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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 353194

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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.

District Sub-Register-1  
Alipore, South 24-Parganas

29 SEP 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 29<sup>th</sup> day of September, Two Thousand Twenty Three (2023)

BETWEEN

**SRI SWAPAN KUMAR GHOSH**, PAN - ARYPG0294P, Aadhaar No. 4872 0547 3565, son of late Ajit Kumar Ghosh, by faith Hindu, by occupation Business, 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 "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his 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 "**PURCHASER**" (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 Sirity, 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 (the owner/vendor herein) & Anil Kumar Ghosh and widow Anima Rani Ghosh and they became the joint owners of the property each having undivided 1/4<sup>th</sup> 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 and Gopa Dutta Ghosh and his wife namely Alpana Ghosh 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 (**the owner/vendor herein**), 2) Sri Anil Kumar Ghosh and daughter-in-law namely Smt. Alpana Ghosh, by way of a registered Deed of Gift, dated 22<sup>nd</sup> 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 owner/vendor herein became the undivided joint owners of land & structure by way of inheritance as well as by way of Deed of Gift measuring 01 Cottah 01 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building out of which 212.5 square feet in the ground floor 212.5 square feet in the top floor and has 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 owner/ vendor herein declared to sell **ALL THAT** undivided land measuring 01 Cottah 01 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building out of which 212.5 square feet in the ground floor 212.5 square feet in the top floor, 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.10,00,000/- (Rupees Ten Lakhs) 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 01 Cottah 01 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building out of which 212.5 square feet in the ground floor 212.5 square feet in the top floor, 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.10,00,000/- (Rupees Ten Lakhs) only** and vendor herein accepted the said offer of the purchasers 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.10,00,000/- (Rupees Ten Lakhs)** 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.10,00,000/- (Rupees Ten Lakhs)** only paid to the owner/ vendor by the purchaser at or before the execution of these presents (the receipt whereof the owner/ vendor doth hereby admit acknowledge as also the receipt hereunder written) the owner/ vendor doth hereby sell, transfer, grant, convey and assign to and unto the purchaser absolutely and forever **ALL THAT** undivided land measuring 01 Cottah 01 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building out of which 212.5 square feet in the ground floor 212.5 square feet in the top floor, 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 owner/ vendor 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 purchasers absolutely and forever and the owners/ vendors doth hereby covenant with the purchasers **THAT NOTWITHSTANDING** any act deed or thing by the owner /vendor done or executed or knowingly suffered to the contrary the owner /vendor 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 purchasers in the manner aforesaid and the purchasers 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 owner /vendor 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 owner /vendor 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 owner/ vendor shall and will from time to time and at all times hereafter upon the request and at the cost of the purchasers 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 purchasers in the manner aforesaid as shall or may be reasonably required.

**FURTHER** the owner/vendor 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 owner/vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchasers 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 Purchasers as shall or may be reasonably required.

**THE** owner/vendor declare that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred by the owner /vendor 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 owner /vendor are found to be false, untrue or any defects in Title is detected hereafter the owner/vendor shall be liable for the same and the owner/vendor 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 owner/ vendor 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 mutata 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 &amp; 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 :-

<b>ON THE NORTH</b>	:	Others property.
<b>ON THE SOUTH</b>	:	Others property.
<b>ON THE EAST</b>	:	Others property.
<b>ON THE WEST</b>	:	Hafiz Mohammad Ishaque Road.

**THE SCHEDULE - B ABOVE REFERRED TO**

(Description of the purchased Property)

**ALL THAT** undivided land measuring 01 Cottah 01 Chittaks together with undivided 425 Square Feet structure of the two storied pucca building out of which 212.5 square feet in the ground floor 212.5 square feet in the top floor, 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 together with proportionate share of land and common facilities.

**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. Samir Das  
Sd/- Samir Das  
u.d. 82

*Swapan Kumar Ghosh*  
SIGNATURE OF THE OWNER/  
VENDOR

2. Rajesh Dutta  
Adv.  
Alipore Judges' Court -  
Kot-27

*Indrajit Das*

SIGNATURE OF THE PURCHASER

Drafted by me:-

*Rajesh Dutta*  
(Rajesh Dutta) Adv.  
Enrolment No. WB-1074/1999  
Alipore Judges' Court,  
Kolkata 700027.

