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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 374438

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1793387

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

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

9 JUL 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the
19th day of July, 2023 (Two Thousand Twenty Three),

BETWEEN

[Handwritten notes]
18.7.23

1) **SMT. ALPANA GHOSH**, PAN – AVMPG8690F, Aadhaar No. 6804 4354 6838, wife of late Tapan Kumar Ghosh, 2) **SMT. PAPIYA DAS**, PAN – BIAPD7512H, Aadhaar No. 7093 5840 5499, 3) **SMT. GOPA DUTTA GHOSH**, PAN – AVMPG8691E, Aadhaar No. 3146 9519 7208, No. 2 & 3 both are daughters of late Tapan Kumar Ghosh, all by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 84/1, Hafiz Mohammad Ishaque Road, P.O. & P.S. Haridevpur, Kolkata 700 082, in the state of West Bengal, hereinafter collectively called and referred to as the "**OWNERS/ VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs executors, administrators, administrators, legal representatives and assigns) of the **ONE PART**;

AND

SRI INDRAJIT DAS, PAN – AEIPD1292F, Aadhaar No. 4982 8020 9213, son of Sri Sudhir Kumar Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at 37A, Karunamoyee Ghat Road, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, hereinafter called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their executors, administrators, legal representatives, and assigns) of the **OTHER PART**;

WHEREAS one Ayasa Bibi was the recorded owner as per the Revisional Settlement Record in respect of land measuring 81 Decimals lying and situated at Mouza Surity, Touzi No. 240, J.L. No.11, under Khatian No. 285, Dag No. 723/805, P.S. the then Behala, District South 24 Parganas.

AND WHEREAS the said Ayasa Bibi during enjoyment of the above land sold out the said land including others landed property in favour of Probhat Kumar Mukherjee and Sasanka Kumar Basu. Subsequent to that Probhat Kumar Mukherjee and another recorded their names before the appropriate authority and while use the enjoy the said land sold out most part of the land to the different purchaser and while retaining balance portion of land measuring 12 Cottahs more or less they have sold the said land in favour of Bela Rani Bhattacharjee on 14.12.63. Thereafter the said Bela Rani Bhattacharjee recorded her name before the Collector as well as Local Municipality and use to pay rates and taxes she due to urgent need of money sold out a demarcated land measuring 03 Cottahs out of the total land in favour of Shieu Sankar Singh and Raj Kumar Singh by way of a registered Deed of Conveyance, which was registered before the office of SR - Alipore and was recorded in Book. I, Volume No. 121, Pages 123 to 128, Being No. 6601 for the year 1967.

AND WHEREAS the said Shieu Sankar Singh and Raj Kumar Singh after purchasing the above land became the joint owners of the above property and they also for urgent need of money sold the said land to Ajit Kumar Ghosh since deceased,

by way of a registered Deed of Conveyance, which was registered before the office of SR – Alipore and was recorded in Book No. I, Volume No. IV, Pages 59 to 66, Being No. 237 for the year 1976.

AND WHEREAS after purchasing the said land the said Ajit Kumar Ghosh mutated his name before the office of South Suburban Municipality at present Kolkata Municipal Corporation and since then the property has been known and numbered as KMC Premises No. 67, Hafiz Mohammad Ishaque Road, under KMC Ward No. 115, vide Assessee No. 41-115-03-0067-1, P.S. Behala now thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas, and used to pay taxes regularly.

AND WHEREAS the said Ajit Kumar Ghosh since deceased during his life time raised constructed a two storied building upon the said land by taking necessary permission from the competent authority each of the floor measuring 600 Square Feet more or less and while resided thereon with his family members died intestate on 20.03.1994 leaving behind three sons namely Tapan Kumar Ghosh (since deceased), Swapan Kumar Ghosh & Anil Kumar Ghosh and widow Anima Rani Ghosh and they became the joint owners of the property each having undivided 1/4th share therein.

