

5754/23

Q-5872/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 204815

K 204815

5-57 P.M.
17/7/23

17/7/23

Kundan Bhowmik
Sayan Kumar Bhowmik

Somnath Ray
Bikash Chandra Das
Surobhi
Debabrata Tal
Anub Samanta
Subhojit Ghosh
Rishabh Chatterjee

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.



DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the 14th day
of July Two Thousand Twenty Three (2023)

BETWEEN

...contd/2

Additional District Sub-Registrar
BURDWAN

18 JUL 2023

Additional District Sub-Registrar
BURDWAN

18 JUL 2023

...contd/3

ASHOKE KUMAR BRAHMA
SWAPAN KUMAR

SOMNATH RAY
BIKASH CHANDRA DAS
SUVRO BASU
DEBABRATA TAH
ARNAB SAMANTA
SUBHODEEP GHOSH
RAKESH BHAKAT

-2-

(1) **ASHOKE KUMAR BRAHMA** (PAN - ACVPB3085B) son of Late Debendra Nath Brahma by faith - Hindu, by nationality - Indian, having address at Vivekanda College Road, P.O.-Sripally, P.S. Burdwan Sadar, Dist. - Purba Bardhaman - 713103 and (2) **SWAPAN KUMAR BRAHMA** (PAN - ADXPB3179R), son of Late Debendra Nath Brahma, by faith - Hindu, by nationality - Indian, having address at AD-12/3, Sector 1, Salt Lake, Bidhannagar, Dist. - North 24 Parganas - 700064, hereinafter referred to as the "OWNER(S)/VENDOR(S)" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

(1) **SOMNATH RAY** (PAN - ACXPR9491F) son of Subodh Kumar Ray, of Alamganj, Burdwan- 713102, (2) **BIKASH CHANDRA DAS** (PAN - AEUPD1886R) son of late Bishnupada Das of Baranilpur, Ambagan, P.O. Sripally, Dist. Purba Bardhaman - 713103, (3) **SUVRO BASU** (PAN - AJOPB2190F) son of Subhas Chandra Basu of FL C/3 P-21, Senhati Colony, Behala, Kolkata - 700034, (4) **DEBABRATA TAH** (PAN - ABLPT5195R) son of Mihir Tah of Radha Pally, G.T. Road, Memari, Dist. Purba Bardhaman - 713146, (5) **ARNAB SAMANTA** (PAN - ATHPS8290G), son of Rabindranath Samanta, of St. Xavier's Road, Satabdibagh, Burdwan- 713103, (6) **SUBHODEEP GHOSH** (PAN-ASEPG6578R) son of Provat Ranjan Ghosh, R.B. Ghosh Road, Burdwan, Dist.- Purba Bardhaman - 713101, and (7) **RAKESH BHAKAT** (PAN-BLNPB7914H) son of Mahesh Bhakat, Banka Bahar, Natunganj, Dist. Purba Bardhaman - 713102, hereinafter called and referred to as the "PURCHASER(S)" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS one SEBA BRATA GHOSH was the original and absolute owner and possessor of a landed property measuring about 65(sixty five) decimals, lying and situated at J.L.No. 35, Mouza - Balidanga, Touzi No.677, C.S./R.S. Plot No.312 under C.S./R.S. Khatian No. 351, within the District of Burdwan (now Purba Bardhaman).

...contd/3

Ashe Kumar Brahma
Swapan Kumar Brahma

Somnath Ray
Bikash Chandra Das
Yunus Baon
Seba Brata Tuh
Asrab Samant
Subhdeep Ghosh
Rakesh Ranawat

-3-

AND WHEREAS the said Seba Brata Ghosh while in absolute ownership and possession of the same had transferred the said property to one DHIRENDRANATH GHOSH by dint of a title deed being no. 6368 for the year 1962, registered in the office of Dist. Sub-Registrar, Burdwan(now Purba Bardhaman).

AND WHEREAS Dhirendranath Ghosh while in absolute ownership and possession of the same had transferred a defined and delineated portion of about 6.5 decimals of the said landed property to one BINAPANI BRAHMA vide a deed of sale being no. 2489 for the year 1980 and further transferred another defined and delineated portion of about 6.5 decimals of the said property in favour of MANJU BRAHMA vide a deed of sale being no. 2490 for the year 1980, both registered in the office of District Sub-Registrar, Burdwan(now Purba Bardhaman).

AND WHEREAS the said Manju Brahma while being seized and possessed of more or less 6.5 decimals of the said landed property upon purchase had got to transfer the same in favour of Binapani Brahma vide deed of sale being no.7332 for the year 1980, registered in the office of District Sub-Registrar, Burdwan(now Purba Bardhaman).

AND WHEREAS the said Binapani Brahma thus being seized and well possessed of more or less 13 decimals of the said landed property and while in absolute ownership and possession of the same died intestate on 09.01.2015, leaving behind her two sons viz. ASHOKE KUMAR BRAHMA and SWAPAN KUMAR BRAHMA who inherited the said property jointly and thereby became joint owners of the same in ejmal and have got to record their names accordingly with the settlement authorities in moiety shares.

AND WHEREAS the parties of the First Part i.e. the OWNERS/VENDORS herein having thus acquired absolute right, title and interests over the property mentioned in the schedule herein below, became the absolute owners of the same and continued enjoying the same to the exclusion of all others free from any disturbances and/or encumbrances whatsoever.