Typed by me-

*S. Das*  
Alipore Judges' Court,  
Kolkata 700027

**MEMO OF CONSIDERTION**

**RECEIVED** by the within named owner/vendor of and from the within mentioned purchaser the within mentioned total consideration of **Rs.10,00,000/- (Rupees Ten Lakhs) only** in the manner follows :-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank/Branch</u>	<u>Amount (Rs.)</u>
27-8-23	582038	Union Bank	Rs.10,00000/-
	(Drabt)		
			<b>Total</b> <b>Rs.10,00,000/-</b>

(Total Rupees Ten Lakhs only)

**WITNESSES :-**

1. *Somiyu D*

2. *Rajesh Dutt*  
*Am*

*Swapan Kumar Ghosh*  
**SIGNATURE OF THE OWNER/  
VENDOR**

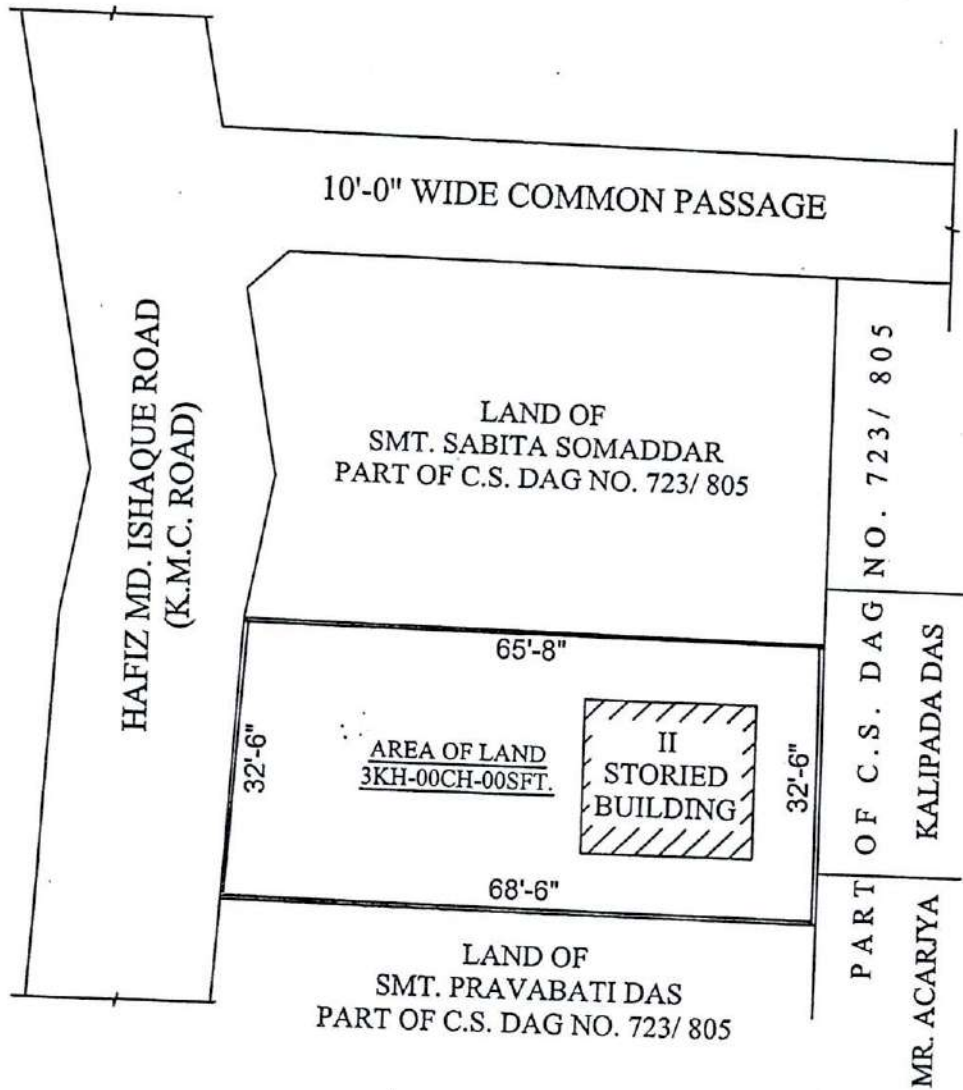
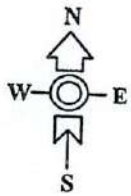
PLAN SHOWING LAND WITH STRUCTURE AT K.M.C. PREMISES NO.- 67, HAFIZ MD. ISHAQUE ROAD, KOLKATA - 700 082 IN WARD NO. 115, PART OF C.S. DAG NO.- 723/ 805, MOUZA - SIRITI, J.L. NO.- 11, KHATIAN NO. - 285, P.S.- BEHALA, DIST.- SOUTH 24 PARGANAS.