AND WHEREAS subsequent to that Tapan Kumar Ghosh one of the son of Ajit Kumar Ghosh since deceased died on 16.11.2013 leaving behind his two daughters namely Papiya Das (the owner/vendor no. 2 herein) and Gopa Dutta Ghosh (the

owner/vendor no. 3 herein) and his wife namely Alpana Ghosh (the owner/vendor no. 1 herein) and her mother namely Anima Rani Ghosh and they have steps into the shoes of Tapan Kumar Ghosh since deceased.

Thus as per the devolution after the demise of Ajit Kumar Ghosh the following persons became the share holder of the property which is are as follows :-

<u>Name</u>	<u>Land</u>	<u>Structure</u>
1) Tapan Kumar Ghosh since deceased	12 Chittaks land	300 square feet
2) Swapan Kumar Ghosh	12 Chittaks land	300 square feet
3) Anil Kumar Ghosh	12 Chittaks land	300 square feet
4) Anima Rani Ghosh	12 Chittaks land	300 square feet

Similarly after the demise Tapan Kumar Ghosh the following persons became the share holder of the property which is are as follows :-

<u>Name</u>	<u>Land</u>	<u>Structure</u>
1) Alpana Ghosh	03 Chittaks land	75 square feet
2) Papiya Das	03 Chittaks land	75 square feet
3) Gopa Dutta Ghosh	03 Chittaks land	75 square feet
4) Anima Rani Ghosh	03 Chittaks land	75 square feet

AND WHEREAS the said Anima Rani Ghosh became the joint owner in respect of undivided share of land measuring 15

Chittaks (12 Chittaks + 03 Chittaks) together with undivided 375 Square Feet two storied pucca building at Premises No. No. 67, Hafiz Mohammad Ishaque Road, under KMC Ward No. 115, vide Assessee No. 41-115-03-0067-1, P.S. Behala thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas and thereafter she due to love and affection gifted out her above mentioned undivided property in favour of her two sons namely 1) Sri Swapan Kumar Ghosh, 2) Sri Anil Kumar Ghosh and daughter-in-law namely Smt. Alpana Ghosh (**the owner/vendor no. 1 herein**), by way of a registered Deed of Gift, dated 22nd day of March, 2017, which was registered before the office of DSR - II, South 24 Parganas and recorded therein Book No. I, Volume No. 1602-2017, Pages from 62143 to 62168, Being No. 160202243 for the year 2017.

THUS the present owners/ vendors herein became the undivided joint owners of land & structure by way of inheritance as well as by way of Deed of Gift, land measuring 14 Chittaks together with undivided 350 Square Feet structure of the two storied pucca building out of which in the ground floor 175 square feet in the first floor 175 Square feet and have been paying rents and taxes regularly to the appropriate authority, which is morefully and particularly described in the **SCHEDULE - B** hereunder written and hereinafter referred to as the "**Said Premises**".

AND WHEREAS at this stage owing to his personal inconvenience the owners/ vendors herein declared to sell **ALL THAT** undivided land measuring 14 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building measuring about 350 square feet in the ground floor 175 square feet in the first floor 175 Square feet, lying and situated at **Premises No. No. 67, Hafiz Mohammad Ishaque Road**, under KMC Ward No. 115, P.S. Behala now thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas, together with all paths, passages, easement right attached herewith, morefully described in the **SCHEDULE - B** hereunder written and hereinafter referred to as the "**Said Premises**" at and for a total consideration of **Rs.21,25,000/- (Rupees Twenty One Lakhs Twenty Five Thousand) only.**

AND WHEREAS the purchaser i.e. the party of the other part herein, after coming to know the same and being satisfied himself regarding the right, title and interest of the vendor and after inspection decided to purchase the aforesaid property i.e. **ALL THAT** undivided land measuring 14 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building measuring about 350 square feet in the ground floor 175 square feet in the first floor 175 Square feet, lying and situated at **Premises No. No. 67, Hafiz Mohammad Ishaque Road**, under KMC Ward No. 115, P.S. Behala now thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas, together with all paths, passages, easement right attached herewith at and

for a total consideration of **Rs.21,25,000/- (Rupees Twenty One Lakhs Twenty Five Thousand)** only and vendors herein accepted the said offer of the purchaser agreed to sale the above property to the purchaser.

