

7155/2024

7082/2024



असिबद्ध पश्चिम बंगाल WEST BENGAL



96AB 433091

16/5
117776/2024
6.66
7085500/2024

Certified that the Document is admitted of 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

UTZSHO HOUSING DEVELOPMENT PRIVATE LIMITED, (PAN - AABCU8677M), 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. 6229 in respect of land measuring an area of 6.66 Decimals more or less together with 820 Sq.Ft. single storied pucca building standing thereon, lying and situated at Mouza- Abdalpur, J.L. No. 53, Touzi No. 146, comprised in R.S. and L.R. Dag Nos. 322 and 322/1145, under R.S. Khatian No. 302, P.S. Madhyamgram, District: North 24 Parganas and within the local limits of Madhyamgram Municipality, morefully described in 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, North 24 Parganas, 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. 6328, 6326, 6325 and 6327.



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



192024250047761518

GRN Details

GRN:	192024250047761518	Payment Mode:	SBI Epay
GRN Date:	15/05/2024 12:16:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9774995154945	BRN Date:	15/05/2024 12:16:38
Gateway Ref ID:	0841310567	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	150520242004776150	Payment Init. Date:	15/05/2024 12:16:16
Payment Status:	Successful	Payment Ref. No:	2001177762/5/2024
[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:	2001177762/5/2024
Dept Ref ID/DRN:	2001177762/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001177762/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	305483
2	2001177762/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	76373
3	2001177762/5/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	1032
Total				382888

IN WORDS: THREE LAKH EIGHTY TWO THOUSAND EIGHT HUNDRED EIGHTY EIGHT ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150520242004776150

GRIPS Payment Detail

GRIPS Payment ID:	150520242004776150	Payment Init. Date:	15/05/2024 12:16:16
Total Amount:	382888	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9774995154945	BRN Date:	15/05/2024 12:16:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

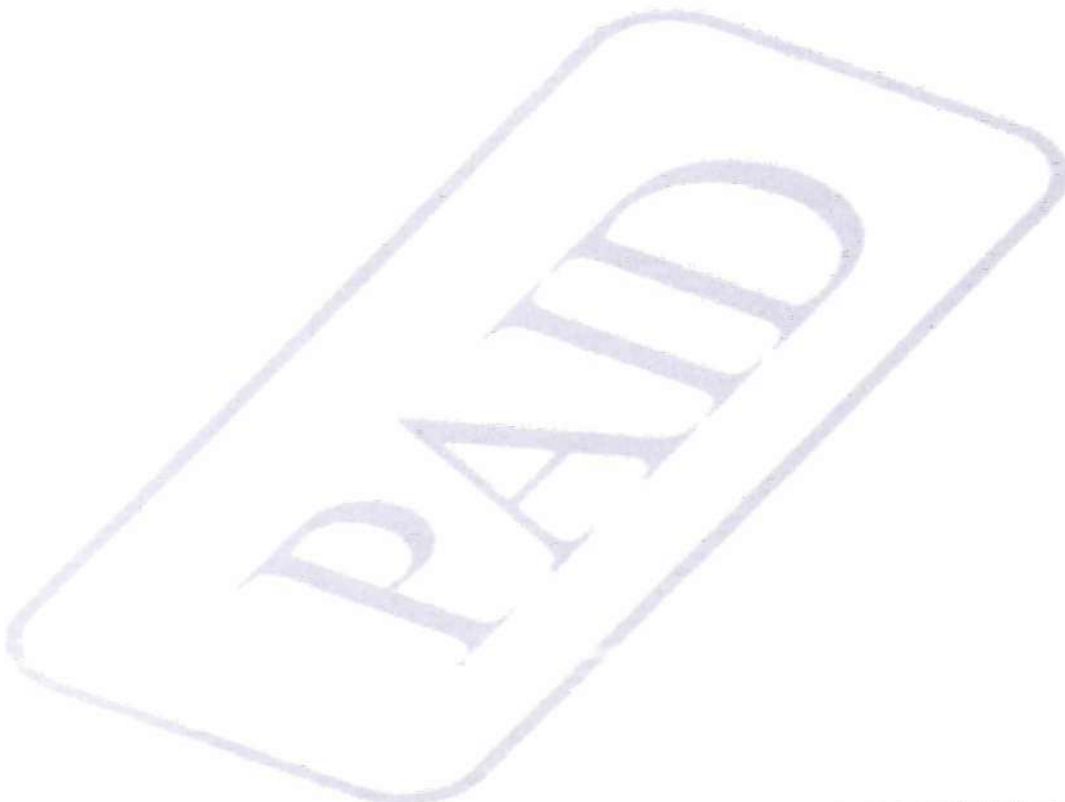
Depositor's Name: Mr RAVI KHAITAN
Mobile: 9830339883