...contd/4

Prakash Kumar Prakash
Sudhakar Kumar Prakash

Sonata Roy
Bikash Chandra Das
Surbam
Devi Prati Tib
Anab Samanta
Subodh Ghosh
Rakesh Prasad

-4-

AND WHEREAS the OWNERS/VENDORS herein being seized and possessed of or otherwise well and sufficiently entitled in the manner aforesaid, being desirous to part with their said property approached the parties of the Second Part i.e. the PURCHASERS herein with an offer to sell, transfer and convey ALL THAT the piece and parcel of bastu land measuring about 13 decimals, be the same a little more or less, comprised and contained in J.L.No.35, Mouza - Balidanga, C.S./R.S. Plot No.312 under C.S./R.S. Khatian No. 351, corresponding to L.R. Plot No. 609, under L.R. Khatian Nos. 7640 and 7641, within the limits of Burdwan Municipality, P.S.- Burdwan Sadar, Dist. - Purba Bardhaman - 713103, as more fully defined, demarcated and described in the sketch map annexed hereto and as mentioned in the schedule herein below, together with all liberties, privileges and all rights of ingress and egress and other easement rights connected thereto at or for a consolidated consideration amount of Rs.20,000,000/- (Rupees Two Crore Only) being the full and final consideration as the highest offer payable to the OWNERS/VENDORS and the PURCHASERS herein having agreed to purchase the same jointly in ejmal in the following ratio and manner :-

(a) Purchaser nos. 1 to 5 jointly in ejmal 50%

(b) Purchaser nos. 6 & 7 jointly in ejmal 50%

AND WHEREAS the OWNERS/VENDORS hereby declare that they are the absolute owners of the said premises and have good, clear and marketable title thereto and are holding the said property free from all charges and encumbrances whatsoever and howsoever and the OWNERS/VENDORS do hereby further declare that the said property has not been leased, mortgaged, sold or in any way transferred by them and that there is no charge, lien, or any attachment whatsoever on the said property and that the OWNERS/VENDORS have got full right and authority to sell and dispose of the said property. The OWNERS/VENDORS hereby further declare that they are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and that there is/are no other owner or owners or any other lawful claimants in respect of or incidental to the said premises, and in future if any person or persons happens to claim his/her/their shares or any kind of interests in the said property in that case

...contd/5

Asim Kumar Bhattacharya
Sriparan Kumar Bhattacharya

Somnath Ray

Bikash Chandra Das

-5-

Jyoti Banerjee

Sevabati Talukder

Anab Samanta

Subodh Ghosh

Rakesh Prasad

the owners herein (who are signing this agreement) shall be jointly and severally liable for that and in such case they do hereby undertake to keep the purchasers fully indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the owners in relation to the said property or any defect in the title pertaining to the said property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance as above and for total consideration of **Rs.20,000,000/- (Rupees Two Crore Only)** paid by the PURCHASERS proportionately in terms of their aforementioned shares to the OWNERS/VENDORS herein, the receipt whereof the owners/vendors do hereby admit and acknowledge, the OWNERS/VENDORS do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the PURCHASERS as stated above, free from all encumbrances ALL THAT the piece and parcel of land measuring about 13 decimals, be the same a little more or less, comprised and contained in J.L.No.35, Mouza – Balidanga, L.R. Plot No. 609, under L.R. Khatian Nos. 7640 and 7641, within the limits of Burdwan Municipality, P.S.- Burdwan Sadar, Dist. – Purba Bardhaman, more fully described in the schedule herein below and particularly defined and demarcated in the sketch map attached hereto this deed together with all liberties, privileges and all rights of ingress and egress and all easement rights appurtenant thereto; AND ALL the estates, right, title, interests, claim and demand whatsoever of the parties of the FIRST PART into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the PURCHASERS of the SECOND PART, proportionately, absolutely and forever AND the purchasers shall hereafter peacefully and uninterruptedly hold, possess and enjoy the said property proportionately in ejmal without any claim or demand whatsoever from the vendors or any person(s) claiming through or under them.

...contd/6

Home Kumar Borah
Sudip Kumar Borah

Somnath Ray

Bikash-Chandra Das

Suvro Basu

Debabrata Tah

Arnob Samanta

Subhadeep Ghosh

Rakesh Bhakat

-6-

SCHEDULE 1

ALL THAT the piece and parcel of undivided 50% share of the Owner/Vendor no.1 of bastu land under J.L.No.35, Mouza – Balidanga, C.S./R.S. Plot No.312 under C.S./R.S. Khatian No. 351, corresponding to L.R. Plot No. 609, held under L.R. Khatian No. 7640, measuring about 6.5 decimals out of total 13 decimals, i.e. about 2830 square feet out of total 5660 square feet, be the same a little more or less, comprising 50% share of an old dilapidated one storied building with mosaic flooring standing thereon the said land, measuring about 500 square feet out of total 1000 square feet of covered area, be the same a little more or less, together with 50% share of the vacant land appurtenant thereto, measuring about 2330 sq.ft. out of total 4660 square feet, within the limits of Burdwan Municipality, P.S.- Burdwan Sadar, Dist. – Purba Bardhaman-713103 ;

Such undivided 50% ownership right, title and interests in the demised property as stated above, which is transferred by the Owner/Vendor No.1, and held by the purchasers in the following ratio and manner :-

Name of Purchaser	Share	area of structural portion	area of vacant land	total area
SOMNATH RAY	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
BIKASH CHANDRA DAS	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
SUVRO BASU	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
DEBABRATA TAH	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
ARNAB SAMANTA	10%	50 sq.ft.	233sq.ft.	283 sq.ft.
SUBHODEEP GHOSH	25%	125 sq.ft.	582.50 sq.ft.	707.50 sq.ft.
RAKESH BHAKAT	25%	125 sq.ft.	582.50 sq.ft.	707.50 sq.ft.

