

09/07/23

I - 8948 / 23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 330988

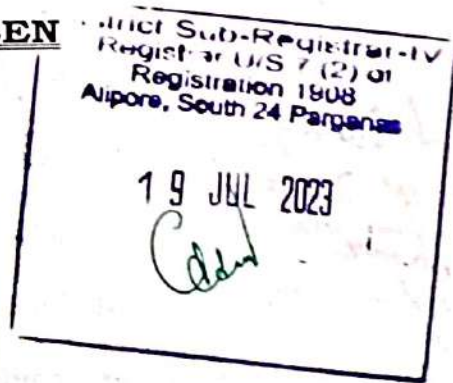
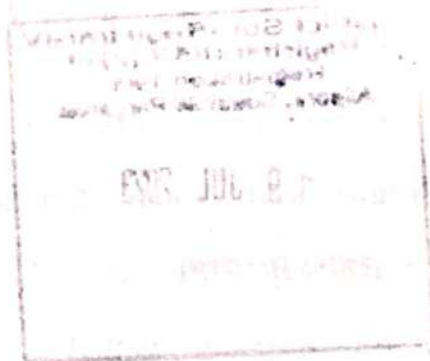
19/07/2023  
Q - 2001633349/2023

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

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on this 19<sup>th</sup> day of July 2023 (Two Thousand Twenty Three).

**BETWEEN**



72861

ANIRBAN GHOSH  
ADVOCATE  
COURT, CALCUTTA

NAME.....	HIGH
ADD.....	
Rs.....	
22 JUN 2023	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Hay Road, Kol-1	

22 JUN 2023,  
22 JUN 2023,

সমস্ত প্রকরণের অন্তর্ভুক্তি করা হইবে।  
সমস্ত প্রকরণের অন্তর্ভুক্তি করা হইবে।  
সমস্ত প্রকরণের অন্তর্ভুক্তি করা হইবে।  
সমস্ত প্রকরণের অন্তর্ভুক্তি করা হইবে।



Bahadur Dhar  
Sp. Late R. Dhar  
40p Nagar  
Kol-75

District Sub-Registrar-IV Registrar U/S 7 (2) of Registration 1908 Alipore, South 24 Parganas
19 JUL 2023



**SMT. RINA GHOSH**, (PAN - BKMPG1980N/AADHAAR - 8457 0915 3075) wife of Late Pradip Kumar Ghosh, aged about 69 years, by religion Hindu, by Nationality Indian, by occupation housewife, presently residing at 10, Gouranga Sarani, P.S. Garfa, P.O. Haltu, Kolkata - 700078 hereinafter referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by and/or repugnant to the context be deemed to mean and include heir/s, executor/s, administrator/s, legal representative/s and assign/ees) of the **FIRST PART.**

**AND**

**AAMAR BARI**, (PAN: ABLFA6754B) a Development concern having it's office at 64B, Tanupukur Road, Ground Floor, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 represented by its Partners (1) **SUBRATA BOSE** (PAN: AHRPB1107D) (Aadhaar No. 8884 1103 3734) son of Late Subhash Chandra Bose, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 and (2) **JAGONNATH HALDER**, (PAN: ABIPH8699H) (Aadhaar No. 8339 8245 6923) son of Sri Shiboram Halder, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, hereinafter referred to as the **PURCHASER** (which terms or expressions shall unless excluded by or repugnant to the context shall be deemed to



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Registrar Sub-Registrar-IV  
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include its executors, administrators, representatives, successor-in-interest and/or assigns) of the **OTHER PART**.

**WHEREAS** by virtue of an indenture dated 5<sup>th</sup> June, 1935 which was registered in the office of the DR, Alipore recorded in Book No. I, Volume No. 63, Pages 135 to 142, being No. 2752 for the year 1935 one Sudhendu Mohan Mukherjee and Prafulla Chandra Gope purchased the piece and parcel of mourashi mokorari land measuring 7 Cottahs 5 Chittaks be the same a little more or less inclusive of the half of the nikashikatcha drain to the east of the plot situate lying on and being plot no. 18 formed out of premises in Tanupukur Road, Thana Tollygunge, Mouza Dhakuria, being the then portions of holding no. 276 of Smart's Survey and being portion of Dag No. 1095 & 1096, Khatian No. 426.