AND WHEREAS accordingly the aforesaid purchaser i.e. the party of the other part, herein, have paid the entire total consideration money of **Rs.21,25,000/- (Rupees Twenty One Lakhs Twenty Five Thousand)** only to the aforesaid vendor i.e. the party of the one part herein as per Memo of Consideration hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.21,25,000/- (Rupees Twenty One Lakhs Twenty Five Thousand)** only paid to the owners/ vendors by the purchaser at or before the execution of these presents (the receipt whereof the owners/ vendors doth hereby admit acknowledge as also the receipt hereunder written) the owners/ vendors doth hereby sell, transfer, grant, convey and assign to and unto the purchaser absolutely and forever **ALL THAT** undivided land measuring 14 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building measuring about 350 square feet in the ground floor 175 square feet in the first floor 175 Square feet, lying and situated at **Premises No. No. 67, Hafiz Mohammad Ishaque Road**, under KMC Ward No. 115, P.S. Behala now

thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas, (hereinafter referred to as the "Said Premises") more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all rights of easements quasi easement over and beneath the wide road free from all encumbrances **ON HOWSOEVER OTHERWISE** the said messuage land tenement hereditaments and premises hereby transferred or any part thereof are or is heretofore were or was situated butted and bounded called known numbered reputed or distinguished **TOGETHER WITH** all structures and fittings, passages, drains, water courses and all rights, liberties, privileges, easements, profits appendages appurtenances whatsoever to the said hereditaments and premises belonging in anywise appertaining to or with the same or any part thereof which now are or at any time heretofore held occupied enjoyed reputed deemed taken or known as part or member thereof or appurtenant thereto and all the estate right title interest use trust possession property claim and demand whatsoever both at law and in equity of the owners/ vendors into and upon the said messuage land hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** the said messuage land tenement hereditaments and premises and **ALL AND SINGULAR** the premises hereby transferred or expressed or intended so to be with appurtenances unto the purchaser absolutely and forever and the owners/ vendors doth hereby covenant with the purchaser **THAT NOTWITHSTANDING** any act deed or thing by the owners /vendors done or executed or knowingly suffered to the contrary the owners /vendors now have good right title full

power and absolute authority to transfer and convey the hereditaments and premises hereby transferred or expressed or intended so to be unto the purchaser in the manner aforesaid and the purchaser may peaceably and quietly possess and enjoy the said messuage tenement and hereditaments and premises and receive the rents and profits thereof together with right to sell mortgage let out the same without any interruption claims and demands whatsoever from or by the owners /vendors or any person or persons lawfully or equitably claiming from under or in trust for them and free from all encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid and further that the owners /vendors and all persons having lawfully or equitably claiming any estate or interest in the said premises land tenement hereditaments and premises or any part thereof from under or in trust of him the owners/ vendors shall and will from time to time and at all times hereafter upon the request and at the cost of the purchaser do and execute or cause to be done or executed all such acts, deeds and things for further more perfectly assuring the said messuage land tenement hereditaments and premises or any part thereof unto the purchaser in the manner aforesaid as shall or may be reasonably required.

FURTHER the owners/vendors and all person or persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from or in trust for the owners/vendors shall and will from time to time or at all times

hereafter at the cost and request of the Purchaser do and execute or cause to be done or executed all such acts, things, deeds matters whatsoever for further better and more perfectly assuring the said land and hereditaments to and unto the said Purchaser as shall or may be reasonably required.

THE owners/vendors declare that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred by the owners /vendors and there is no charge, lien, lispence, encumbrances and attachments whatsoever. The said land is not subject to any litigation nor any case, suit or proceeding is pending against the said land before any Court of Law. The owners/vendors sold the said land while having good, clear and marketable, title therein and free from all encumbrances.

IF ANY of the statements or covenants made herein before by the owners /vendors are found to be false, untrue or any defects in Title is detected hereafter the owners/vendors shall be liable for the same and the owners/vendors also undertake to compensate if any loss or damage sustained by the purchaser.

