

7/54/2024

7081/2024



पश्चिम बंगाल WEST BENGAL



96AB 433092

Certified that the Document is admitted Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

16 MAY 2024

DEED OF CONVEYANCE

This Deed of Conveyance made on this 14th Day of May, 2024.

BETWEEN

(1) SMT. NIPA GHOSH, PAN- BURPG1423P, Aadhaar No. 443032252061, Epic No. WKJ2677136, wife of Tarak Nath Ghosh, Occupation- Housewife, residing at Gorshiya Park, Badu Road, P.O. & P.S. Madhyamgram, District- North 24 Parganas, Kolkata- 700129,

(2) **SMT. RINKU PAUL**, PAN- CAJPP6423R Aadhaar No. 598133620827 Epic No. YCW1010008, wife of Gautam Paul, Occupation- Housewife, residing at Deshbandhu Road, P.O. and P.S. Madhyamgram, District- North 24 Parganas, Kolkata- 700130, 3) **SRI PRADIP KUMAR GHOSH**, PAN- AGLPG7008D, Aadhaar No. 325184700491 Epic No. CDK2280212, son of Late Paresh Chandra Ghosh, Occupation- Business, residing at 6/3, Sukanta Sarani, First Lane, P.O. Nona Chandan Pukur, P.S. Titagarh, District- North 24 Parganas, Kolkata-700122, 4) **SMT. SAMPA PRODHAN** , PAN- BRIPP7565D, Aadhaar No. 895646632005, Epic No. CKW4608519, Wife of Bijoy Prodhan, Occupation- Housewife ,Srinagar 1 No., P.O. & P.S. Madhyamgram, District- North 24 Parganas, Kolkata-700129, all are by faith-Hindu, by Nationality- Indian [The expression wherever they occur in the body of this Agreement for sale shall mean and include his/her/their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s)] hereinafter collectively called the **VENDORS** of the **FIRST PART**.

AND

LEMON GRASS REALTORS PRIVATE LIMITED, (PAN - AACCL9519J), a company duly incorporated under the Companies Act,2013, having its registered office at Diamond Harbour Road, P.O. Joka, P.S. Bishnupur, South 24 Parganas, West Bengal- 700104, represented by its authorized signatory, **Mr. Jitendra Kumar Singh**, son of Late RamChabila Singh, residing at 2no. Dakshinpara, 3rd lane, Rishra, Hooghly, West Bengal, 712250, by faith –Hindu, by occupation – Service, by Nationality – Indian [The expression wherever they occur in the body of this Agreement for sale shall mean and include

its/their successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s)], hereinafter called the **PURCHASER** of the **SECOND PART**.

WHEREAS Smt. Shila Mukherjee alias Shila Deb was the recorded owner under L.R. Khatian No. 7889 in respect of land measuring an area of 3.50 Decimals more or less, lying and situated at Mouza-Humaipur, J.L. No. 52, Touzi No. 146, comprised in R.S. Dag Nos. 288, 287, corresponding to L.R. Dag Nos. 348 & 349, P.S. Madhyamgram, District North 24 Parganas and within the local limits of Madhyamgram Municipality, morefully described in the Schedule herein below and hereinafter collectively referred to as the "**said Property**".

AND WHEREAS by a Registered Deed of Conveyance dated 21st September, 2023 said Smt. Shila Mukherjee alias Shila Deb sold, transferred and conveyed the said Property along with other properties in favour of the Nipa Ghosh, Rinku Paul, Pradip Kumar Ghosh & Sampa Prodhan, the Vendors herein and the said Deed of Conveyance was duly registered in the office of the District Sub-Registrar-III, Nort 24 Paraganas, Barasat, in Book No. I, Volume No. 1525-2023 at pages 334120-334154, being Deed No.12854 for the year of 2023.

AND WHEREAS the after registration of afore mentioned deed of conveyance being No. 12854 for the year of 2023 the Vendors herein mutated their names in the concern B.L. & L.R.O. pertaining to the said Property under L.R. Khatian Nos. 8054, 8052, 8056 and 8055.