SCHEDULE 2

ALL THAT the piece and parcel of undivided 50% share of the Owner/Vendor no.2 of bastu land under J.L.No.35, Mouza – Balidanga, C.S./R.S. Plot No.312 under

...contd/7

Jyoti Kumar Barua
 Sujoy Kumar Barua

Somnath Ray
 Bikash Chandra Das
 Yuvro Basu
 Debabrata Tah
 Arnab Samanta
 Subhadeep Ghosh
 Rakesh Bhakat

-7-

C.S./R.S. Khatian No. 351, corresponding to L.R. Plot No. 609, held under L.R. Khatian No. 7641, measuring about 6.5 decimals out of total 13 decimals, i.e. about 2830 square feet out of total 5660 square feet, be the same a little more or less, comprising 50% share of an old dilapidated one storied building with mosaic flooring standing thereon the said land, measuring about 500 square feet out of total 1000 square feet of covered area, be the same a little more or less, together with 50% share of the vacant land appurtenant thereto, measuring about 2330 sq.ft. out of total 4660 square feet, within the limits of Burdwan Municipality, P.S.-Burdwan Sadar, Dist. – Purba Bardhaman-713103 ;

Such undivided 50% ownership right, title and interests in the demised property as stated above, which is transferred by the Owner/Vendor No.2, and held by the purchasers in the following ratio and manner :-

Name of Purchaser	Share	area of structural portion	area of vacant land	total area
SOMNATH RAY	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
BIKASH CHANDRA DAS	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
SUVRO BASU	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
DEBABRATA TAH	10%	50 sq.ft.	233 sq.ft.	283 sq.ft.
ARNAB SAMANTA	10%	50 sq.ft.	233sq.ft.	283 sq.ft.
SUBHODEEP GHOSH	25%	125 sq.ft.	582.50 sq.ft.	707.50 sq.ft.
RAKESH BHAKAT	25%	125 sq.ft.	582.50 sq.ft.	707.50 sq.ft.

The entire demised property as described in both the schedules above measuring altogether about 13 decimals, i.e. 5660 square feet, comprising an old dilapidated one storied building with a covered area of about 1000 square feet standing thereon is more fully drawn, defined, demarcated and described in the sketch map annexed hereto, and the same is butted and bounded as follows :-

IN THE NORTH : 25 ft. wide Vivekananda College Road

IN THE SOUTH : Property of Mr.Pradyut Banerjee

...contd/8

IN THE EAST : Property of Mr. Abani Roy & Ors.

IN THE WEST : 10 ft. wide Municipal Road.

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

SIGNED SEALED AND DELIVERED At Burdwan in presence of:-

1. *Bani' brata Das*
Kotalhat, Burdwan.

Abhe Kumar Barua

Swapan Kumar Barua.

2. *Basanta Kumar*
Kotalhat Burdwan

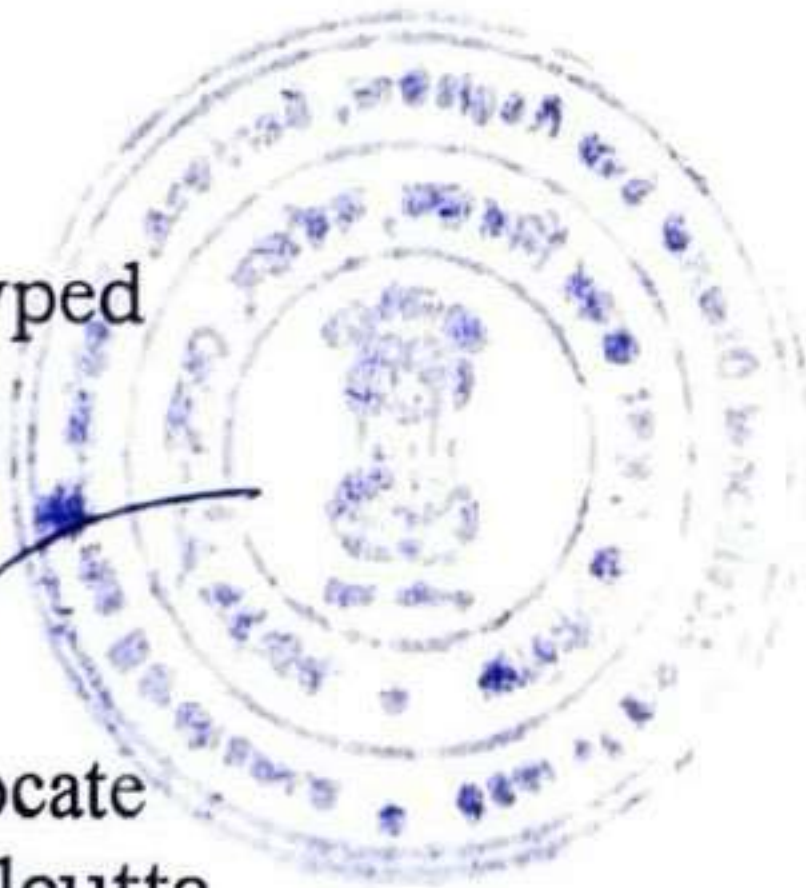
SIGNATURE OF THE OWNERS/VENDORS

Sannata Kona
Bikash Chandra Das
Junio Ban
Debabrata Trih
Asrab Samanta
Subhodip Ghosh.
Ramen Bhakat