**AND WHEREAS** after purchase, the said Sudhendu Mohan Mukherjee and Prafulla Chandra Gope executed a registered Deed of Partition amongst themselves in respect of the purchased property. The said Deed of Partition was registered on 7<sup>th</sup> April, 1937 before the office of the DR, Alipore and recorded in Book No. I, Volume 32, Pages 229 to 235, Being No. 1192 of 1937.

**AND WHEREAS** in terms of the said Deed of Partition, Lot A measuring 3 Cottah 10.5 Chittak of land was allotted to Sudhendu Mohan



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Mukherjee and Lot B measuring 3 Cottah 10.5 Chittak of land was allotted to Prafulla Chandra Gope.

**AND WHEREAS** in terms of the said Deed of Partition, there exists a 6ft passage in between the two properties which the parties to Deed of Partition mutually decided for the free ingress of the parties and their family members for time immemorial.

**AND WHEREAS** the said properties were subsequently re-numbered as 11, Beni Banerjee Avenue, Kolkata – 700031 and 10, Beni Banerjee Avenue, Kolkata – 700031 respectively.

**AND WHEREAS** said Prafulla Chandra Gope during his lifetime gave up the title and became Prafulla Chandra Ghosh.

**AND WHEREAS** said Prafulla Chandra Ghosh expired sometimes in the year 1944. His wife Smt. Adarini Ghosh had expired sometimes in the year 1945.

**AND WHEREAS** at the time of death, the said Prafulla Chandra Ghosh left behind only four sons namely Pankaj Kumar Ghosh, Pijus Kanti Ghosh, Prasanta Ghosh and Pradip Kumar Ghosh to inherit the Lot B property, free from all encumbrances.

**AND WHEREAS** thereafter said Pradip Kumar Ghosh died intestate on 20.04.1995 leaving behind his wife namely Smt. Rina Ghosh and



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daughter Sharmila Ghosh as his heirs. Said Sharmila Ghosh died intestate on 04.09.2004.

**AND WHEREAS** the said Pijus Kanti Ghosh died as bachelor on 23.07.1996.

**AND WHEREAS** the said Prasanta Kumar Ghosh also died as bachelor on 01.10.2008.

**AND WHEREAS** the said Pankaj Kumar Ghosh died intestate on 15.09.2000 leaving behind his wife, Mina Ghosh, his son Pulak kumar Ghosh, Rina Ghosh, Lina Mukherjee, Swapna Ghosh and Jyotsna Aditya. In the interregnum, Mina Ghosh and Jyotsna Aditya has expired on 23.08.2009 and 14.06.2018 respectively. Jyotsna Aditya's son namely Auniket Aditya has inherited his mother's undivided share in the property.

**AND WHEREAS** as on date, under the law of inheritance and succession, the heirs of Late Pankaj Kumar Ghosh and Late Pradip Kuamr Ghosh are now the absolute owners of the property being 10, Beni Banerjee Avenue under old Dag No. 1095 & 1096, Khatian No. 426, Mouza Dhakuria, P.S. Garfa (Previously Kasba), Kolkata - 700031 each having undivided half share.

**AND WHEREAS** the Vendor herein being the owner of undivided half share in the property equivalent to 1 cottah 9 chittaks 21 sq ft in the



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total bastu land measuring 3 Cottahs 10.5 Chittaks more or less now after physical measurement actually measuring 03 Cottahs 02 Chittaks 42 sq ft more or less with 3 storied building at premises no. 10, Beni Banerjee Avenue under old Dag No. 1095 & 1096, Khatian No. 426, Mouza Dhakuria, P.S. Garfa (Previously Kasba), Kolkata - 700031 due to her old age and having lost her only child decided to sale her share and for which she first disclosed the fact to the heirs of Late Pankaj kumar Ghosh over telephone to purchase her share however they having not showed any interest and after having come to know of the same, the Purchaser agreed to purchase from the owner as vendor all that the undivided half share in the property being equivalent to 1 cottah 9 chittaks 21 sq ft in the total bastu land measuring 3 Cottahs 10.5 Chittaks more or less now after physical measurement actually measuring 03 Cottahs 02 Chittaks 42 sq ft more or less with 3 storied building at premises no. 10, Beni Banerjee Avenue under old Dag No. 1095 & 1096, Khatian No. 426, Mouza Dhakuria, P.S. Garfa (Previously Kasba), Kolkata - 700031 vide Assessee No. 210920400097 under Ward No. 92 of Kolkata Municipal Corporation more fully described in the Schedule hereto (hereinafter called 'the property') hereto is free from all encumbrances and/or alienation whatsoever.