IF ANY error or omission is detected in this Deed in future, the owners/ vendors at the costs and request of the purchaser, his heirs, representatives, administrators and assigns shall do and execute or cause to be done and executed any sort of

Declaration/Rectification or any supplementary deed in favour of the purchaser, his representative and assigns.

THE purchaser shall have every right, sale, gift, mortgage and/or develop the Schedule property as per his own choice as well as shall have every right to mutate his name with the records of the Kolkata Municipal Corporation as well as with the records of the B.L. & L.R.O.

THE SCHEDULE – A ABOVE REFERRED TO

(Description of the Total Land & Building)

ALL THAT piece and parcel of land measuring about 03 Cottahs together with a old two storied building standing thereon each floor measuring 600 square feet more or less, lying and situated at Mouza Sirity, Touzi No. 240, J.L. No.11, under Khatian No. 285, Dag No. 723/805, within the limits of the Kolkata Municipal Corporation. being KMC Premises No. No. 67, Hafiz Mohammad Ishaque Road, under KMC Ward No. 115, vide Assessee No. 41-115-03-0067-1, P.S. Behala now thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas and the entire property is shown and delineated by **RED** colour in the Map annexed hereto and which is integral part

of this Gift Deed. The said property is butted and bounded in the following manner that is to say :-

- ON THE NORTH** : Others property.
- ON THE SOUTH** : Others property.
- ON THE EAST** : Others property.
- ON THE WEST** : Hafiz Mohammad Ishaque Road.

THE SCHEDULE - B ABOVE REFERRED TO
(Description of the purchased Property)

ALL THAT undivided land measuring 14 Chittaks together with undivided 350 Square Feet structure of the two storied pucca building out of which in the ground floor 175 square feet in the first floor 175 Square feet, lying and situated at Mouza Surity, Touzi No. 240, J.L. No.11, under Khatian No. 285, Dag No. 723/805, within the limits of the Kolkata Municipal Corporation being KMC Premises No. No. 67, **Hafiz Mohammad Ishaque Road**, under KMC Ward No. 115, vide Assessee No. 41-115-03-0067-1, P.S. Behala thereafter Thakurpukur now Haridevpur, Kolkata 700 082, District South 24 Parganas together with all easement right of the property and facility of common passage.

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 & DELIVERED
BY THE PARTIES AT KOLKATA

In the presence of :-

WITNESSES :-

1. Bandhan Brahm Choudhary

High Court, ^{Advocate} Calcutta

Alpana Ghosh

Papaya Das

Gopa Dutta Ghosh

2. Samyudha
Sodhanpur
vol. 82

**SIGNATURE OF THE OWNERS/
VENDORS**

Ambarjit Das

SIGNATURE OF THE PURCHASER

Drafted by me:-

Rajesh Dutta
AD

(Rajesh Dutta)

Enrolment No. WB-1074/1999

Alipore Judges' Court,
Kolkata 700027.

Typed by me-

S. Doloi

Alipore Judges' Court,
Kolkata 700027.

MEMO OF CONSIDERTION

RECEIVED by the within named owners/vendors of and from the within mentioned purchaser the within mentioned total consideration of Rs.21,25,000/- (Rupees Twenty One Lakhs Twenty Five Thousand) only in the manner follows :-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank/Branch</u>	<u>Amount (Rs.)</u>
07-07-23	581990	Union Bank	Rs.10,62,500/=
07-07-23	581989	- Do -	Rs.10,62,500/-
			<u>Total Rs.21,25,000/-</u>

(Total Rupees Twenty One Lakhs Twenty Five Thousand only)