AND WHEREAS by virtue of aforesaid deed Being No. 12854 for the



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



192024250047783818

GRN Details

GRN:	192024250047783818	Payment Mode:	SBI Epay
GRN Date:	15/05/2024 12:22:29	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8700265516623	BRN Date:	15/05/2024 12:23:38
Gateway Ref ID:	0841309580	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	150520242004778378	Payment Init. Date:	15/05/2024 12:22:29
Payment Status:	Successful	Payment Ref. No:	2001193629/1/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAVI KHAITAN
Address:	1 NO. N S ROAD
Mobile:	9830339883
EMAIL:	RAVI.K@DTCGROUP.IN
Period From (dd/mm/yyyy):	15/05/2024
Period To (dd/mm/yyyy):	15/05/2024
Payment Ref ID:	2001193629/1/2024
Dept Ref ID/DRN:	2001193629/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001193629/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	99510
2	2001193629/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	24880
3	2001193629/1/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	120
Total				124510

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND FIVE HUNDRED TEN ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150520242004778378

GRIPS Payment Detail

GRIPS Payment ID:	150520242004778378	Payment Init. Date:	15/05/2024 12:22:29
Total Amount:	124510	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8700265516623	BRN Date:	15/05/2024 12:23:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAVI KHAITAN
Mobile: 9830339883

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250047783818	Directorate of Registration & Stamp Revenue	124510
Total			124510

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND FIVE HUNDRED TEN ONLY.

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



year of 2023 Nipa Ghosh, Rinku Paul, Pradip Kumar Ghosh & Sampa Proadhan became the joint and absolute owner of the said Property and have been possessing and enjoying the same peacefully, quietly and without interruption of others and the said land with building is free from all sorts of encumbrances, liens, charges and mortgage whatsoever.

AND WHEREAS the Vendors desires to sell the said land and therefore the Purchaser approached the Vendors to buy the said land from the owner.

AND WHEREAS the Purchaser herein being aware of such sale have approached the Vendors herein for purchasing the said Property at a total consideration of Rs.24,88,000/- (Rupees Twenty-Four Lakh Eighty-Eight Thousand) only and the Vendors herein has agreed with the proposal of the Purchaser after considering the said price as the highest market value.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.24,88,000/- (Rupees Twenty-Four Lakh Eighty-Eight Thousand) only received by the Vendors in full form the Purchaser hereof and the Vendors is executing and registering this Deed of Conveyance in favour of the Purchaser in respect of the land as described in detail in the Schedule hereunder written and that from this day the Vendors is totally divested of all rights, title to the property sold to the Purchaser who will become the owners with absolute right and title to the land with building sold hereby and the Purchaser are entitled and empowered to mutate its name with the Govt. Sheristha and also in the local Municipality/Panchayat and pay rents and taxes directly to them and all rights, title and possession including easements rights, right to

common passage drainage whatsoever to the land with structure also vest in the Purchaser who will enjoy the property sold to it in its absolute right through its legal representatives, executors and assigns and further the purchaser will have all right and power to transfer the said Property to anyone they like by sell, gift, lease, mortgage or by any other lawful means and right to improve it change its/their nature and character and make any construction over the said land according to its convenience.

THE SCHEDULE

ALL THAT piece and parcel of land measuring an area of 1.50 Decimal more or less in R.S. Dag No.288 corresponding L.R. Dag No.348 and land measuring an area of 2 Decimal more or less in R.S. Dag No.287 corresponding to L.R. Dag No.349, lying and situated at Mouza- Humaipur, J.L. No. 52, Touzi No. 146, under L.R. Khatian Nos. 8054, 8052, 8056 and 8055 under Ward No. 4, P.S. Madhyamgram, within the local limits of Madhyamgram Municipality, District North 24 Parganas.