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250047761518	Directorate of Registration & Stamp Revenue	382888
Total			382888

IN WORDS: THREE LAKH EIGHTY TWO THOUSAND EIGHT HUNDRED EIGHTY EIGHT ONLY.

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



AND WHEREAS by virtue of aforesaid deed Being No. 12854 for the year of 2023 Nipa Ghosh, Rinku Paul, Pradip Kumar Ghosh & Sampa Prodhan 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.70,12,000/- (Rupees Seventy Lakh Twelve 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.70,12,000/- (Rupees Seventy Lakh Twelve 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 **5.16 Decimal** more or less in **R.S.** and **L.R. Dag No.322** and land measuring an area of **1.50 Decimal** more or less in **R.S.** and **L.R. Dag No.322/1145** together with a single storey building measuring 820 Sq.Ft. standing thereon, lying and situated at Mouza- Abdalpur, J.L. No. 53, under L.R. Khatian Nos.6328, 6326, 6325 and 6327, 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. 322 (Decimal)	L.R. Dag No.322/1145 (Decimal)
Nipa Ghosh	6328	1.2900	0.3750
Sampa Prodhan	6327	1.2900	0.3750
Pradip Kumar Ghosh	6325	1.2900	0.3750
Rinku Paul	6326	1.2900	0.3750
Total		5.1600	1.5000

Subject dags are butted and bounded as follows:

L.R. Dag No.	North	South	East	West
322	Mouza- Humaipur- Dag No.349	Badu Road	Dag No.322/1145	Dag No.322/1115
322/1145	Mouza- Humaipur- Dag No.348	Badu Road	Dag No.323	Dag No.322

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. Ganjam Paul
C/o: Nitya Gopal Paul
Madhyamgram Dagh
Bamdhon Road
Kolkata 700130

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

Drafted by me:
Soham Basu
Alipore Judges court
F/2388/2031/2019.

1. Nipa Ghosh

2. Rinku Paul.

3. Pradip Kumar Ghosh

4. Sampra Phodham

SIGNATUR OF THE VENDORS

Utzsho Housing Development Private Limited
Tutender Kr Singh
Authorised Signatory

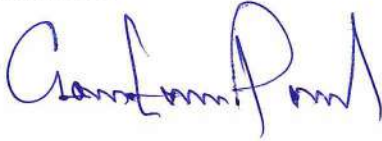
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

Received from Purchaser the sum of Rs.70,12,000/- (Rupees Seventy Lakh Twelve 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	507418 ICICI Bank	17,53,000/-
2	Rinku Palu	15.05.2024	507416 ICICI Bank	17,53,000/-
3	Pradip Kumar Ghosh	15.05.2024	507417 ICICI Bank	17,53,000/-
4	Sampa Prodhan	15.05.2024	507419 ICICI Bank	17,53,000/-
Total				70,12,000/-

Witnesses:

1. 