(SCALE :- 1"= 12')

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

SALE AREA UNDIVIDED 1KH - 1CH WITH STRUCTURE 212.5 SQFT. AT GROUND FLOOR AND 212.5 SFT. AT 1ST. FLOOR.

AREA SHOWN IN RED BORDER - 



Swabankr Ghosh  
SIGNATURE OF VENDOR

Indrajit Das  
SIGNATURE OF PURCHASER

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

Name .....

Signature .....



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

Name .....

Signature *SWANSON, D. J. C. NORTH*



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

Name .....

Signature *ANDREW T. DAY*

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

Name .....

Signature .....



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290920232023953174

## GRIPS Payment Detail

**GRIPS Payment ID:** 290920232023953174      **Payment Init. Date:** 29/09/2023 10:45:53  
**Total Amount:** 49984      **No of GRN:** 1  
**Bank/Gateway:** State Bank of India      **Payment Mode:** Online Payment  
**BRN:** CKY1543138      **BRN Date:** 29/09/2023 10:46:34  
**Payment Status:** Successful      **Payment Init. From:** GRIPS Portal

## Depositor Details

**Depositor's Name:** INDRAJIT DAS  
**Mobile:** 9903735373

## Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240239531751	Directorate of Registration & Stamp Revenue	49984
<b>Total</b>			<b>49984</b>

**IN WORDS:** FORTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR 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



192023240239531751

GRN Details

GRN: 192023240239531751 Payment Mode: Online Payment  
GRN Date: 29/09/2023 10:45:53 Bank/Gateway: State Bank of India  
BRN: CKY1543138 BRN Date: 29/09/2023 10:46:34  
GRIPS Payment ID: 290920232023953174 Payment Init. Date: 29/09/2023 10:45:53  
Payment Status: Successful Payment Ref. No: 2002454201/3/2023  
[Query No\*/Query Year]