WITNESSES :-

1. Bander Botal Bhul
High Court, Cuttack

Alexandra Shoh

Papaya Das

Geopa Dutta Gochh

2. Sonijudm

**SIGNATURE OF THE OWNERS/
VENDORS**

HAFIZ

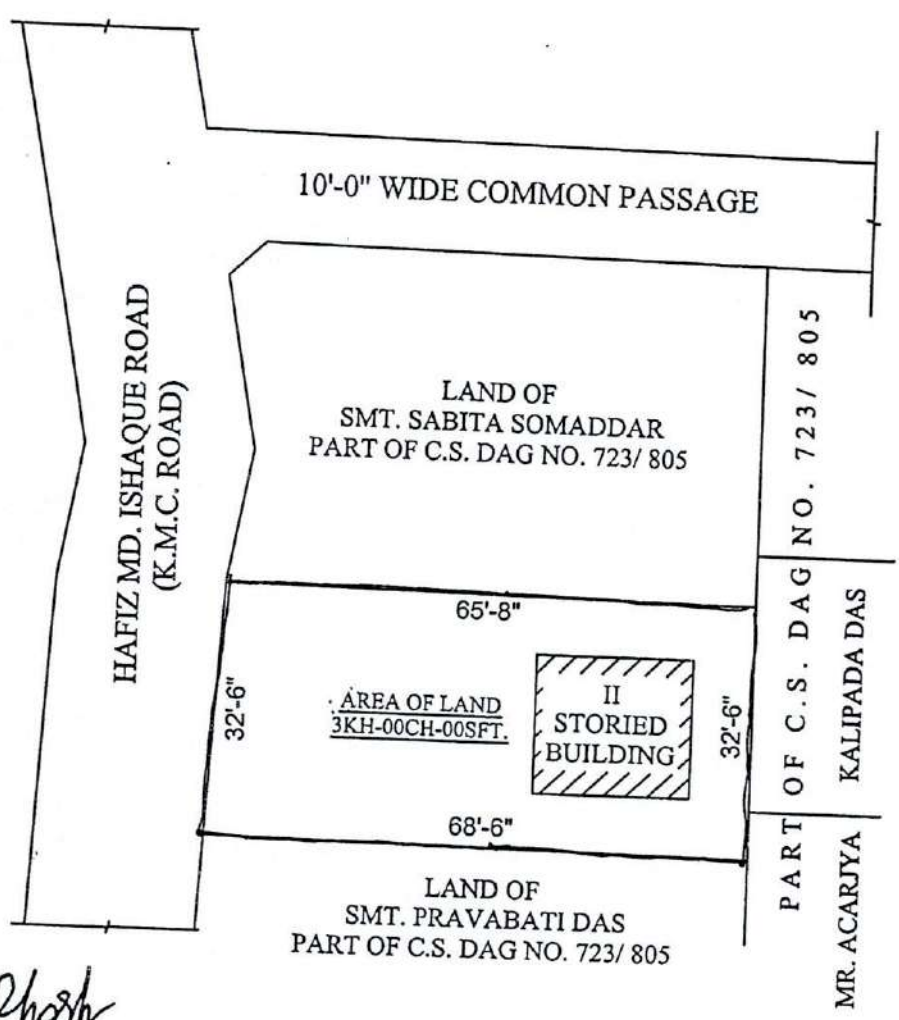
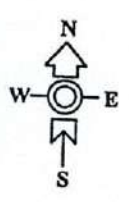
PLAN SHOWING LAND WITH STRUCTURE AT K.M.C. PREMISES NO.- 67, MD. ISHAQUE ROAD, KOLKATA -700 082 IN WARD NO. 115, PART OF C.S. DAG NO.- 723/ 805, MOUZA - SIRITI, J.L. NO.- 11, KHATIAN NO. - 285, P.S.- BEHALA, DIST.- SOUTH 24 PARGANAS.

(SCALE:- 1"=12')

TOTAL AREA OF LAND = ± 3KH-00CH-00SFT. WITH 600 SQFT. II STORIED BUILDING.

SALE AREA UNDIVIDED 14 CHITTACK WITH STRUCTURE 175 SQFT. AT GROUND FLOOR AND 175 SFT. AT 1ST. FLOOR.

