

17675/2022

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15874/22

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

रु.10

Rs.10



INDIA NON JUDICIAL

5-50 PM
22/12/22

पश्चिम बंगाल WEST BENGAL



2/3451437/22

72AB 601291

State Registrar of Assurances-II
Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 22ND day of December,

Two Thousand & Twenty Two [2022];

Notarized by the State Registrar of Assurances-II, Kolkata. The document is submitted to the Registrar of Assurances-II, Kolkata for registration and the same is being registered.

-BETWEEN-

26 DEC 2022

2718 22/12
250
100
26/12/22

- 9 DEC 2022

2980

Customer
VIII
Rs.
Vender
Place - Ghatawar 4, D. S. R. Office
Dist. - South 24 Parganas.
Mahabub Hasan Paik



Sharmila Tah



7559

Sharmila Tah



7560

Chandrabhaga Roy

Identified by me:

Asit Baran Ghosh 7561

(ASIT BARAN GHOSH)

Advocate
High Court, Calcutta
Son of Late Panchanan Ghosh
Chamber: - 7, Old Post Office
Street, P.S. Hare Street,
P.O.-G.P.O, Kolkata-700001.
Enrollment No- WB/378/1999
Mobile No-98300-78039





Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022003461437/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHANDRALEKHA ROY 3F, SAFFIRE COURT, 74, GOLF CLUB ROAD, City:-, P.O:- TOLLYGUNGE, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Seller		7560 	<i>Chandralekha Roy</i> 22/12/2022
2	Smt SHARMILA TAH 16A, MURAT MAHAL LANE, City:-, P.O:- BURDWAN HEAD, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Buyer		7559 	<i>Sharmila Tah</i> 22/12/2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ASIT BARAN GHOSH Son of Late PANCHANAN GHOSH 7, OLD POST OFFICE, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Smt CHANDRALEKHA ROY, Smt SHARMILA TAH		7561 	Asit Baran Ghosh 22/12/2022

(Satyajit Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



161220222021782508

GRIPS Payment Detail

GRIPS Payment ID:	161220222021782508	Payment Init. Date:	16/12/2022 09:30:58
Total Amount:	861277	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Counter Payment
BRN:	16122022004	BRN Date:	16/12/2022 00:00:00
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mrs SHARMILA TAH
Mobile:	9332100592

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230217825092	Directorate of Registration & Stamp Revenue	861277
Total			861277

IN WORDS: EIGHT LAKH SIXTY ONE THOUSAND TWO HUNDRED SEVENTY SEVEN 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



192022230217825092

GRN Details

GRN:	192022230217825092	Payment Mode:	Counter Payment
GRN Date:	16/12/2022 09:30:58	Bank/Gateway:	HDFC Bank
BRN :	16122022004	BRN Date:	16/12/2022 00:00:00
GRIPS Payment ID:	16122022021782508	Payment Init. Date:	16/12/2022 09:30:58
Payment Status:	Successful	Payment Ref. No:	2003461437/1/2022
[Query No./Query Year]			

Depositor Details

Depositor's Name:	Mrs SHARMILA TAH
Address:	16A. MURAT MAHAL LANE, P.O. BARDDHAMAN HEAD, P.S. BARDDHAMAN, PIN-713101
Mobile:	9332100592
Period From (dd/mm/yyyy):	16/12/2022
Period To (dd/mm/yyyy):	16/12/2022
Payment Ref ID:	2003461437/1/2022
Dept Ref ID/DRN:	2003461437/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003461437/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	717721
2	2003461437/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	143556
Total				861277

IN WORDS: EIGHT LAKH SIXTY ONE THOUSAND TWO HUNDRED SEVENTY SEVEN ONLY.



SMT. CHANDRALEKHA ROY, daughter of Sri Sudhamoy Basu, wife of Sri Sudipta Roy, [having her PAN: AACPR8376A, AADHAAR NO. 9940 8915 6041 & MOBILE NO. 92057-29780] by faith-Hindu, by occupation-Housewife, by Nationality-Indian, resident of 3F, Saffire Court, 74, Golf Club Road, P.S. & P.O. Tollygunge, Kolkata- 700033, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless repugnant to the context shall deem to have include her heirs, successor, Legal Representatives and assigns) of the **ONE PART**;

-A N D-

SMT. SHARMILA TAH, wife of Sri. Goutam Tah, [having her PAN: ADHPT9863E, AADHAAR NO. 4290 6152 8635 & MOBILE NO. 93322-17515], by faith Hindu, by occupation-Housewife, by Nationality-Indian, resident of 16 A, Murat Mahal Lane, P.S. Burdwan, P.O. Burdwan Head Post office, District : Purba Burdwan, PIN- 713101, West Bengal, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context shall deem to have include her heirs, successor, Legal Representatives and assigns) of the **OTHER PART**.