Drafted by and typed
in the Office of :

Uttiya Ray

(Uttiya Ray), Advocate
High Court at Calcutta
Enrollment No: WB/329/2002













SIGNATURE OF THE PURCHASERS

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Signature of the man in the portrait

SIGNATURE: *Shake Kumar Poo*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					







Signature of the man in the portrait

SIGNATURE: *Shapan Kumar Brahma*










Handwritten notes and stamps below the signature:

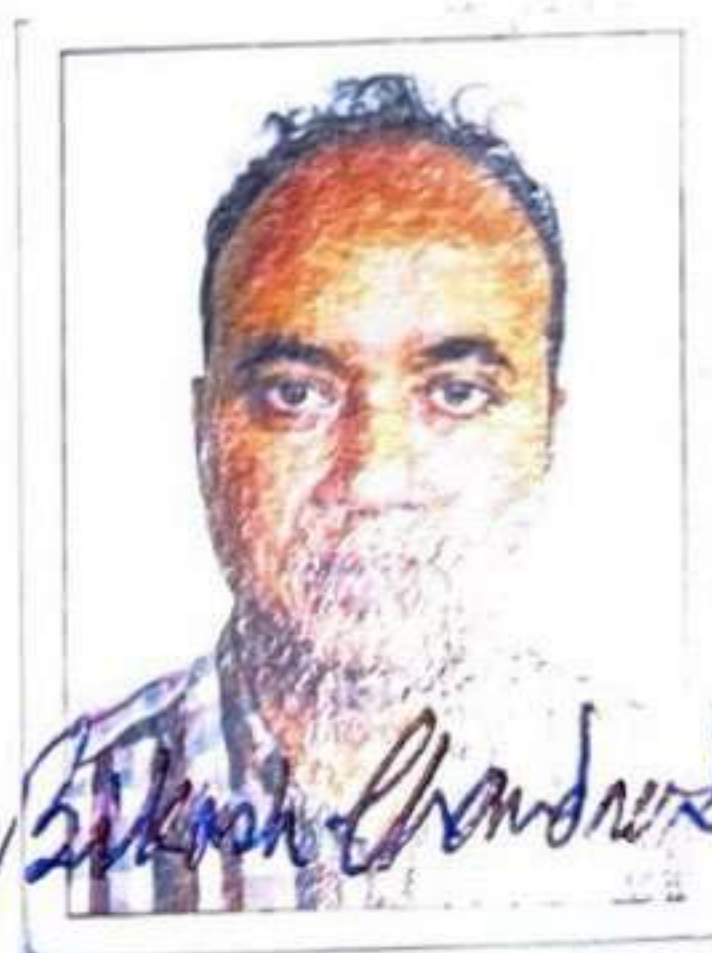
- Handwritten: *SHAPAN KUMAR BRAHMA*
- Stamp: *SHAPAN KUMAR BRAHMA*
- Stamp: *2009 JUL 1*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













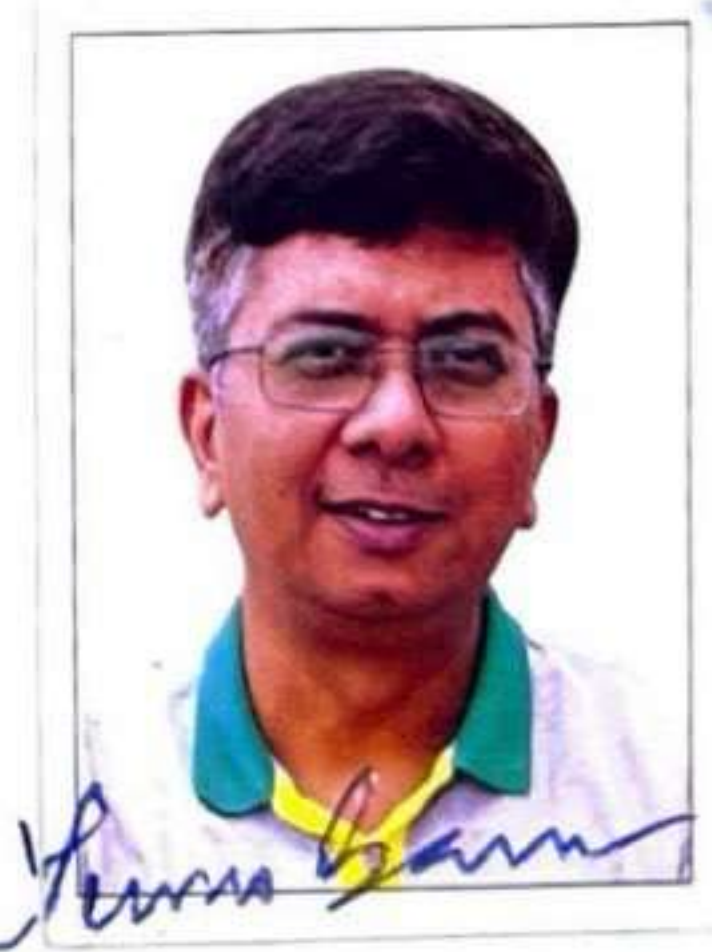
SIGNATURE *Sonzate Rony*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