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**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :**

1. In the premises aforesaid and in consideration of a sum of Rs.35,00,000/- (Rupees Thirty five Lacs) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as well as also by the Memo hereunder admits and acknowledges and the payment of the same and every part thereof forever release, discharge, acquires and exonerate the Purchaser and the said undivided half share in the entire property is hereby sold, transferred, conveyed, released and relinquished). The Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser **ALL THAT** the undivided half share equivalent to 1 cottah 9 chittaks 21 sq ft in the total bastu land measuring 3 Cottahs 10.5 Chittaks more or less now after physical measurement actually measuring 03 Cottahs 02 Chittaks 42 sq ft more or less with 3 storied building at premises no. 10, Beni Banerjee Avenue under old Dag No. 1095 & 1096, Khatian No. 426, Mouza Dhakuria, P.S. Garfa (Previously Kasba), Kolkata - 700031 under Ward No. 92 defined above more fully described in the Schedule hereto **OR HOWSOEVER OTHERWISE** the said property now is or at any time heretofore was situated, butted, bounded, called known, numbered, described and distinguished **AND** all that the estate, right, title and interest of the Vendor in respect of the said property **AND** all deeds pattas and muniments of title whatsoever exclusively relating to or concerning the said property **TOGETHER FURTHER WITH**



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proportionate right in all passages, sewers, drains pipes, benefits, advantages and all manner of former or other right, liberties, easements, privileges, appendages and appurtenances thereto **AND ALSO** the easements and/or provisions in connection with the beneficial use and enjoyment of the said property free from all encumbrances whatsoever **TO HAVE AND TO HOLD** the said property and each and every part thereof unto and to the use of the Purchaser absolutely and forever.

**2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**

- i) **THAT** notwithstanding any act, deed, matter or thing whatsoever done by the Vendor or of the Vendor's predecessor-in-title may have done, committed, executed or knowingly suffered to the contrary, the Vendor now hath right, full power, absolutely authority, indefeasible, title or otherwise well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.



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- ii) **AND THAT** the Vendor have not at any time done or executed or knowingly suffered or been party to any deed, matter or thing, whereby the property or any part thereof can or may be impeached, encumbered or affected in title.
- iii) **AND THAT** the property is free from all claims, demands, charges, mortgages, lines, attachments, leases, uses, debutter, trusts, acquisitions, requisitions and/or any other encumbrances whatsoever made or suffered by the Vendor or any person or persons arising or lawfully, right fully or equitably claiming any estate or interest therein from, under or in trust for the Vendor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor.
- iv) **AND THAT** the property is free and clear and absolutely acquitted, exonerated, released and forever discharges from and by the Vendor as well as sufficiently saved, defended, kept harmless, and indemnified of and from or against all and all manner of former or other rights, title, interest, liens, charges and encumbrances whatsoever, made, done, occasioned and/or suffered by the Vendor or any person or persons rightfully claiming through or under or in trust for the Vendor.





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- v) **AND THAT** it shall be lawful for the Purchaser from time to time and at all times to enter into, hold, possess, uses, own and enjoy the property every part thereof and receive the rents, issues and profits thereof without any lawful hindrance, eviction interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under off in trust from the Vendor.
- vi) **AND THAT** the Vendor having or lawfully, rightfully or equitably claiming any estate or interest in the property thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the property and every part thereof as shall or may be reasonably required by the Purchaser.
- vii) **AND THAT** the Vendor doth hereby accord her consent to the Purchaser for the mutation of the said property in municipal records and all government and/or other statutory body and/or authority.