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance:

ALL THAT piece and parcel of a Bastu Land admeasuring an area about **3976 Sq. Ft.**, Together with a two storied building thereon, measuring in aggregate an area about **2800 Sq. Ft.** (1400 sq. ft. in the Ground floor and 1400 Sq. ft. in the First floor), appertains to L.R. Khatian No. 3720, R.S. Plot No. 7271 (Part), L.R. Plot No. 6379, Mouza-Radhanagar, J.L. No. 39, Holding No. 43, Mohalla-Kachari Road,



8

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 DEC 2022

to 226, being Deed No. 6275 for the year 1962, (hereinafter referred to as the "said property").

AND WHEREAS the said **Prabodh Ranjan Kar** a Hindu and Governed by the Dayabhaga School of Hindu Law died intestate in the year 1975, leaving behind his widow namely **Smt. Anita Kar**, his son **Sri Probal Ranjan Kar**, and his only daughter **Smt. Bharati Basu (Nee Kar)** as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of said **Late Prabodh Ranjan Kar**, in the said property, free from all encumbrances.

AND WHEREAS the said **Anita Kar** a Hindu and Governed by the Dayabhaga School of Hindu Law died intestate on 21st January, 1999, leaving behind her son **Sri Probal Ranjan Kar**, and her only daughter **Smt. Bharati Basu (Nee Kar)** as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of said **Late Anita Kar**, in the said property, free from all encumbrances.

AND WHEREAS while seized possessed of the said property, the said **Probal Ranjan Kar** a Hindu and Governed by the Dayabhaga School of Hindu Law died intestate on 14th June, 2009, as bachelor without having any issue, as such his share, right title interest which he inherited from his parents, has devolved upon his sister **Smt. Bharati Basu (Nee Kar)**, as per provision of the Hindu Succession Act, 1956.

AND WHEREAS the said **Smt. Bharati Basu (Nee Kar)** had been seized and possessed of or otherwise entitled to the said property upon paying the municipal and other Taxes as an absolute owner thereof.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

22 DEC 2022

AND WHEREAS while seized, possessed & occupied of the said property by the said Bharati Basu, one Ramendra Sundar Mondal had filed a case before the Learned District Judge's Court at Burdwan for obtaining probate of a false, fabricated and manufactured "Will" dated 06th February, 2009 allegedly executed by said Late Probal Ranjan Kar, thereby allegedly conveying his undivided proportionate share in the said property in favour of said Ramendra Sundar Mondal. The said Bharati Basu (Since deceased) contested the said probate proceeding being **O.S. (Will) Case No. 5 of 2011**, whereby the Ld. Additional District Judge, 5th Court, Burdwan, has dismissed the prayer of the said Mr. Ramendra Sundar Mondal.

AND WHEREAS afterwards the said Ramendra Sundar Mondal has been preferred an appeal being No. F.A.T No. 92 of 2013, renumbered as. F.A. 95 of 2022 alongwith an application being C.A.N. No. 3535 of 2013 before the Hon'ble High Court, Calcutta (Division Bench) against the judgment and Order dated 31st January, 2013 in **O.S. (WILL) CASE NO. 05 of 2011/12 of 2010**, passed by the Ld. Additional District Judge, 5th Court, Burdwan.

AND WHEREAS after perusal the case record their Lordships the Hon'ble Justice Soumen Sen and Hon'ble Justice Uday Kumar of Hon'ble High Court, Calcutta has been dismissed the said Appeal being F.A. No. 95 of 2022 dated 29.09.2022 with cost assessed of Rs. 30,000/- with a direction to pay the said amount in favour of the State Legal Services Authority to utilize for legal awareness.



AND WHEREAS the said Bharati Basu (the Vendor therein), being desirous of disposing off the Said property, entered into an agreement dated the **01st day of March, 2013**, for sale of the Said property with the Purchaser herein on the terms and conditions mentioned therein. (the "**SALE AGREEMENT**").

AND WHEREAS subsequently the said Bharati Basu died intestate on **07th March, 2022** leaving behind her daughter namely Smt. Chandralekha Roy, the Vendor herein, as her only legal heiress and successor, who became the sole and absolute owner of the aforesaid property morefully and particularly described in the schedule herein below as per provision of the Hindu Succession Act, 1956.

AND WHEREAS since the death of said Bharati Basu, her daughter Smt. Chandralekha Roy has been seized and possessed of or otherwise entitled to the said property. Be it mentioned that the Ground Floor of the said property is occupied by a tenant since July 1988.