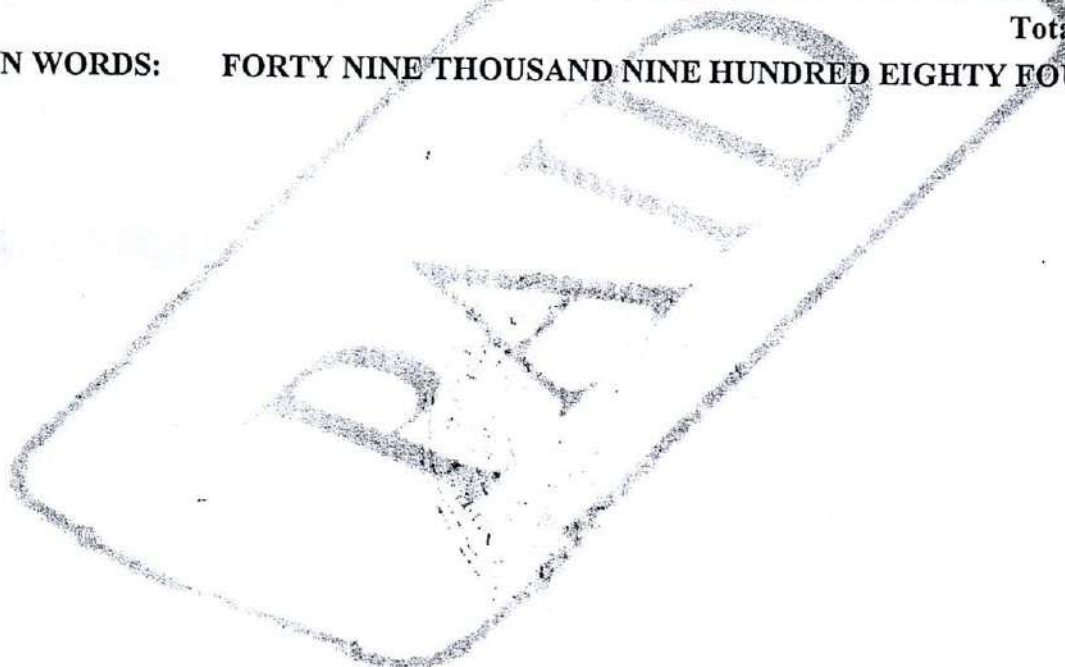
Depositor Details

Depositor's Name: INDRAJIT DAS  
Address: 37A, KARUNAMOYEE GHAT ROAD, KOL 82  
Mobile: 9903735373  
Depositor Status: Buyer/Claimants  
Query No: 2002454201  
Applicant's Name: Mr Rajesh Dutta  
Identification No: 2002454201/3/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 29/09/2023  
Period To (dd/mm/yyyy): 29/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002454201/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2002454201/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	10014
Total				49984

IN WORDS: FORTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.



### Major Information of the Deed

Deed No.	I-1602-14300/2023	Date of Registration	29/09/2023
Query No / Year	1602-2002454201/2023	Office where deed is registered	
Query Date	26/09/2023 3:51:02 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7278912963, 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. 10,00,000/-	Rs. 10,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:23)	Rs. 10,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



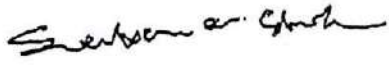
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hafij Md Ichaque Road, , Premises No: 67, , Ward No: 115 Pin Code : 700082

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	1 Katha 1 Chatak	7,00,000/-	7,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>1.7531Dec</b>	<b>7,00,000 /-</b>	<b>7,00,000 /-</b>	



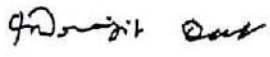
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	212.5 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 212.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	212.5 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 212.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>425 sq ft</b>	<b>3,00,000 /-</b>	<b>3,00,000 /-</b>	



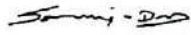
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Swapan Kumar Ghosh</b> Son of Late Ajit Kumar Ghosh Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	<b>Photo</b>  29/09/2023	<b>Finger Print</b>  Captured LTI 29/09/2023	<b>Signature</b>  29/09/2023
84/1,Hafiz Mohommad Ishaque 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.:: arxxxxx4p, Aadhaar No: 48xxxxxxxx3565, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Indrajit Das (Presentant )</b> Son of Mr Sudhir Kumar Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	<b>Photo</b>  29/09/2023	<b>Finger Print</b>  Captured LTI 29/09/2023	<b>Signature</b>  29/09/2023
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: 49xxxxxxxx9231, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sanju Das</b> Son of Mr Haru Das Alipore, City:- , P.O:- Alipore, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 29/09/2023	 Captured 29/09/2023	 29/09/2023
Identifier of Mr Swapan Kumar Ghosh, Mr Indrajit Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Ghosh	Mr Indrajit Das-1.75312 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Ghosh	Mr Indrajit Das-212.50000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Ghosh	Mr Indrajit Das-212.50000000 Sq Ft

**Endorsement For Deed Number : I - 160214300 / 2023**

**On 29-09-2023**

**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 13:44 hrs on 29-09-2023, 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 10,00,000/-

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

Execution is admitted on 29/09/2023 by 1. Mr Swapan Kumar Ghosh, Son of Late Ajit Kumar Ghosh, 84/1,Hafiz Mohommad Ishaque Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 2. 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, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,046.00/- ( A(1) = Rs 10,000.00/- ,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 10,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 10:46AM with Govt. Ref. No: 192023240239531751 on 29-09-2023, Amount Rs: 10,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY1543138 on 29-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 353194, Amount: Rs.50.00/-, Date of Purchase: 27/09/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 10:46AM with Govt. Ref. No: 192023240239531751 on 29-09-2023, Amount Rs: 39,970/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKY1543138 on 29-09-2023, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 526835 to 526859  
being No 160214300 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.10.31 12:02:45 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 31/10/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.