Owner	Khatian No.	L.R. Dag No.348 (Decimal)	L.R. Dag No.349 (Decimal)
Nipa Ghosh	8054	0.3750	0.5000
Sampa Prodhan	8055	0.3750	0.5000
Pradip Kumar Ghosh	8056	0.3750	0.5000
Rinku Paul	8052	0.3750	0.5000
Total		1.5000 (Decimal)	2.0000 (Decimal)

Subject dags are butted and bounded as follows:

L.R. Dag No.	North	South	East	West
348	Dag No.347	Mouza-Abdalpur, Dag No.322/1145	Mouza-Abdalpur, Dag No.323	Dag No.349
349	Dag No.352	Mouza-Abdalpur, Dag No.322	Dag No.348	Dag No.350

IN WITNESS WHEREOF the Vendors hereto has set and subscribed his hands and executed this Deed of Conveyance on the day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED

in presence of following

WITNESSES:

① *Goutam Paul*
C/O: Nitya Gopal Paul
12 Acharya Jagannath
Boshtan Road
Kolkata 700130

② *Tarak Nath Ghosh*
S/O Prabir Kumar Ghosh,
Goshwari Park, Babu Road,
P.O: PS Madhyamgram Kolkata-700129

1. *Nipa Ghosh*

2. *Rinku Paul.*

3. *Pradip Kumar Ghosh*

4. *Sampa Pradhan*

SIGNATURE OF THE VENDORS

Lemongrass Realtors Private Limited

Tushar Kr. Singh
Authorised Signatory

Drafted by me:

Soham Basu
Alipore Judges Court
F/2388/2031/2019.

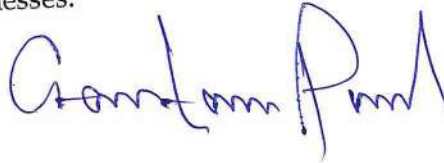
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

Received from Purchaser the sum of Rs.24,88,000/- (Rupees Twenty-Four Lakh Eighty-Eight Thousand) only herein above towards the total consideration.

Sl.No	Name of the Vendors(s)	Date	Demand Draft No.	Amount (Rs.)
1	Nipa Ghosh	15.05.2024	507415 ICICI Bank	6,22,000/-
2	Rinku Palu	15.05.2024	507421 ICICI Bank	6,22,000/-
3	Pradip Kumar Ghosh	15.05.2024	507422 ICICI Bank	6,22,000/-
4	Sampa Prodhan	15.05.2024	507420 ICICI Bank	6,22,000/-
Total				24,88,000/-

Witnesses:

1. 