AND WHEREAS the purchaser have since paid the entire consideration payable under the Sale Agreement to mother of the said Vendor herein and upon such payment the Purchaser has requested the present Vendor to execute the Deed of conveyance of the Said subject Property in favour of the purchaser and pursuant thereto the vendor is executing this Deed of Conveyance for sale and/or transfer of the Said Property specifically described in the schedule herein below in favour of the Purchaser herein.



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

In pursuance of the agreement and in consideration of the said sum of or be appurtenant thereto at the present highest market price of **Rs. 30,10,000/- (Rupees : -Thirty Lakhs and Ten Thousand Only)** in full paid by the purchaser to the vendor (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the Vendor doth hereby absolutely and indefeasibly grant, transfer, sell, convey, assign and assure unto the purchaser All That piece and parcel of a plot of bastu land admeasuring an area about **3976 Sq. Ft.**, more or less along with a two storied building thereon, measuring in aggregate an area about **2800 Sq. ft.** more or less (1400 sq. ft. more or less in the Ground floor and 1400 Sq. ft. more or less in the First floor), appertains to L.R. Khatian No. 3720, R.S. Plot. No. 7271 (part), L. R. plot No. 6379, Mouza-Radhanagar, J.L. No. 39, Holding No. 43, Mohalla- Kachari Road, within the limits of Burdwan Municipality Ward No. 9, P.S. Burdwan, P.O. Burdwan Head Post Office, Dist. Purba Burdwan, PIN-713101, West Bengal, **And** having postal address 54/1, Kachari Road, District-Burdwan, PIN-713101, West Bengal **TOGETHER WITH** all the estate right, title and interest of the said First Schedule property and every part thereof delineated in the site map or plan annexed hereto as part and parcel of this Indenture **TOGETHER WITH** yard, water, water courses ways, paths and passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present right, light, liberties, privileges, easements, advantages, emoluments, appendages and appurtenances whatsoever thereunto belonging or held or in anywise



appertaining or usually used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds writings and evidences of title whatsoever is anywise exclusively relating to or concerning the said land and premises **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever as and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges liens lispendens claims demands liabilities and trust whatsoever but never the less subject to payment of rents and taxes applicable.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER THAT:-

1. The interest which the present vendor doth hereby profess to transfer subsists and that the Vendor has the right full power and absolute authority to grant sell convey transfer assign and assure unto the purchaser ownership entitlements right, title and interest in the said property together with the all benefits and rights in the manner aforesaid property.
2. The purchaser shall hold the scheduled mentioned property free and clear and freely and clearly and absolutely be acquitted, exonerated and forever released and discharged or otherwise by the owner and will be sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title, charges, rates, bills, taxes, dues, encumbrances whatsoever had, made, executed, suffered and occasioned by the owner or by respect of the said property.



1
ADDITIONAL REGISTRAR
FACULTY OF LAW, KOLKATA
22 DEC 2019

3. The purchaser shall mutate her name in the concerned assessment department in respect of the scheduled mentioned property hereby conveyed in accordance with law and further the purchaser shall be liable to pay the taxes to the concerned Municipality for the said property hereby conveyed to the appropriate authorities from this the date of Deed of Conveyance and to mutate her name for the said property in the records of Concerned Municipality as well as L.R. record in time.
4. The purchaser shall also be entitled to sell, mortgage, lease, or otherwise alienate the scheduled property hereby conveyed subject to the terms herein contained to anybody without the consent of the vendor or her any legal heirs.
5. That the scheduled mentioned property hereunder conveyed is not a subject matter of any litigation and the property hereunder conveyed has not been attached in any civil, criminal or revenue proceeding and no notice for acquisition of the premises in the question has been issued in any acquisition proceeding.
6. The purchaser shall not be liable for payment of any arrear of taxes, dues or outgoings prior to taking over the possession of the said property hereby conveyed.
7. The Vendor or her any legal heir or heirs shall no right, title interest in the property after execution of the Deed of Conveyance in any manner whatsoever from the purchaser herein.