1. Nipa Ghosh

2. Rinku Paul.

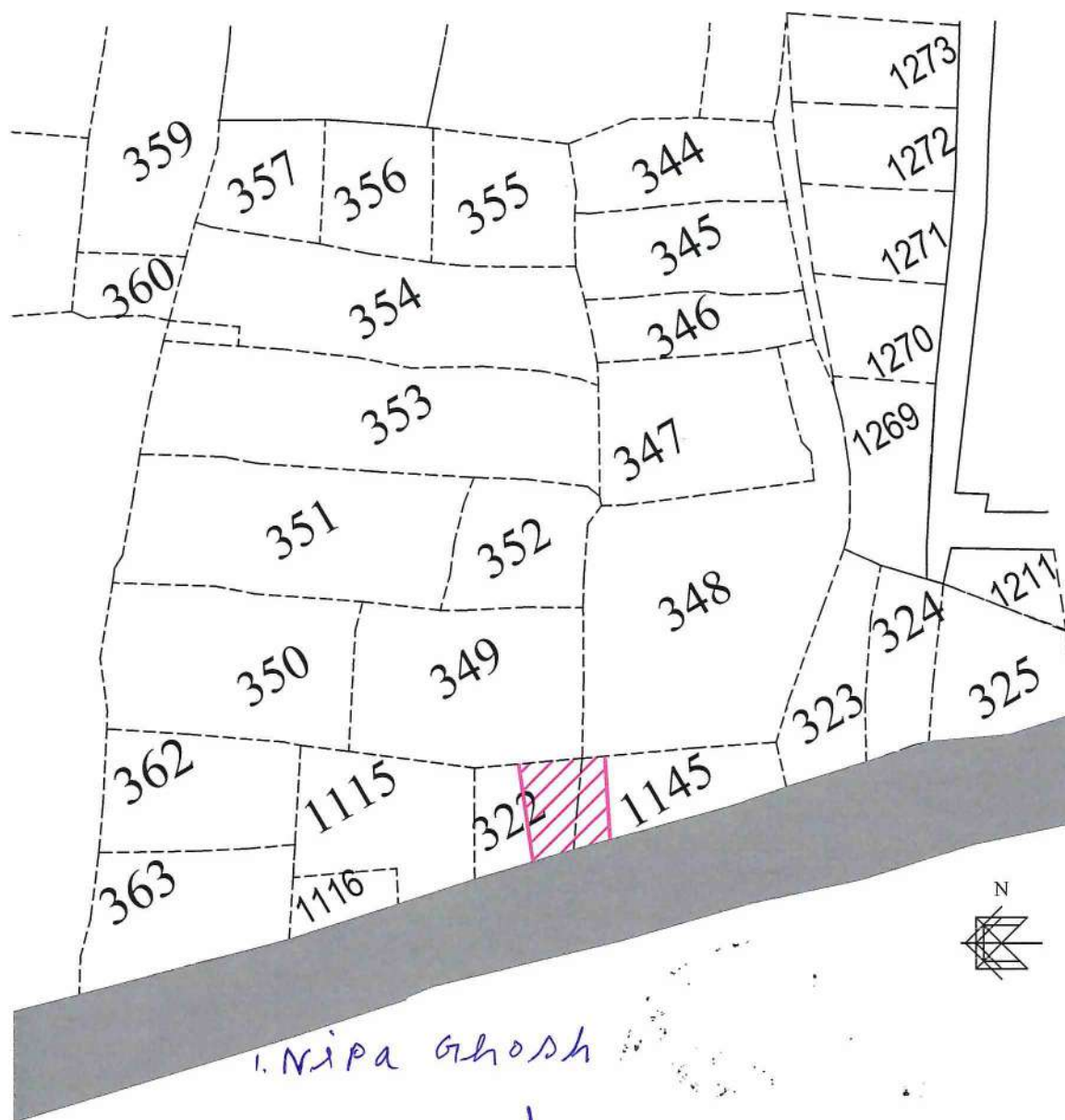
3. Pradip Kumar Ghosh

2. Tarak Nath Ghosh

4. Sampa Prodhan

Signature of the Receivers as Vendors

SITE PLAN OF APPROX 6.66 DECIMAL SPREAD OVER L.R DAG NO. 322, 322/1145, IN MOUZA -ABDALPUR, J.L - 53, L. R. KHAITAN - 6325,6326,6327, 6328, P.S - BARASAT, UNDER MADHYAMGRAM MUNICIPALITY, WARD NO. 4, NORTH 24 PGNS



1. Nipa Ghosh
2. Rinken Paul,
3. Praadip Kumar Ghosh
4. Sampat Pradhan
VENDOR(S)

Utzsho Housing Development Private Limited

Titender K. 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					



Rindia Paul

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



Pradip Kumar Ghosh

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



Sampa Pradhan

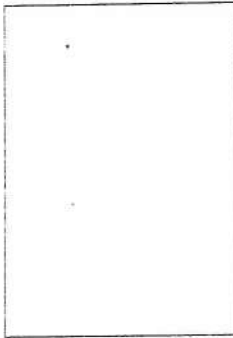
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