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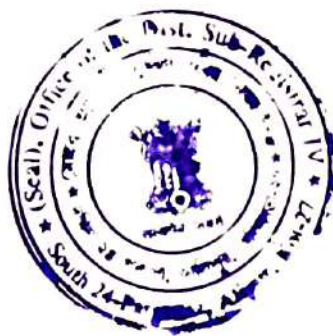


- viii) **AND THAT** the Purchaser shall be entitled to apply for obtain and get installed new electric meter/s at its own cost and expenses.
- ix) **AND THAT** the Purchaser shall be empowered to mutually deal with the existing co-owners after due purchase of the property.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the undivided half share equivalent to 1 cottah 9 chittaks 21 sq ft in the total bastu land measuring 3 Cottahs 10.5 Chittaks more or less now after physical measurement actually measuring 03 Cottahs 02 Chittaks 42 sq ft more or less with 3 storied building measuring 400 sq ft on the ground floor, 400 sq ft on the first floor and 200 sq ft with asbestos shed on the top floor situated at premises no. 10, Beni Banerjee Avenue under old Dag No. 1095 & 1096, Khatian No. 426, Mouza Dhakuria, P.S. Garfa (Previously Kasba), Kolkata - 700031 vide Assessee No. 210920400097 under Ward No. 92 of Kolkata Municipal Corporation which is butted and bounded as follows:-

On the North:	Premises no. 9, Beni Banerjee Avenue
On the South:	Passage for Premises no. 11, Beni Banerjee Avenue



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On the East: Premises no. 11, Beni Banerjee Avenue

On the West: 14 ft wide KMC Road

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

SIGNED SEALED AND DELIVERED by in  
the presence of:

1. Pulak Kumar Ghosh  
116/3A, Sarat Ghosh Garden  
Road, Kolkata - 700031  
PS. Kasba

2. Rahul Dhor  
1407 Nayar  
Kd-75

Rina Ghosh.  
Signature of the Vendor

AAMAR BARI

Jaysonath Haldar  
Partner

Subrata Bose  
Partner

\_\_\_\_\_  
Signature of the Purchaser

Drafted by me

Anirban Ghosh  
Anirban Ghosh

Advocate

High Court, Calcutta

10, Old Post Office Street,

4<sup>th</sup> Floor, Room No. 107/1,

Kolkata - 700001

Enrolment No.: WB/1778/2010



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**RECEIVED** within named Purchaser within mentioned a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) being the total consideration money for the property paid by the Purchaser payable under these presents as per Memo below :

Rs. 35,00,000/-  
=====

**MEMO OF CONSIDERATION**

<u>Sl. No.</u>	<u>Bank/Branch</u>	<u>Cheque No.</u>	<u>Dated</u>	<u>Amount (Rs.)</u>
1.	HDFC/Jadavpur	011360	18.07.2023	Rs. 35,00,000/-
				/
TOTAL				35,00,000.00

(Rupees Thirty five Lakhs only)

**WITNESSES:**

1. Pulak Kumar Ghosh

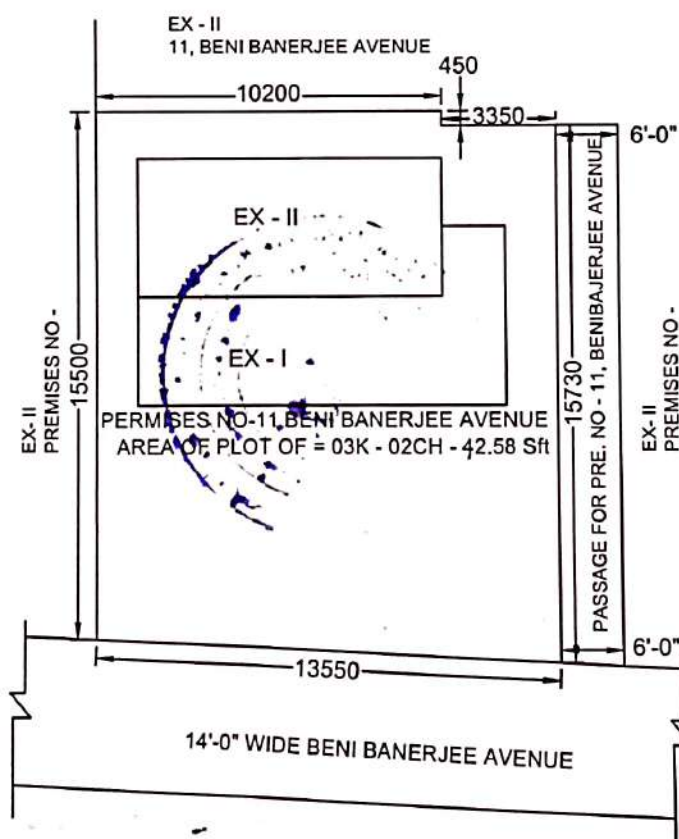
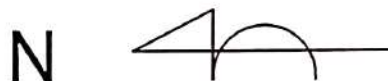
2. Rahul Dhar