8. That the scheduled mentioned property is free from all sorts of encumbrances, charges, liens, lispendens, attachments, Thika, trusts, Debutter, liabilities, whatsoever and the owner have clear and marketable title in respect of the said property.
9. That there is no legal bar or impediment upon the vendor for the purpose of transfer of the scheduled mentioned property and the vendor is lawfully and legally entitled to sell, convey and transfer the same to the intending purchaser or purchaser.
10. After registering the same the present intending purchaser shall have right to sell, convey and transfer the same to the intending Purchaser without permission of the present vendor/owner.
11. That the scheduled mentioned property is not subject to any attachment under the Public Demand Recovery Act or under any law for the time being in force as per the best knowledge of the Vendor.
12. That the scheduled mentioned property or any part thereof is not under any proceeding threat, liability or acquisition or requisition and also therein no notice of the acquisition and requisition in respect of the property and there is no suit or case lying any courts and/or Department.
13. That the vendor has not entered into any Agreement for Sale or ease etc. and there is no such agreement or agreements in respect of the said property with any person or persons.



1

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 DEC 2022

14. That the aforesaid property more particularly described in the schedule herein below is free from all sorts of encumbrances whatsoever and howsoever.

AND THAT THE PURCHASER DOTH HEREBY AGREES AND DECLARE THAT:-

1. The purchaser shall not do or cause to be done any act and deed whereby the security of the said building or the premises or any part thereof may be jeopardized.
2. The purchaser shall have the right to transfer absolutely or by way of deed of conveyance, mortgage or lease, gift or to induct tenant otherwise the whole or any part of the said property together with rights of ingress and egress of the said property and said building, which is morefully described in the schedule hereunder written.
3. That the vendor shall pay all the Municipal Taxes of the said premises up to the date of handing over possession of the said property to the purchaser and on and from the date of handing over possession of the said property by the vendor to the purchaser, thereafter the purchaser shall be liable to pay all Municipal Tax and other Taxes of the said property to the Concerned Municipality, free from all encumbrances.
4. That the Purchaser shall bear the cost of stamp duty and other charges and expenses for Registration regarding the schedule mentioned property.



1
ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA
22 DEC 2022

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a bastu land admeasuring an area about **3976 (Three Thousand Nine Hundred Seventy Six) Sq. Ft.** more or less, **TOGETHER WITH** a two storied building standing thereon, measuring in aggregate an area about **2800 (Two Thousand Eight Hundred) Sq. Ft.** more or less, (**1400 Sq. Ft.** more or less, on the Ground Floor and **1400 Sq. Ft.** more or less, on the First Floor, with Cemented Flooring and 60 years Old, respectively), appertains to L.R. Khatian No. 3720, R.S. Plot. No. 7271 (part), L.R. Plot No. 6379, Mouza-Radhanagar, J.L. No. 39, Holding No. 43, Mohalla- Kachari Road, within the limits of Burdwan Municipality Ward No. 9, P.S. Burdwan, P.O. Burdwan Head Post Office, Dist. Purba Burdwan, PIN-713101, West Bengal, **And** having postal address 54/1, Kachari Road, District-Burdwan, **PIN-713101, TOGETHER WITH** yard, water, water courses Ways, paths and passage thereto belonging or held or occupied herewith or whatsoever and every manner of former and present right light liberties privileges easements advantages emoluments appendages and appurtenances whatsoever hereto, particularly delineated in the site map or plan annexed herewith as part and parcel of this Indenture, which is butted and bounded under as follows:

ON THE NORTH	:	By 24 Ft" wide Kachari Road;
ON THE SOUTH	:	By House of Sri. Birbhadra Saha (L.R. 6378);
ON THE EAST	:	By 11 Ft" wide Municipal Road;
ON THE WEST	:	By 25 ft" wide entrance road of Municipal Girls' High School (L.R. 6073);

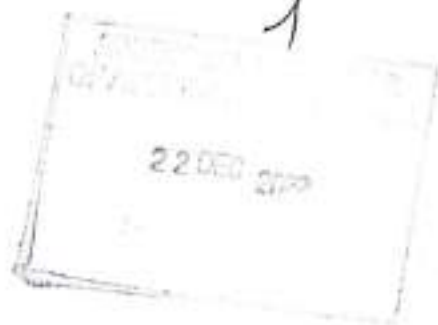
IN WITNESS WHEREOF
respective hands

Sealed, signed

Vendor & Pu

Witnesses

1.



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

Sealed, signed and delivered by the

Vendor & Purchaser in presence of:

Witnesses: -

1. *Susmit Kumar Roy*
84 Hare St. K.D.

Chandvallek Roy
VENDOR

2. *Goutam Tal*
16A Murat Mahal Lane
Near Bichata,
Burdwan.