SPECIMEN FORM FOR TEN FINGER PRINTS



Jitendra Kr Singh

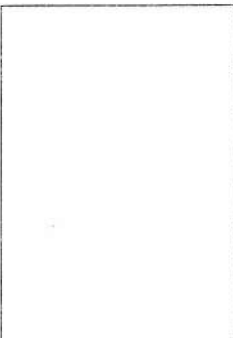
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	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-1904-07082/2024	Date of Registration	16/05/2024
Query No / Year	1904-2001177762/2024	Office where deed is registered	
Query Date	10/05/2024 4:48:40 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	[0101] Sale, Sale Document		
Set Forth value	Rs. 70,12,000/-		
Stamp duty Paid(SD)	Rs. 70,65,500/-		
Rs. 3,05,493/- (Article:23)	Registration Fee Paid		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Rs. 76,373/- (Article:A(1))		

Land Details :

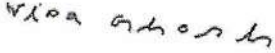
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Abdalpur, Pin Code : 700129

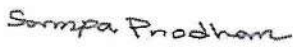
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-322 (RS :-)	LR-6328	Bastu	Bastu	1.29 Dec	12,63,000/-	12,63,000/-	Width of Approach Road: 20 Ft.,
L2	LR-322 (RS :-)	LR-6327	Bastu	Bastu	1.29 Dec	12,63,000/-	12,63,000/-	Width of Approach Road: 20 Ft.,
L3	LR-322 (RS :-)	LR-6325	Bastu	Bastu	1.29 Dec	12,63,000/-	12,63,000/-	Width of Approach Road: 20 Ft.,
L4	LR-322 (RS :-)	LR-6326	Bastu	Bastu	1.29 Dec	12,63,000/-	12,63,000/-	Width of Approach Road: 20 Ft.,
L5	RS-322/1145	RS-302	Bastu	Bastu	0.375 Dec	3,65,000/-	3,65,000/-	Width of Approach Road: 10 Ft.,
L6	RS-322/1145	RS-302	Bastu	Bastu	0.375 Dec	3,65,000/-	3,65,000/-	Width of Approach Road: 20 Ft.,
L7	RS-322/1145	RS-302	Bastu	Bastu	0.375 Dec	3,65,000/-	3,65,000/-	Width of Approach Road: 20 Ft.,
L8	RS-322/1145	RS-302	Bastu	Bastu	0.375 Dec	3,65,000/-	3,65,000/-	Width of Approach Road: 20 Ft.,
	TOTAL :				6.66Dec	65,12,000 /-	65,12,000 /-	
	Grand Total :				6.66Dec	65,12,000 /-	65,12,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	820 Sq Ft.	5,00,000/-	5,53,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 820 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		820 sq ft	5,00,000 /-	5,53,500 /-	

Seller Details :

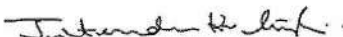
SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mrs Nipa Ghosh Daughter of Mr Tarak Nath Ghosh Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	Photo  16/05/2024	Finger Print  LTI 16/05/2024	Signature  16/05/2024
City:- 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 Date of Birth: XX-XX-1XX1 , PAN No.: buxxxxxx3p, Aadhaar No: 44xxxxxxxxx2061, Status : Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
2	Name 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	Photo  16/05/2024	Finger Print  LTI 16/05/2024	Signature  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 Date of Birth: XX-XX-1XX2 , PAN No.: caxxxxxx3r, Aadhaar No: 59xxxxxxxxx0827, Status : Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				

3	Name 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	Photo  16/05/2024	Finger Print  LTI 16/05/2024	Signature  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 Date of Birth:XX-XX-1XX8 , PAN No.: agxxxxxx8d, Aadhaar No: 32xxxxxxxx0491, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
4	Name Mrs Sampa Prodhan 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	Photo  16/05/2024	Finger Print  LTI 16/05/2024	Signature  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 Date of Birth:XX-XX-1XX3 , 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 :