SIGNATURE *Bikash Chandra Das*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Juvu Bann*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Debabrata Trih*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					










SIGNATURE *Asrab Samant*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Subodip Ghosh*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Ramesh Bhavast*

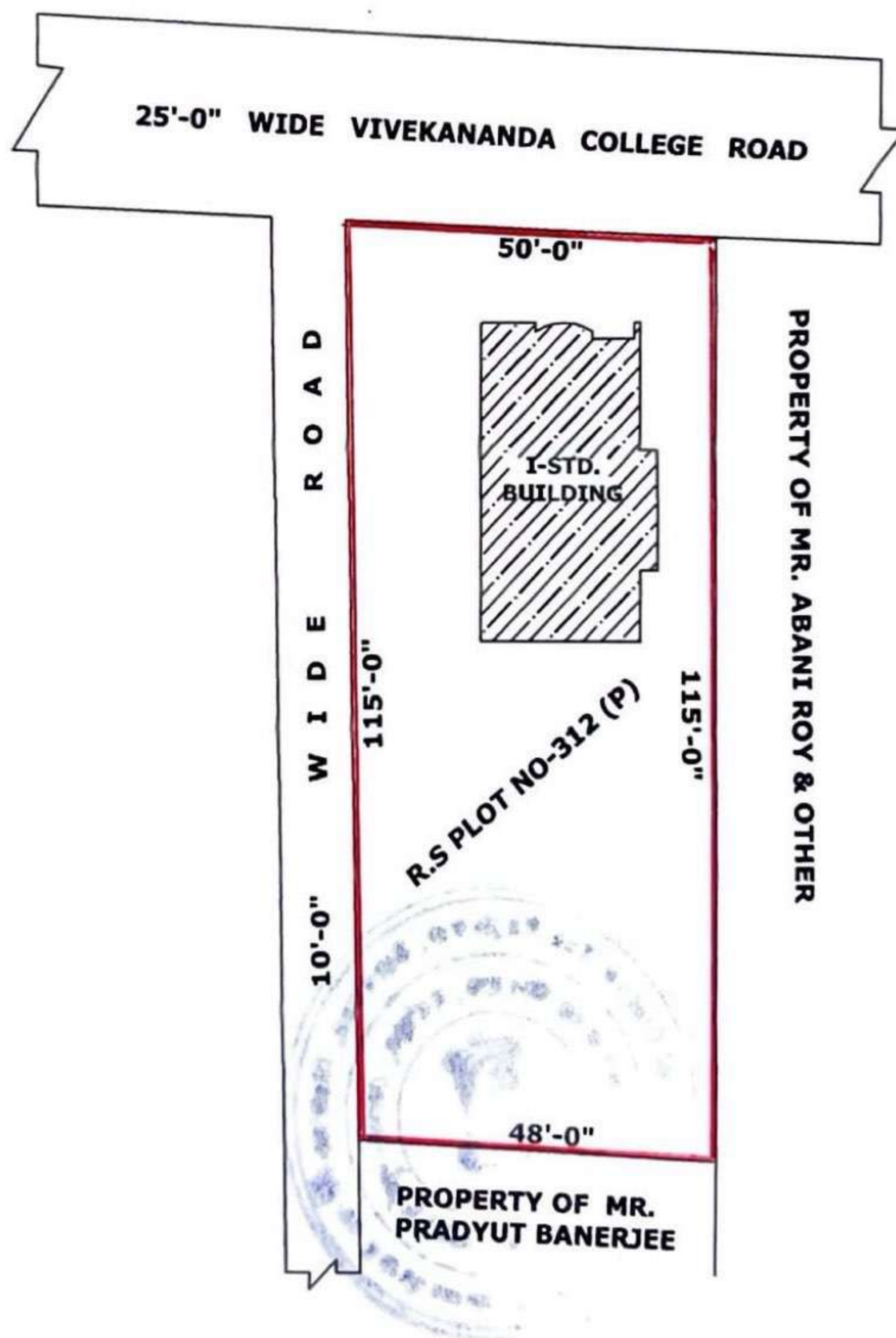
THE SKETCH MAP SHOWING IN RED COLOUR HAS BEEN SOLD TO 1. **SOMNATH RAY**, S/O SUBODH KUMAR RAY, F ALAMGANJ, P.O-NUTANGANJ, P.S-BURDWAN, DIST.-PURBA BARDHAMAN, PIN - 713102. 2. **BIKASH CHANDRA DAS**, S/O LATE BISHNUPADA DAS, OF BARANILPUR, AMBAGAN, P.O - SRIPALLY, P.S - BURDWAN, DIST. - PURBA BARDHAMAN, PIN - 713103. 3. **SUVRO BASU**, S/O SUBHAS CHANDRA BASU, OF FL. C/3 P-21, SENHATI COLONY, BEHALA, KOLKATA -700034, 4. **DEBABRATA TAH**, S/O MIHIR TAH, OF RADHA PALLY, G. T. ROAD, MEMARI, DIST.- PURBA BARDHAMAN, PIN -713146, 5. **ARNAB SAMANTA**, S/O RABINDRANATH SAMANTA, OF ST. XAVIER'S ROAD, SATABDIBAGH, P.O-SRIPALLY, P.S-BURDWAN, DIST.-PURBA BARDHAMAN, PIN-713103, 6. **SUBHODEEP GHOSH**, S/O PROVAT RANJAN GHOSH, OF R. B. GHOSH ROAD, P.O & P.S-BURDWAN, DIST.-PURBA BARDHAMAN, PIN-713101, & 7. **RAKESH BHAKAT**, S/O MAHESH BHAKAT, OF BANKA BAHAR, P.O-NUTANGANJ, P.S-BURDWAN, DIST.-PURBA BARDHAMAN, PIN-713102.