Sharmila Tal
PURCHASER

Drafted by me :

ASIT + Baran Ghosh

ASIT BARAN GHOSH

Advocate

High Court, Calcutta

Enrollment No. WB/578/1999

Mobile No. 98300-78039



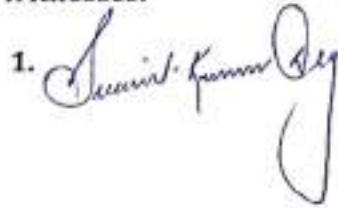
RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs. 30,10,000/- (Rupees :- Thirty Lakhs and Ten Thousand Only)** towards full and final payment of the consideration for sale of the Said property above referred hereto, in the following manner:

SL NO.	MODE OF PAYMENT	PARTICULARS	AMOUNT
1.	By Cash	Dated 01.03.2013	10,000.00
2.	By Cheque	Being No. 386215, dated 21.05.2013 drawn on HDFC Bank, Birhata Branch, Burdwan.	10,00,000.00
3.	By Cheque	Being No. 386216, dated 22.05.2013 drawn on HDFC Bank, Birhata Branch, Burdwan.	10,00,000.00
4.	By Cheque	Being No. 386223, dated 25.05.2013 drawn on HDFC Bank, Birhata Branch, Burdwan.	10,00,000.00
TOTAL =			30,10,000.00

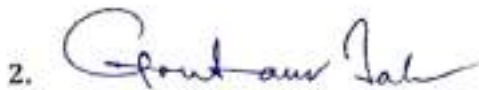
(Rupees: Thirty Lakhs and Ten Thousand Only).

Witnesses:-

1. 



VENDOR

2. 



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर सेवा संख्या कार्ड
Passport Account Number Card

AACPR8376A



नाम / Name
CHANDRALEKHA ROY

पिता का नाम / Father's Name
SUDHAMOY BASU

कार्ड के जारी होने की तिथि / Date of issue of card
30/05/1981

Chandralekha Roy
हस्ताक्षर / Signature

65868

Chandralekha Roy
Chandralekha Roy



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTTITSI,
Plot No. 3, Sector 11, CHD Helipad,
New Mirzapur - 490 434.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/भेजिए :
आयकर सेवा सेवा यूनिट, UTTITSI,
प्लॉट नं. 3, सेक्टर 11, सीडी हेलिपैड,
नई मिरजापुर - 490 434.

Aaykar Samraksh Kendra

Tax Income Tax Related

Queries call Toll Free Nos.

1181

or

1800/801985





भारत सरकार
GOVERNMENT OF INDIA



चंद्रशेखा राय
Chandraksha Roy
जन्म तिथि/DOB: 30/05/1961
महिला / FEMALE
9940 8915 6041



मेरा आधार, मेरी पहचान

Chandraksha Roy
Chandraksha Roy



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: सुदीपा राय, 275,
सेक्टर 15 ए, गौतम बुद्ध
नगर **, गौतमबुद्ध नगर,
उत्तर प्रदेश - 201301

Address:

W/O: Sudipta Roy, 275, Sector 15
A, Gautam Buddha Nagar **,
Gautam Buddha Nagar,
Uttar Pradesh - 201301

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



Scanned with OKEN Scanner



Shamila 24



ঠিকানা:

W/O: গৌতম তা,
মুরাতমহাল্লান, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকার
Unique Identification Authority of India

Address:

W/O: Goutam Tah,
MURATMAHALLANE, Burdwan,
Bardhaman, Burdwan, West
Bengal, 713101

4290 6152 8635



ভারত সরকার
Government of India



শর্মিলা তা

Sharmila Tah

জন্ম তারিখ / DOB : 12/03/1963

মহিলা / Female



4290 6152 8635

Sharmila Tah



7.

Anuradha A.

No. 0041917



FORM 6

ফর্ম ৬

(See Rule 9 of West Bengal Registration of Births and Deaths Rules, 2000)
(পশ্চিমবঙ্গ জন্ম-মৃত্যু রেজিস্ট্রেশন বিধি, ২০০০-এর ৯ নং বিধি দেখুন)Government of West Bengal
(পশ্চিমবঙ্গ সরকার)

No 41917

Department of Health & Family Welfare
(স্বাস্থ্য ও পরিবার কল্যাণ দপ্তর)

CERTIFICATE OF DEATH

(মৃত্যু প্রমাণপত্র)

(Issued under Sec. 12/Sec. 17 of the Registration of Births and Deaths Act, 1969)
(১৯৬৯ সনের জন্ম-মৃত্যু রেজিস্ট্রেশন আইনের ১২/১৭ ধারা অনুযায়ী প্রদত্ত হইল)

This is to certify that the following information has been taken from the original record of death which is in the register for KOLKATA MUNICIPAL CORPORATION of Tollygunge P.S.

KOLKATA District of West Bengal.