1. Nipa Ghosh

2. Rinku Paul.

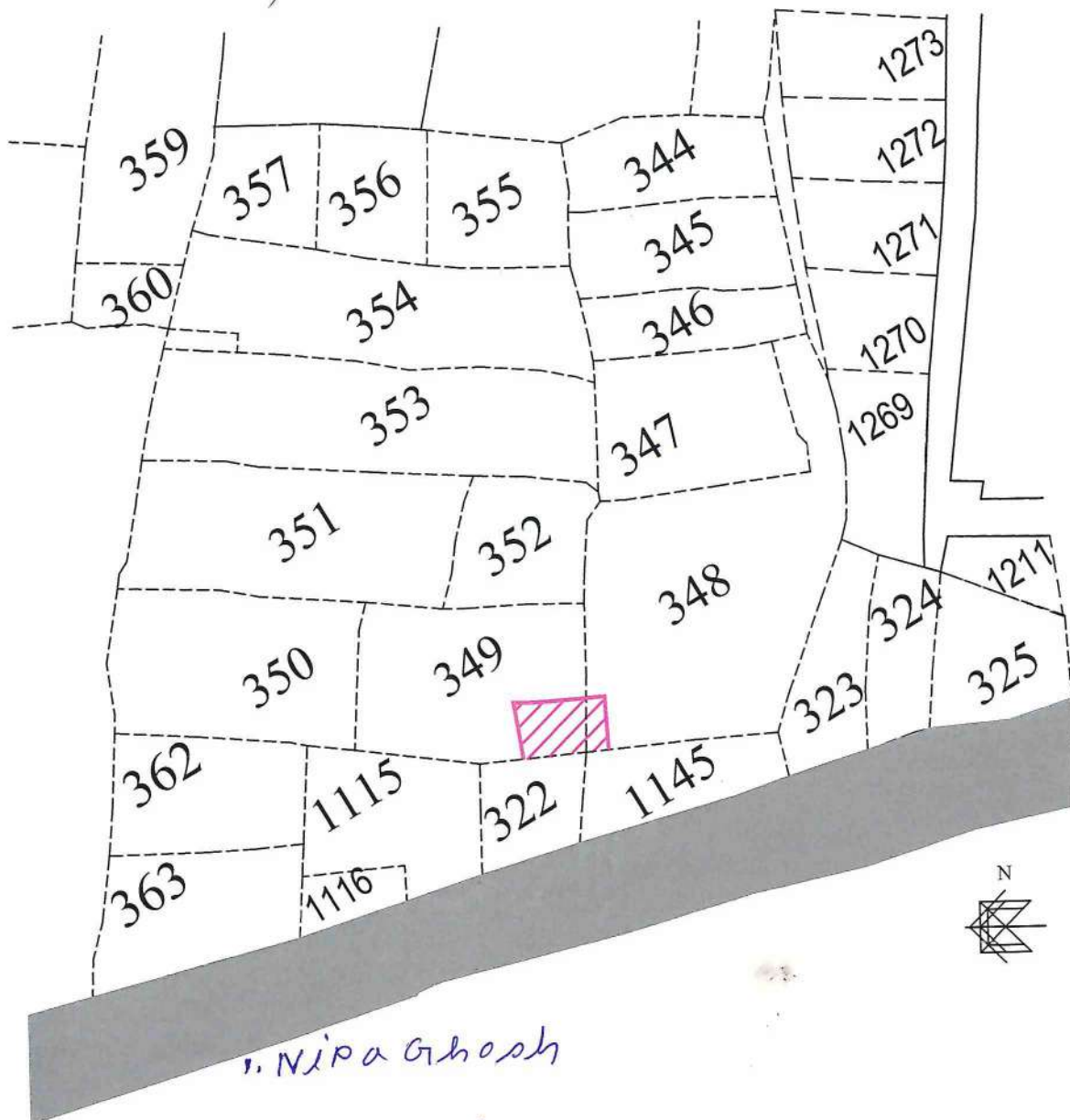
2. Tarak Nath Ghosh

3. Pradip Kumar Ghosh

4. Sampa Prodhan

Signature of the Receivers as Vendors

SITE PLAN OF APPROX 3.50 DECIMAL SPREAD OVER L.R DAG NO. 349(P),
 348 (P) IN MOUZA - HUMAIPUR, J.L - 52, L. R. KHAITAN - 8052,8054,8055,
 8056, P.S - BARASAT, UNDER MADHYAMGRAM MUNICIPALITY, WARD NO.
 4, NORTH 24 PGNS / *Badu Road.*



2. *Rintan Paul.*

3. *Pradip Kumar Ghosh*

4. *Sampa Pradhan*
 VENDOR (S)

Lemongrass Realtors Private Limited

Tutendra Kr Singh
 Authorised Signatory

PURCHASER

SPECIMEN FORM FOR TEN FINGER PRINTS



Nipa Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Rimsha Paul

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Pradeep Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Samra Prodhon

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

SPECIMEN FORM FOR TEN FINGER PRINTS



Subedar K. Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Major Information of the Deed

Deed No :	I-1904-07081/2024	Date of Registration	16/05/2024
Query No / Year	1904-2001193629/2024	Office where deed is registered	
Query Date	13/05/2024 4:10:28 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 24,88,000/-		Rs. 24,88,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 99,520/- (Article:23)		Rs. 24,964/- (Article:A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, Pin Code : 700129