RELATING TO MOUZA- BALIDANGA, J.L NO- 35, P.S- BURDWAN, DIST.- PURBA BARDHAMAN, OF C.S & R.S PLOT NO - 312/P, L.R PLOT NO-609, L.R KH. NO-7640 & 7641, UNDER BURDWAN MUNICIPALITY.

AREA OF LAND :- 0.130 ACRE (MORE OR LESS)

COV. AREA :-1000 SQFT.

SCALE :-33'=1" (INCH)




Kartik Karmakar
(Surveyor)
Regd. Sl. No:-05949
Lakurdi, Burdwan

DRAWN BY





SIG. OF SELLER



**Additional District Sub-Registrar
BURDWAN**

14 JUL 2023







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





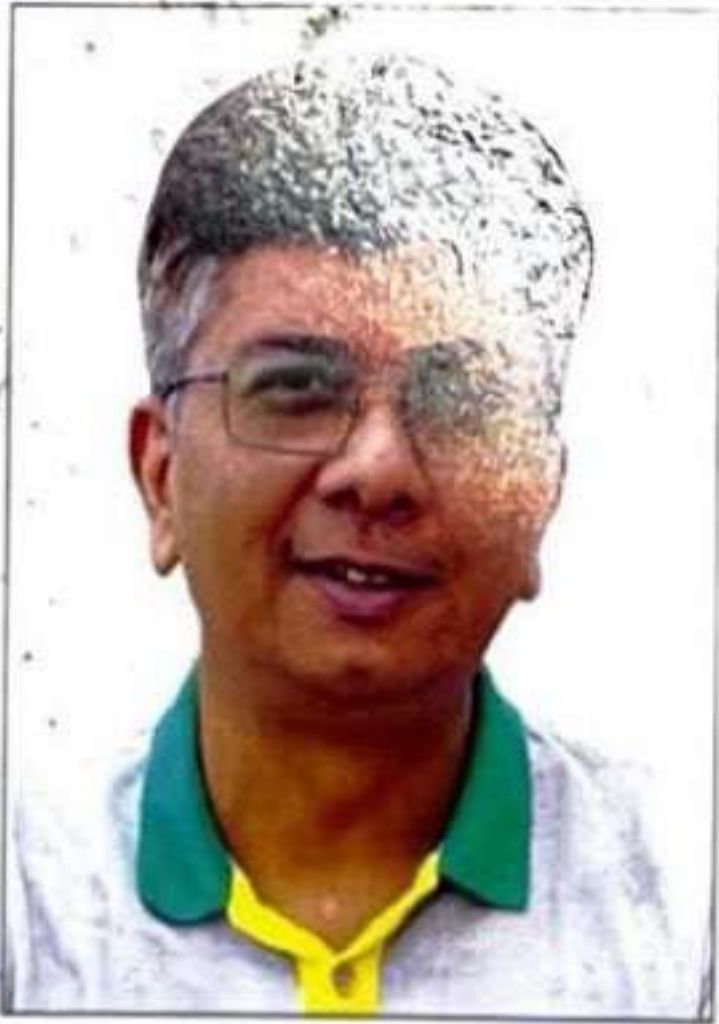

OFFICE OF THE A.D.S.R. Bardhaman, District Name :Purba Bardhaman

Signature / LTI Sheet of Query No/Year 02032001766595/2023







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOKE KUMAR BRAHMA VIVEKANANDA COLLEGE ROAD BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Seller			<i>Ashe Kumar Brahma</i> 14.07.2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SWAPAN KUMAR BRAHMA VIVEKANANDA COLLEGE ROAD BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Seller			<i>Swapan Kumar Brahma</i> 14.07.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SOMNATH RAY ALAMGANJ BURDWAN, City:- Burdwan, P.O:- NUTANGANJ, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102	Buyer			<i>Somnath Ray</i> 14/07/2023
4	Mr BIKASH CHANDRA DAS BARANILPUR AMBAGAN BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Buyer			<i>Bikash Chandra Das</i> 14/07/2023
5	Mr SUVRO BASU C/3 P-21 SENHATI COLONY, Block/Sector: BEHALA, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034	Buyer			<i>Suvro Basu</i> 14/07/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr DEBABRATA TAH RADHA PALLY G T ROAD MEMARI, City:- Memari, P.O:- MEMARI, P.S:-Memari, District:- Purba Bardhaman, West Bengal, India, PIN:- 713146	Buyer			<i>Debabrata Tah</i> 19.07.2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr ARNAB SAMANTA ST. XAVIERS ROAD BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Buyer			<i>Arnab Samanta</i> 14/07/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr SUBHODEEP GHOSH R B GHOSH ROAD BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Buyer			<i>Subhodeep Ghosh</i> 14/07/2023