AREA SHOWN IN RED BORDER - □



Alpana Ghosh
Papiya Das
Gopu Dutta Ghosh

Jitrajit Das







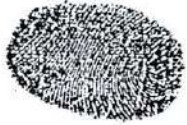




SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

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

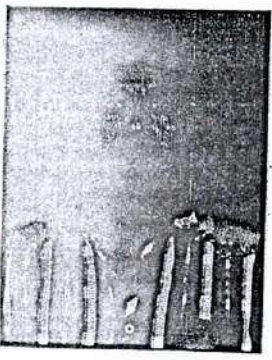










Name.....

Signature.....

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

Name.....

Signature *Gopa Dutta Ghosh*

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












Name.....

Signature *Indrajit Das*

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












Name.....

Signature.....

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

Name.....

Signature.. *Ayana Choh*

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

Name.....

Signature.. *Papya Das*



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190720232013396437

GRIPS Payment Detail

GRIPS Payment ID: 190720232013396437 Payment Init. Date: 19/07/2023 12:45:59
Total Amount: 106234 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Online Payment
BRN: CKX4791872 BRN Date: 19/07/2023 12:46:58
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

Depositor's Name: INDRAJIT DAS
Mobile: 9064896216

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240133964381	Directorate of Registration & Stamp Revenue	106234
Total			106234

IN WORDS: ONE LAKH SIX THOUSAND TWO HUNDRED THIRTY FOUR ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192023240133964381

GRN Details

GRN: 192023240133964381 Payment Mode: Online Payment
GRN Date: 19/07/2023 12:45:59 Bank/Gateway: State Bank of India
BRN: CKX4791872 BRN Date: 19/07/2023 12:46:58
GRIPS Payment ID: 190720232013396437 Payment Init. Date: 19/07/2023 12:45:59
Payment Status: Successful Payment Ref. No: 2001793387/3/2023
[Query No*/Query Year]

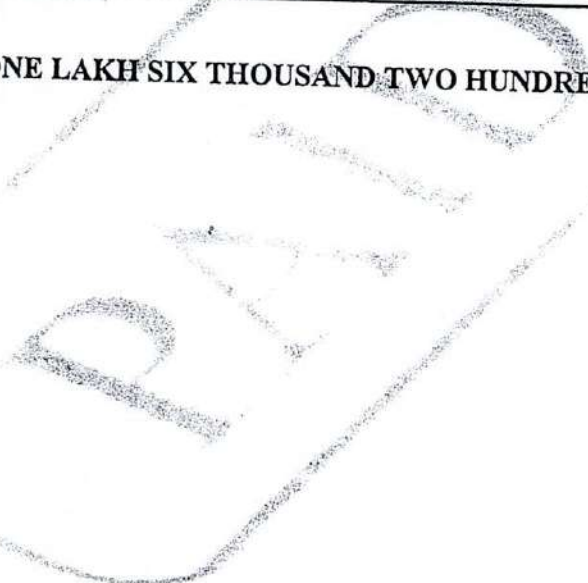
Depositor Details

Depositor's Name: INDRAJIT DAS
Address: 37A KARUNAMOYEE GHAT ROAD HARIDVEPUR, West Bengal, 700082
Mobile: 9064896216
Depositor Status:- Buyer/Claimants
Query No: 2001793387
Applicant's Name: Mr S DAS
Identification No: 2001793387/3/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 19/07/2023
Period To (dd/mm/yyyy): 19/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001793387/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	84970
2	2001793387/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21264
			Total	106234

IN WORDS: ONE LAKH SIX THOUSAND TWO HUNDRED THIRTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1602-10338/2023	Date of Registration	19/07/2023
Query No / Year	1602-2001793387/2023	Office where deed is registered	
Query Date	16/07/2023 11:37:15 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, 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. 21,25,000/-	Rs. 21,25,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 85,020/- (Article:23)	Rs. 21,296/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hafij Md Ichaque Road, , Premises No: 67, , Ward No: 115 Pin Code : 700082