Rina Ghosh.  
Signature of the Vendor



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AREA SHOWN BY RED BORDER



SIGNATURE OF VENDOR

Partner

Partner

SIGNATURE OF PURCHASER



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Registrar 11/3 7 (2) of  
Registration 1401  
Raipore, South 24 Parganas

19 JUL 2023





	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RINA GHOSH

Signature.....Rina Ghosh.....



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBRATA BOSE

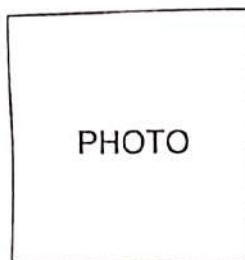
Signature.....Subrata Bose.....



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JAGANNATH HALDER

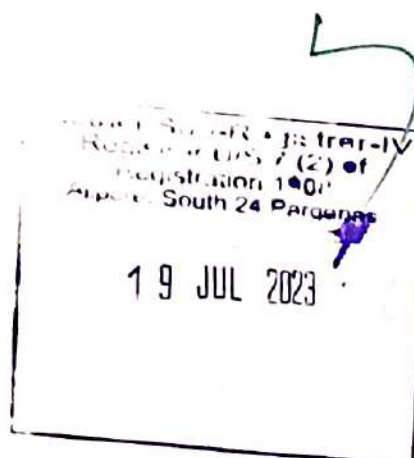
Signature.....Jagannath Halder.....



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature.....







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



192023240131322791

GRN Details

GRN:	192023240131322791	Payment Mode:	Online Payment
GRN Date:	17/07/2023 19:38:13	Bank/Gateway:	UCO Bank
BRN :	46534740	BRN Date:	17/07/2023 19:45:01
GRIPS Payment ID:	170720232013132278	Payment Init. Date:	17/07/2023 19:38:13
Payment Status:	Successful	Payment Ref. No:	2001633349/11/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RAHUL DHAR
Address:	AJAY NAGAR
Mobile:	7980071947
Depositor Status:	Others
Query No:	2001633349
Applicant's Name:	Mr Rahul Dhar
Identification No:	2001633349/11/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/07/2023
Period To (dd/mm/yyyy):	17/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001633349/11/2023	Property Registration- Stamp duty	0030-02-103-003-02	155150
2	2001633349/11/2023	Property Registration- Registration Fees	0030-03-104-001-16	38797
Total				193947

IN WORDS: ONE LAKH NINETY THREE THOUSAND NINE HUNDRED FORTY SEVEN ONLY.

PAID





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

Query No / Year	2001633349/2023	Office where deed will be registered
Query Date	24/06/2023 9:19:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status : Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 35,00,000/-	Rs. 38,78,251/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,55,150/- (Article:23)	Rs. 38,797/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 10, , Ward No: 092, Pin Code : 700031.