এই সনদ নিশ্চিতভাবে জ্ঞাত করা যাইতেছে যে নিম্নবর্ণিত বিবরণী মূল মৃত্যুনিবন্ধ হইতে লওয়া হইয়াছে। উক্ত নথি পশ্চিমবঙ্গ রাজ্যের কলকাতা জেলায়

টোলীগঞ্জ

খানার অন্তর্ভুক্ত কলকাতা পৌরসংস্থের মৃত্যু রেজিস্টারে লিপিবদ্ধ আছে।

Name
(নাম)

BHARATI BASU

Registration No.
(রেজিস্ট্রেশন নং)HG011/2022/004180
(OLD REGN.NO: 4261)Sex (M/F)
(লিঙ্গ (পুরুষ/স্ত্রী))

FEMALE

Age: 86Y 0M 0D
(বয়স)Date of Registration: 08/03/2022
(রেজিস্ট্রেশন তারিখ)Date of Death
(মৃত্যুর তারিখ)

08/03/2022

Place of Death
(যে স্থানে মৃত্যু হইয়াছে)

3F, SAPPHIRE COURT, 74 GOLF CLUB RD., KOLKATA-700033

Name of Father/Husband
(পিতা/স্বামীর নাম)

LATE SUDHAMOY BASU

Permanent Address
of Deceased
(মৃতের স্থায়ী ঠিকানা)3F, SAPPHIRE COURT, 74 GOLF CLUB RD., KOLKATA-700033
W.B.Address of Deceased at the
time of Death
(মৃত্যুর সময়ে মৃতের ঠিকানা)

N/A

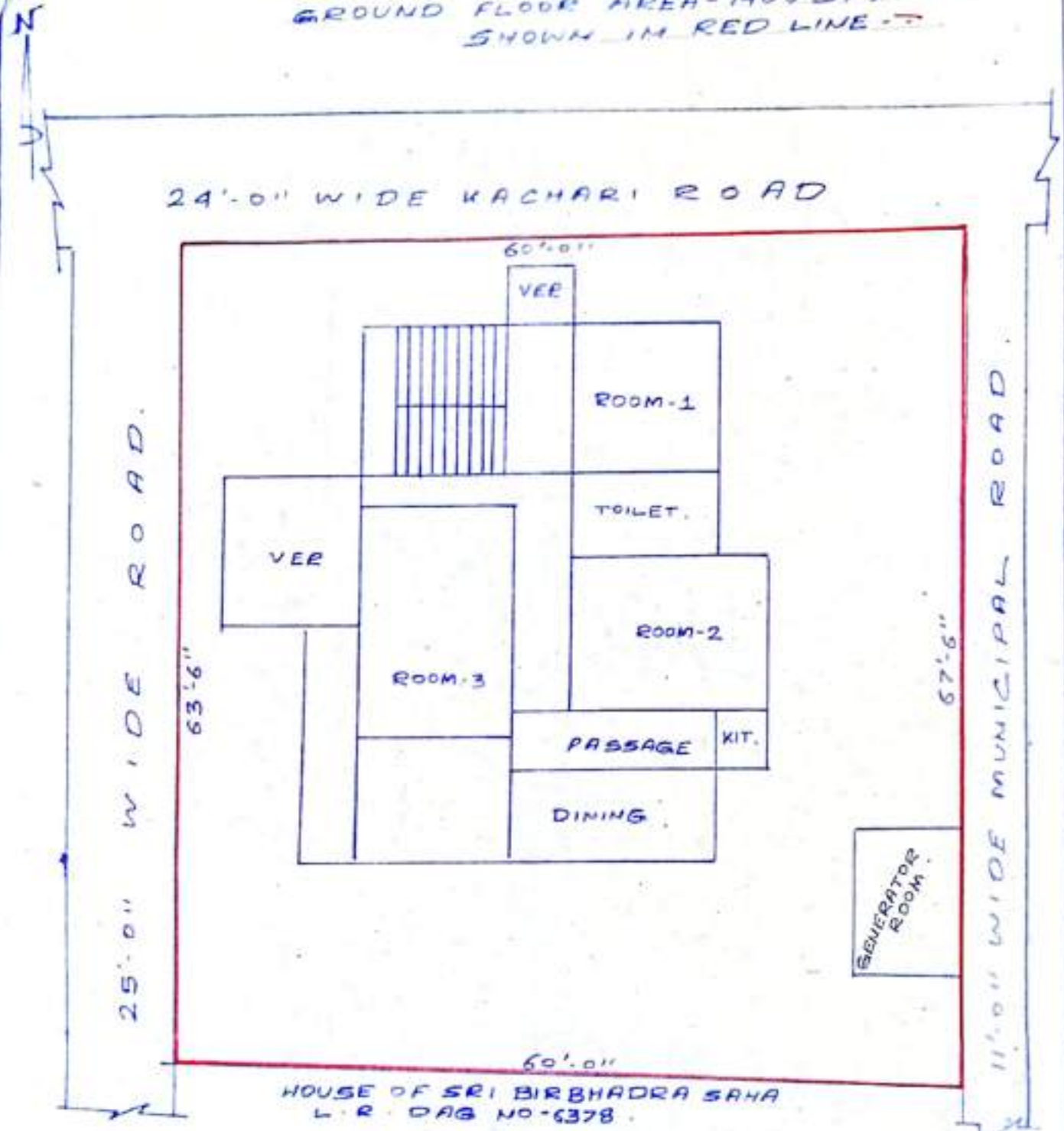
Name of the Mother
of the Deceased
(মৃতের মাতার নাম)