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



130720232012696614

GRIPS Payment Detail

GRIPS Payment ID:	130720232012696614	Payment Init. Date:	13/07/2023 15:50:29
Total Amount:	1196317	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1905098842525	BRN Date:	13/07/2023 15:51:26
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms SMART HOMES
Mobile: 7001903840

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240126966158	Directorate of Registration & Stamp Revenue	1196317
Total			1196317

IN WORDS: ELEVEN LAKH NINETY SIX THOUSAND THREE HUNDRED SEVENTEEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240126966158

GRN Details

GRN:	192023240126966158	Payment Mode:	SBI Epay
GRN Date:	13/07/2023 15:50:29	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1905098842525	BRN Date:	13/07/2023 15:51:26
Gateway Ref ID:	231946160741	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	130720232012696614	Payment Init. Date:	13/07/2023 15:50:29
Payment Status:	Successful	Payment Ref. No:	2001766595/4/2023
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	Ms SMART HOMES
Address:	BARANILPUR , BURDWAN
Mobile:	7001903840
EMail:	smarthomes.bdn@gmail.com
Period From (dd/mm/yyyy):	13/07/2023
Period To (dd/mm/yyyy):	13/07/2023
Payment Ref ID:	2001766595/4/2023
Dept Ref ID/DRN:	2001766595/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001766595/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	995010
2	2001766595/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	200007
3	2001766595/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	1300
Total				1196317

IN WORDS: ELEVEN LAKH NINETY SIX THOUSAND THREE HUNDRED SEVENTEEN ONLY.

Major Information of the Deed

Deed No :	I-0203-05872/2023	Date of Registration	18/07/2023
Query No / Year	0203-2001766595/2023	Office where deed is registered	
Query Date	12/07/2023 8:07:51 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	BANI BRATA DAS KOTALHAT, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713102, Mobile No. : 9332107142, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2,00,00,000/-	Rs. 2,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,00,010/- (Article:23)	Rs. 2,00,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Vivekananda college Rd, Mouza: Balidanga, JI No: 35, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-609 (RS :-312)	LR-7640, (RS:-351\0)	Bastu	Bastu	6.5 Dec	80,00,000/-	80,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-609 (RS :-312)	LR-7641, (RS:-351\0)	Bastu	Bastu	6.5 Dec	80,00,000/-	80,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			13Dec	160,00,000 /-	160,00,000 /-	
		Grand Total :			13Dec	160,00,000 /-	160,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	40,00,000 /-	40,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ASHOKE KUMAR BRAHMA (Presentant) Son of Late DEBENDRANATH BRAHMA VIVEKANANDA COLLEGE ROAD BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence
2	Mr SWAPAN KUMAR BRAHMA Son of Late DEBENDRANATH BRAHMA VIVEKANANDA COLLEGE ROAD BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SOMNATH RAY Son of Mr SUBODH KUMAR RAY ALAMGANJ BURDWAN, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence
2	Mr BIKASH CHANDRA DAS Son of Late BISHNUPADA DAS BARANILPUR AMBAGAN BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence
3	Mr SUVRO BASU Son of Mr SUBHAS CHANDRA BASU C/3 P-21 SENHATI COLONY, Block/Sector: BEHALA, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence
4	Mr DEBABRATA TAH Son of Mr MIHIR TAH RADHA PALLY G T ROAD MEMARI, City:- Memari, P.O:- MEMARI, P.S:-Memari, District:- Purba Bardhaman, West Bengal, India, PIN:- 713146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence