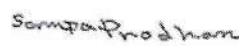
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L9	LR-348 (RS :-)	LR-8054	Bastu	Bagan	0.375 Dec	2,72,000/-	2,72,000/-	Width of Approach Road: 10 Ft.,
L10	LR-348 (RS :-)	LR-8055	Bastu	Bagan	0.375 Dec	2,72,000/-	2,72,000/-	Width of Approach Road: 10 Ft.,
L11	LR-348 (RS :-)	LR-8056	Bastu	Bagan	0.375 Dec	2,72,000/-	2,72,000/-	Width of Approach Road: 10 Ft.,
L13	LR-349 (RS :-)	LR-8054	Bastu	Danga	0.5 Dec	3,50,000/-	3,50,000/-	Width of Approach Road: 10 Ft.,
L14	LR-349 (RS :-)	LR-8055	Bastu	Danga	0.5 Dec	3,50,000/-	3,50,000/-	Width of Approach Road: 10 Ft.,
L15	LR-349 (RS :-)	LR-8056	Bastu	Danga	0.5 Dec	3,50,000/-	3,50,000/-	Width of Approach Road: 10 Ft.,
L16	LR-349 (RS :-)	LR-8052	Bastu	Danga	0.5 Dec	3,50,000/-	3,50,000/-	Width of Approach Road: 10 Ft.,
		TOTAL :			3.125Dec	22,16,000 /-	22,16,000 /-	

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L12	LR-348 (RS :-)	LR-8052	Bagan	Bastu	0.375 Dec	2,72,000/-	2,72,000/-	Width of Approach Road: 10 Ft.,
	Grand Total :				3.5Dec	24,88,000 /-	24,88,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Nipa Ghosh Daughter of Mr Tarak Nath Ghosh Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 LTI 16/05/2024	 16/05/2024
City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: buxxxxxx3p, Aadhaar No: 44xxxxxxx2061, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
2	Mrs Rinku Paul Wife of Mr Goutam Paul Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 LTI 16/05/2024	 16/05/2024
City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: caxxxxxx3r, Aadhaar No: 59xxxxxxx0827, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
3	Mr Pradip Kumar Ghosh Son of Late Paresh Chandra Ghosh Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 LTI 16/05/2024	 16/05/2024
City:- Not Specified, P.O:- Nona Chandan Pukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: agxxxxxx8d, Aadhaar No: 32xxxxxxx0491, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Sampa Prodhon Wife of Mr Bijoy Pradhan Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured LTI 16/05/2024	 16/05/2024
City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BRxxxxxx5d, Aadhaar No: 89xxxxxxxx2005, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Lemongrass Realtors Private Limited DIAOMOND HARBOUR ROAD, City:- Diamond Harbour, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 16/05/2024 </td> <td>  16/05/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office		 Captured LTI 16/05/2024	 16/05/2024
Name	Photo	Finger Print	Signature						
Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office		 Captured LTI 16/05/2024	 16/05/2024						
City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8k, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Lemongrass Realtors Private Limited (as Authroised Signatory)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured 16/05/2024	 16/05/2024
Identifier Of Mrs Nipa Ghosh, Mrs Rinku Paul, Mr Pradip Kumar Ghosh, Mrs Sampa Prodhon, Mr Jitendra Kumar Singh			

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sampa Prodhan	Lemongrass Realtors Private Limited-0.375 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	Lemongrass Realtors Private Limited-0.375 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rinku Paul	Lemongrass Realtors Private Limited-0.375 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nipa Ghosh	Lemongrass Realtors Private Limited-0.5 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sampa Prodhan	Lemongrass Realtors Private Limited-0.5 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	Lemongrass Realtors Private Limited-0.5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rinku Paul	Lemongrass Realtors Private Limited-0.5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nipa Ghosh	Lemongrass Realtors Private Limited-0.375 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L9	LR Plot No:- 348, LR Khatian No:- 8054	Owner:নীশা ঘোষ , Gurdian:তারকনাথ ঘোষ, Address:গোরাশিয়া পার্ক ,পো: মধ্যমগ্রাম , Classification:বাগান, Area:0.00380000 Acre,	Mrs Nipa Ghosh
L10	LR Plot No:- 348, LR Khatian No:- 8055	Owner:সম্পা প্রদান , Gurdian:বিত্তয় প্রদান, Address:শ্রীনগর ১নং,পো: মধ্যমগ্রাম , Classification:বাগান, Area:0.00370000 Acre,	Mrs Sampa Prodhan
L11	LR Plot No:- 348, LR Khatian No:- 8056	Owner:প্রদীপ কুমার ঘোষ , Gurdian:পরেণ চন্দ্র ঘোষ, Address:৬/৩ সুকান্ত সরণী পো: নোনা চন্দ্রপুকুর , Classification:বাগান, Area:0.00370000 Acre,	Mr Pradip Kumar Ghosh
L13	LR Plot No:- 349, LR Khatian No:- 8054	Owner:নীশা ঘোষ , Gurdian:তারকনাথ ঘোষ, Address:গোরাশিয়া পার্ক ,পো: মধ্যমগ্রাম , Classification:ডাঙ্গা, Area:0.00500000 Acre,	Mrs Nipa Ghosh