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	1 Katha 9 Chatak 21 Sq Ft	33,00,000/-	35,81,251/-	Width of Approach Road: 14 Ft.,
Grand Total :				2.6263 Dec	33,00,000 /-	35,81,251 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	2,97,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	2,00,000 /-	2,97,000 /-	





er Details :

Name & address		Status	Execution Admission Details :
1	Smt Rina Ghosh Wife of Late Pradip Kumar Ghosh, 10, Gouranga Sarani, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bkxxxxxx0n, Aadhaar No.: 84xxxxxxxx3075, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	AAMAR BARI ( Partnership Firm ) 64B, Tanupukur Road, Ground Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 PAN No. abxxxxxx4b, Aadhaar No Not Provided by UIDAIStatus : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Subrata Bose Son of Late Subhash Chandra Bose64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ahxxxxxx7d, Aadhaar No.: 88xxxxxxxx3734	AAMAR BARI (as Partner)
2	Jagannath Halder Son of Shri Shiboram Halder15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxxx9h, Aadhaar No.: 83xxxxxxxx6923	AAMAR BARI (as Partner)

Identifier Details :

Name & address
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Smt Rina Ghosh, Subrata Bose, Jagannath Halder

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Rina Ghosh	AAMAR BARI-2 62625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Rina Ghosh	AAMAR BARI-500 Sq Ft





## Major Information of the Deed

Deed No :	I-1604-08948/2023	Date of Registration	19/07/2023
Query No / Year	1604-2001633349/2023	Office where deed is registered	
Query Date	24/06/2023 9:19:42 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 38,78,251/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,55,250/- (Article:23)		Rs. 38,829/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 10, , Ward No: 092 Pin Code : 700031



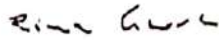
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 9 Chatak 21 Sq Ft	33,00,000/-	35,81,251/-	Width of Approach Road: 14 Ft.,
Grand Total :				2.6263Dec	33,00,000 /-	35,81,251 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	2,97,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
Total :		500 sq ft	2,00,000 /-	2,97,000 /-	






**eller Details :**



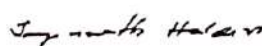
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signaturo
	<b>Smt Rina Ghosh</b> Wife of Late Pradip Kumar Ghosh Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	 19/07/2023	 LTI 19/07/2023	 19/07/2023
10, Gouranga Sarani, City:- , P.O:- Haltu, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bkxxxxxx0n, Aadhaar No: 84xxxxxxxx3075, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				

**Buyer Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>AAMAR BARI</b> 64B, Tanupukur Road, Ground Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: abxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Subrata Bose (Presentant )</b> Son of Late Subhash Chandra Bose Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office	 Jul 19 2023 12:10PM	 LTI 19/07/2023	 19/07/2023
64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx7d, Aadhaar No: 88xxxxxxxx3734 Status : Representative, Representative of : AAMAR BARI (as Partner)				

Name	Photo	Finger Print	Signature
<b>Jagonnath Halder</b> Son of Shri Shiboram Halder Date of Execution - 19/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office			
	Jul 19 2023 12:11PM	LTI 19/07/2023	19/07/2023
15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: abxxxxxx9h, Aadhaar No: 83xxxxxxxx6923 Status : Representative, Representative of : AAMAR BARI (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			
	19/07/2023	19/07/2023	19/07/2023
Identifier Of Smt Rina Ghosh, Subrata Bose, Jagonnath Halder			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rina Ghosh	AAMAR BARI-2.62625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rina Ghosh	AAMAR BARI-500.00000000 Sq Ft



On 19-07-2023

**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 11:46 hrs on 19-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Subrata Bose ,.

**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 38,78,251/-

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

Execution is admitted on 19/07/2023 by Smt Rina Ghosh, Wife of Late Pradip Kumar Ghosh, 10, Gouranga Sarani, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 19-07-2023 by Subrata Bose, Partner, AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, Ground Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 19-07-2023 by Jagonnath Halder, Partner, AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, Ground Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,829.00/- ( A(1) = Rs 38,783.00/- ,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 38,797/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2023 7:45PM with Govt. Ref. No: 192023240131322791 on 17-07-2023, Amount Rs: 38,797/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 46534740 on 17-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,55,150/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,55,150/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72861, Amount: Rs.100.00/-, Date of Purchase: 22/06/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2023 7:45PM with Govt. Ref. No: 192023240131322791 on 17-07-2023, Amount Rs: 1,55,150/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 46534740 on 17-07-2023, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 288755 to 288779  
being No 160408948 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.07.26 11:03:03 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2023/07/26 11:03:03 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)