N/A

Signature of the Issuing Authority
with date & Seal
(অধিবসন প্রদানকারী কর্তৃপক্ষের স্বাক্ষর ও মোহর)
08.03.2022
K.M.C.Note: In case of death, no disclosure shall be made of particulars regarding the cause of death as entered in the register. See provision of Section 17(1) of the Registration of Births and Deaths Act, 1969.
(মৃত্যুর রেজিস্ট্রারে লিপিত মৃত্যুর কারণটি প্রকাশ করা যাইবে না। ১৯৬৯ সনের জন্ম-মৃত্যু রেজিস্ট্রেশন আইনের ১৭(১) ধারা দেখুন।)Date of Issue: 08/03/2022
(প্রদানের তারিখ)To authenticate this
(প্রমাণের স্থান)Place of Issue: HG011
(প্রদানের স্থান)Type: M.G.E.C. (T)
(ধরন)To authenticate this death certificate, please visit www.hkgov.in/HKPortal/jsp/DeathRecordSearch
(প্রমাণের স্থান)

SITE PLAN SHOWING ATMOUZA RADHANAGAR, J.L. NO-39, IN
PART OF R-5 PLOT NO-7271, L.R. PLOT NO-6379, UNDER L.R.
KHATIAN NO-3720, WITHIN THE BURDWAN MUNICIPALITY WARD
NO-3, HOLDING NO-43, MOHALLA-KACHARI ROAD, P-5-
BURDWAN, DIST-PURBA BURDWAN.

LAND AREA - 3976.59 FT. ML. WITH
GROUND FLOOR AREA - 1400.59 FT. ML.
SHOWN IN RED LINE.



TRACED BY
S. HALDAR

SUBHAJIT HALDAR
Regd. Plan Maker
Burdwan
Dist. Purba Burdwan

Chanchalla Ray Sharmila Jha
S.G. OF VENDOR S.G. OF PURCHASER

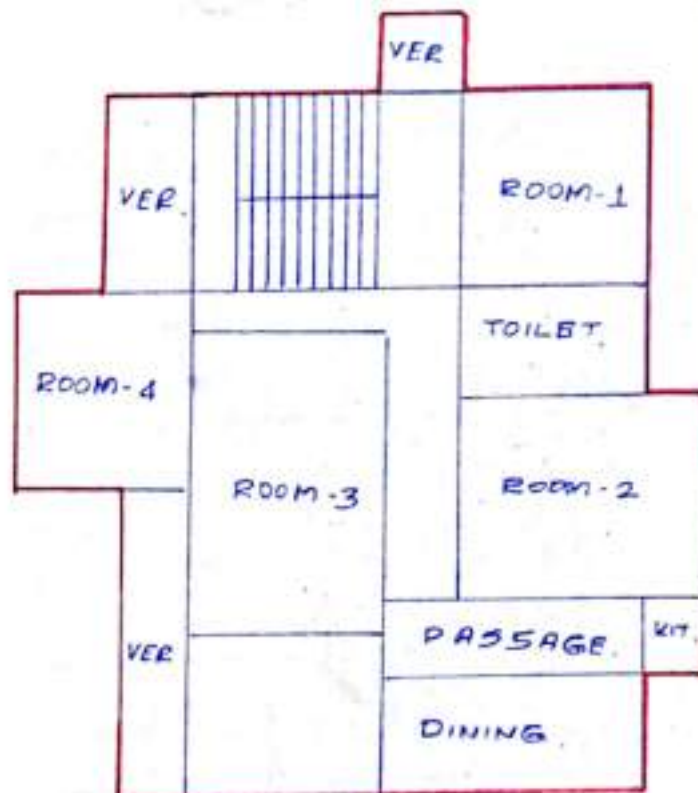
1ST FLOOR
OF R. S. PLOT
3720 WITHIN
ND-43, MOHA
PURA SUR
FI



