online on 08/03/2025 9:27AM with Govt. Ref. No: 192024250436995808 on 08-03-2025, Amount Rs: 4,45,020/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2793432950056 on 08-03-2025, Head of Account 0030-02-103-003-02



**Indradip Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. UTTARPARA**  
**Hooghly, West Bengal**