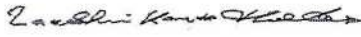
Sl No	Name,Address,Photo,Finger print and Signature
1	Utzsho Housing Developement Private Limited City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.: aaxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	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	 May 16 2024 2:50PM	 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, Date of Birth:XX-XX-1XX0 , PAN
No.:: ENxxxxxx8k, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Utzsho
Housing Developement Private Limited (as Authorised 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	16/05/2024
Identifier Of Mrs Nipa Ghosh, Mrs Rinku Paul, Mr Pradip Kumar Ghosh, Mrs Sampa Prodhan, Mr Jitendra Kumar Singh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nipa Ghosh	Utzsho Housing Developement Private Limited-1.29 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sampa Prodhan	Utzsho Housing Developement Private Limited-1.29 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	Utzsho Housing Developement Private Limited-1.29 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rinku Paul	Utzsho Housing Developement Private Limited-1.29 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nipa Ghosh	Utzsho Housing Developement Private Limited-0.375 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rinku Paul	Utzsho Housing Developement Private Limited-0.375 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	Utzsho Housing Developement Private Limited-0.375 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sampa Prodhan	Utzsho Housing Developement Private Limited-0.375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nipa Ghosh	Utzsho Housing Developement Private Limited-205.00000000 Sq Ft
2	Mrs Rinku Paul	Utzsho Housing Developement Private Limited-205.00000000 Sq Ft
3	Mr Pradip Kumar Ghosh	Utzsho Housing Developement Private Limited-205.00000000 Sq Ft
4	Mrs Sampa Prodhan	Utzsho Housing Developement Private Limited-205.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Abdalpur, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 322, LR Khatian No:- 6328	Owner:নীপা ঘোষ , Gurdian:ভারকনাথ ঘোষ, Address:গোরাপিয়া পার্ক ,পো: মধ্যমগ্রাম , Classification:বালু, Area:0.01290000 Acre,	Mrs Nipa Ghosh
L2	LR Plot No:- 322, LR Khatian No:- 6327	Owner:সম্পা প্রদান , Gurdian:বিজয় প্রদান, Address:শ্রীনগর ১নং,পো: মধ্যমগ্রাম , Classification:বালু, Area:0.01290000 Acre,	Mrs Sampa Prodhan

L3	LR Plot No:- 322, LR Khatian No:- 6325	Owner:প্রদীপ কুমার ঘোষ , Gurdian:পরেশ চন্দ্র ঘোষ, Address:৬/৩ সুকান্ত সরণী পোঃ নোয়া চন্দনপুর , Classification:বাস্ত, Area:0.01290000 Acre,	Mr Pradip Kumar Ghosh
L4	LR Plot No:- 322, LR Khatian No:- 6326	Owner:রিনু পাল , Gurdian:লৌভম পাল, Address:দেশবন্ধু রোড,পোঃ মধ্যমগ্রাম বাজার , Classification:বাস্ত, Area:0.01290000 Acre,	Mrs Rinku Paul
L5	RS Plot No:- 322/1145, RS Khatian No:- 302		Seller is not the recorded Owner as per Applicant.
L6	RS Plot No:- 322/1145, RS Khatian No:- 302		Seller is not the recorded Owner as per Applicant.
L7	RS Plot No:- 322/1145, RS Khatian No:- 302		Seller is not the recorded Owner as per Applicant.
L8	RS Plot No:- 322/1145, RS Khatian No:- 302		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190407082 / 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 14:28 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 70,65,500/-

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 Prodhan, 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, Authorised Signatory, Utzsho Housing Development Private Limited (Private Limited Company), City:- Not Specified, 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 70,739.00/- (A(1) = Rs 70,655.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 76,373/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 12:16PM with Govt. Ref. No: 192024250047761518 on 15-05-2024, Amount Rs: 76,373/-, Bank: SBI EPay (SBlePay), Ref. No. 9774995154945 on 15-05-2024, Head of Account 0030-03-104-001-16

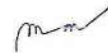
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,82,620/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 3,05,483/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3565, 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 12:16PM with Govt. Ref. No: 192024250047761518 on 15-05-2024, Amount Rs: 3,05,483/-, Bank: SBI EPay (SBlePay), Ref. No. 9774995154945 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 399040 to 399062
being No 190407082 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.25 14:21:15 +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.