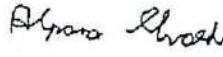


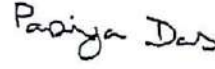


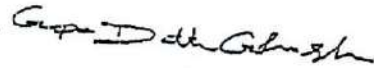
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	14 Chatak	16,25,000/-	16,25,000/-	Property is on Road
Grand Total :				1.4438Dec	16,25,000 /-	16,25,000 /-	

Structure Details :



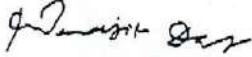
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 175 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 175 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		350 sq ft	5,00,000 /-	5,00,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ALPANA GHOSH Wife of Late TAPAN KUMAR GHOSH Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/07/2023	LTI 19/07/2023	19/07/2023	
84/1, HAFIZ MOHAMMAD ISHAQUE ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx0F, Aadhaar No: 68xxxxxxxx6838, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				
2	Name Smt PAPIYA DAS Daughter of Late TAPAN KUMAR GHOSH Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/07/2023	LTI 19/07/2023	19/07/2023	
84/1, HAFIZ MOHAMMAD ISHAQUE ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BIxxxxxx2H, Aadhaar No: 70xxxxxxxx5499, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				
3	Name Smt GOPA DUTTA GHOSH Daughter of Late TAPAN KUMAR GHOSH Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/07/2023	LTI 19/07/2023	19/07/2023	
84/1, HAFIZ MOHAMMAD ISHAQUE ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx1E, Aadhaar No: 31xxxxxxxx7208, 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	Name Mr INDRAJIT DAS (Presentant) Son of Mr SUDHIR KUMAR DAS Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/07/2023	LTI 19/07/2023	19/07/2023	
Son of Mr SUDHIR KUMAR DAS 37A, KARUNAMOYEE GHAT ROAD, City:- , P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2F, Aadhaar No: 49xxxxxxxx9213, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJU DAS Son of Mr HARU DAS SODEPUR K K ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082			
	19/07/2023	19/07/2023	19/07/2023
Identifier Of Smt ALPANA GHOSH, Smt PAPIYA DAS, Smt GOPA DUTTA GHOSH, Mr INDRAJIT DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt ALPANA GHOSH	Mr INDRAJIT DAS-0.48125 Dec
2	Smt PAPIYA DAS	Mr INDRAJIT DAS-0.48125 Dec
3	Smt GOPA DUTTA GHOSH	Mr INDRAJIT DAS-0.48125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt ALPANA GHOSH	Mr INDRAJIT DAS-116.66666700 Sq Ft
2	Smt PAPIYA DAS	Mr INDRAJIT DAS-116.66666700 Sq Ft
3	Smt GOPA DUTTA GHOSH	Mr INDRAJIT DAS-116.66666700 Sq Ft

Endorsement For Deed Number : I - 160210338 / 2023

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 14:08 hrs on 19-07-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr INDRAJIT DAS ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,25,000/-

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

Execution is admitted on 19/07/2023 by 1. Smt ALPANA GHOSH, Wife of Late TAPAN KUMAR GHOSH, 84/1, HAFIZ MOHAMMAD ISHAQUE ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Smt PAPIYA DAS, Daughter of Late TAPAN KUMAR GHOSH, 84/1, HAFIZ MOHAMMAD ISHAQUE ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 3. Smt GOPA DUTTA GHOSH, Daughter of Late TAPAN KUMAR GHOSH, 84/1, HAFIZ MOHAMMAD ISHAQUE ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 4. Mr INDRAJIT DAS, Son of Mr SUDHIR KUMAR DAS, 37A, KARUNAMOYEE GHAT ROAD P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu by Profession Business

Indetified by Mr SANJU DAS, , , Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,296.00/- (A(1) = Rs 21,250.00/- ,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 21,264/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2023 12:46PM with Govt. Ref. No: 192023240133964381 on 19-07-2023, Amount Rs: 21,264/-, Bank State Bank of India (SBIN0000001), Ref. No. CKX4791872 on 19-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 84,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 374438, Amount: Rs.50.00/-, Date of Purchase: 18/07/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2023 12:46PM with Govt. Ref. No: 192023240133964381 on 19-07-2023, Amount Rs: 84,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX4791872 on 19-07-2023, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