5	Mr ARNAB SAMANTA Son of Mr RABINDRANATH SAMANTA ST. XAVIERS ROAD BURDWAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence
6	Mr SUBHODEEP GHOSH Son of Mr PROVAT RANJAN GHOSH R B GHOSH ROAD BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence
7	Mr RAKESH BHAKAT Son of Mr MAHESH BHAKAT BANKA BAHAR NUTANGANJ BURDWAN, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRASANTA KUMAR DAS Son of Late ANIL KUMAR DAS KOTALHAT BURDWAN, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102			
Identifier Of Mr ASHOKE KUMAR BRAHMA, Mr SWAPAN KUMAR BRAHMA, Mr SOMNATH RAY, Mr BIKASH CHANDRA DAS, Mr SUVRO BASU, Mr DEBABRATA TAH, Mr ARNAB SAMANTA, Mr SUBHODEEP GHOSH, Mr RAKESH BHAKAT			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR BRAHMA	Mr SOMNATH RAY-0.65 Dec,Mr BIKASH CHANDRA DAS-0.65 Dec,Mr SUVRO BASU-0.65 Dec,Mr DEBABRATA TAH-0.65 Dec,Mr ARNAB SAMANTA-0.65 Dec,Mr SUBHODEEP GHOSH-1.625 Dec,Mr RAKESH BHAKAT-1.625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR BRAHMA	Mr SOMNATH RAY-0.65 Dec,Mr BIKASH CHANDRA DAS-0.65 Dec,Mr SUVRO BASU-0.65 Dec,Mr DEBABRATA TAH-0.65 Dec,Mr ARNAB SAMANTA-0.65 Dec,Mr SUBHODEEP GHOSH-1.625 Dec,Mr RAKESH BHAKAT-1.625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR BRAHMA	Mr SOMNATH RAY-50.00000000 Sq Ft,Mr BIKASH CHANDRA DAS-50.00000000 Sq Ft,Mr SUVRO BASU-50.00000000 Sq Ft,Mr DEBABRATA TAH-50.00000000 Sq Ft,Mr ARNAB SAMANTA-50.00000000 Sq Ft,Mr SUBHODEEP GHOSH-125.00000000 Sq Ft,Mr RAKESH BHAKAT-125.00000000 Sq Ft
2	Mr SWAPAN KUMAR BRAHMA	Mr SOMNATH RAY-50.00000000 Sq Ft,Mr BIKASH CHANDRA DAS-50.00000000 Sq Ft,Mr SUVRO BASU-50.00000000 Sq Ft,Mr DEBABRATA TAH-50.00000000 Sq Ft,Mr ARNAB SAMANTA-50.00000000 Sq Ft,Mr SUBHODEEP GHOSH-125.00000000 Sq Ft,Mr RAKESH BHAKAT-125.00000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Vivekananda college Rd, Mouza: Balidanga, JI No: 35, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 609, LR Khatian No:- 7640	Owner:অশোক কুমার ব্রহ্ম, Gurdian:দেবেন্দ্রনাথ ব্রহ্ম, Address:নিজ , Classification:বাস্তু, Area:0.06500000 Acre,	Mr ASHOKE KUMAR BRAHMA
L2	LR Plot No:- 609, LR Khatian No:- 7641	Owner:স্বপন কুমার ব্রহ্ম, Gurdian:দেবেন্দ্রনাথ ব্রহ্ম, Address:নিজ , Classification:বাস্তু, Area:0.06500000 Acre,	Mr SWAPAN KUMAR BRAHMA

On 13-07-2023

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 2,00,00,000/-



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 14-07-2023

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

Presented for registration at 17:57 hrs on 14-07-2023, at the Private residence by Mr ASHOKE KUMAR BRAHMA , one of the Executants.

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

Execution is admitted on 14/07/2023 by 1. Mr ASHOKE KUMAR BRAHMA, Son of Late DEBENDRANATH BRAHMA, VIVEKANANDA COLLEGE ROAD BURDWAN, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713103, by caste Hindu, by Profession Others, 2. Mr SWAPAN KUMAR BRAHMA, Son of Late DEBENDRANATH BRAHMA, VIVEKANANDA COLLEGE ROAD BURDWAN, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713103, by caste Hindu, by Profession Others, 3. Mr SOMNATH RAY, Son of Mr SUBODH KUMAR RAY, ALAMGANJ BURDWAN, P.O: NUTANGANJ, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by Profession Business, 4. Mr BIKASH CHANDRA DAS, Son of Late BISHNUPADA DAS, BARANILPUR AMBAGAN BURDWAN, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713103, by caste Hindu, by Profession Business, 5. Mr SUVRO BASU, Son of Mr SUBHAS CHANDRA BASU, C/3 P-21 SENHATI COLONY, Sector: BEHALA, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 6. Mr DEBABRATA TAH, Son of Mr MIHIR TAH, RADHA PALLY G T ROAD MEMARI, P.O: MEMARI, Thana: Memari, , City/Town: MEMARI, Purba Bardhaman, WEST BENGAL, India, PIN -713146, by caste Hindu, by Profession Business, 7. Mr ARNAB SAMANTA, Son of Mr RABINDRANATH SAMANTA, ST. XAVIERS ROAD BURDWAN, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713103, by caste Hindu, by Profession Business, 8. Mr SUBHODEEP GHOSH, Son of Mr PROVAT RANJAN GHOSH, R B GHOSH ROAD BURDWAN, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713101, by caste Hindu, by Profession Business, 9. Mr RAKESH BHAKAT, Son of Mr MAHESH BHAKAT, BANKA BAHAR NUTANGANJ BURDWAN, P.O: NUTANGANJ, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by Profession Business

Indetified by Mr PRASANTA KUMAR DAS, , , Son of Late ANIL KUMAR DAS, KOTALHAT BURDWAN, P.O:
NUTANGANJ, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession
Deed Writer



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 18-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,007.00/- (A(1) = Rs 2,00,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,00,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/07/2023 3:51PM with Govt. Ref. No: 192023240126966158 on 13-07-2023, Amount Rs: 2,00,007/-,
Bank: SBI EPay (SBlePay), Ref. No. 1905098842525 on 13-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,00,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 9,95,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 370, Amount: Rs.5,000.00/-, Date of Purchase: 12/07/2023, Vendor name: Rabisankar Ghatak

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/07/2023 3:51PM with Govt. Ref. No: 192023240126966158 on 13-07-2023, Amount Rs: 9,95,010/-,
Bank: SBI EPay (SBlePay), Ref. No. 1905098842525 on 13-07-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0203-2023, Page from 153999 to 154035
being No 020305872 for the year 2023.**



Digitally signed by SANJIT SARDAR
Date: 2023.07.24 11:55:36 +05:30
Reason: Digital Signing of Deed.

San.

**(Sanjit Sardar) 2023/07/24 11:55:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.**

(This document is digitally signed.)