L14	LR Plot No:- 349, LR Khatian No:- 8055	Owner:শল্লা প্রধান , Gurdian:বিজয় প্রধান, Address:গ্রীনগর ১নং,পো: মধ্যমগ্রাম , Classification:ডাঙ্গা, Area:0.00500000 Acre,	Mrs Sampa Prodhan
L15	LR Plot No:- 349, LR Khatian No:- 8056	Owner:প্রদীপ কুমার ঘোষ , Gurdian:পরেণ চন্দ্র ঘোষ, Address:৬/৩ সুকান্ত সরণী পো: নোনা চন্দনপুকুর , Classification:ডাঙ্গা, Area:0.00500000 Acre,	Mr Pradip Kumar Ghosh
L16	LR Plot No:- 349, LR Khatian No:- 8052	Owner:রিনু পাল , Gurdian:গৌতম পাল, Address:দেশবন্ধু রোড,পো: মধ্যমগ্রাম বাজার , Classification:ডাঙ্গা, Area:0.00500000 Acre,	Mrs Rinku Paul

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza:
Humaipur, JI No: 52, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L12	LR Plot No:- 348, LR Khatian No:- 8052	Owner:রিনু পাল , Gurdian:গৌতম পাল, Address:দেশবন্ধু রোড,পো: মধ্যমগ্রাম বাজার , Classification:বাগান, Area:0.00380000 Acre,	Mrs Rinku Paul

Endorsement For Deed Number : I - 190407081 / 2024

On 16-05-2024

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 13:30 hrs on 16-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ,.

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 24,88,000/-

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

Execution is admitted on 16/05/2024 by 1. Mrs Nipa Ghosh, Daughter of Mr Tarak Nath Ghosh, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 2. Mrs Rinku Paul, Wife of Mr Goutam Paul, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 3. Mr Pradip Kumar Ghosh, Son of Late Paresh Chandra Ghosh, P.O: Nona Chandan Pukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business, 4. Mrs Sampa Prodhon, Wife of Mr Bijoy Pradhan, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

Execution is admitted on 16-05-2024 by Mr Jitendra Kumar Singh, Authroised Signatory, Lemongrass Realtors Private Limited (Private Limited Company), DIAOMOND HARBOUR ROAD, City:- Diamond Harbour, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakshmikanta Halder, , , Son of Mr Madhu Halder, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,964.00/- (A(1) = Rs 24,880.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 24,880/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 12:23PM with Govt. Ref. No: 192024250047783818 on 15-05-2024, Amount Rs: 24,880/-, Bank: SBI EPay (SBlePay), Ref. No. 8700265516623 on 15-05-2024, Head of Account 0030-03-104-001-16

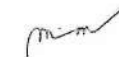
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,520/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 99,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3564, Amount: Rs.10.00/-, Date of Purchase: 15/04/2024, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 12:23PM with Govt. Ref. No: 192024250047783818 on 15-05-2024, Amount Rs: 99,510/-, Bank: SBI EPay (SBlePay), Ref. No. 8700265516623 on 15-05-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 399018 to 399039
being No 190407081 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.25 14:20:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 25/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.