1
ADDITIONAL REGISTRAR
OF AGRI. & R. NOLKATA
22 DEC 2020

FIRST FLOOR PLAN AT MOUZA - RADHANAGAR, J.L. NO-39, IN PART
OF R.S. PLOT NO-7271, L.R. PLOT NO-6372, UNDER L.R. KHATIAN NO-
3720, WITHIN THE BURDWAN MUNICIPALITY WARD NO-9, HOLDING
NO-43, MOHALLA - KACHARI ROAD, P.S - BURDWAN, DIST -
PURBA BURDWAN

FIRST FLOOR AREA - 1400 SQ. FT. M/L
SHOWN IN RED LINE -



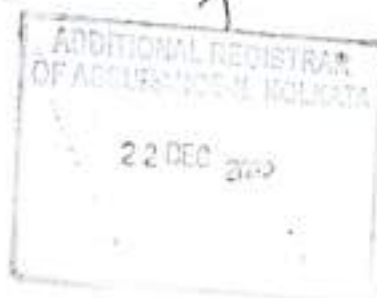
FIRST FLOOR PLAN.

Chandalek Roy
SIG. OF VENDOR

Sharmila Tal
SIG. OF PURCHASER

Subhajit Halder
TRACED BY
S. HALDER

SUBHAJIT HALDAR
Regd. Plan Maker
Burduwan
Regd. No. 1234



SPECIMEN FORM FOR TEN FINGERPRINTS



Chandan Roy

Chandan Roy		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Chandan Roy



Sharmila Jha

Sharmila Jha		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Sharmila Jha



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
22 DEC 2022

 **BAR ASSOCIATION HIGH COURT
CALCUTTA
IDENTITY CARD**

 Name ASIT BARAN GHOSH
..... Advocate

Father's/Husband's Name
PANCHAYAN GHOSH

Rana Mukherjee *Asit Baran Ghosh*
JOINT SECRETARY Signature of
the Card Holder

CARD NO. 4735 DATE OF MEMBERSHIP 23-3-07

ADDRESS Dankuni Ramkrishnapara,
P.O. Dankuni, Dist - Hooghly.
PIN - 712311

TEL. RES. 03212-275856

CH.

MOBILE 98300 78039

ENROLMENT NO. WB/373/99

ENROLMENT DATE 9-4-99

Asit Baran Ghosh.
Advocate

Deed No :
Query No / Year
Query Date
Appr
#

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
22 DEC 2022
107
11

Major Information of the Deed

Deed No :	I-1902-15874/2022	Date of Registration	26/12/2022
Query No / Year	1902-2003461437/2022	Office where deed is registered	
Query Date	07/12/2022 6:59:14 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sumit Dey B/18/H/4, MAHENDRA SARKAR STREET, P.S. MUCHIPARA, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700012, Mobile No. : 9804130877, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 30,10,000/-	Rs. 1,43,54,218/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,17,731/- (Article:23)	Rs. 1,43,640/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Kachhari Road, Mouza: Radhanagar, Premises No: 54/1, , Ward No: 009 Ji No: 39, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6379 (RS :-)	LR-3720	Bastu	Bastu	3976 Sq Ft	20,10,000/-	1,32,20,218/-	Width of Approach Road: 25 Ft.,
Grand Total :					9.1117Dec	20,10,000 /-	132,20,218 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	10,00,000/-	11,34,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	10,00,000 /-	11,34,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt CHANDRALEKHA ROY Wife of Shri SUDIPTA ROY 3F, SAFFIRE COURT, 74, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AAxxxxxx6A, Aadhaar No: 99xxxxxxxx6041, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SHARMILA TAH (Presentant) Wife of Shri GOUTAM TAH 16A, MURAT MAHAL LANE, City:- , P.O:- BURDWAN HEAD, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx3E, Aadhaar No: 42xxxxxxxx8635, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIT BARAN GHOSH Son of Late PANCHANAN GHOSH 7, OLD POST OFFICE, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Smt CHANDRALEKHA ROY, Smt SHARMILA TAH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt CHANDRALEKHA ROY	Smt SHARMILA TAH-9.11168 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt CHANDRALEKHA ROY	Smt SHARMILA TAH-2800.00000000 Sq Ft



Land Details as per Land Record

Survey No. 1234, Block No. 567, Village No. 890, Taluk No. 123, District No. 456, State No. 789

S.N.	Plot & Khatai Number	Details of Land	Owner Name in English as per the Land Record
1	1.1 Plot No. 1234, 1.2 Khatai No. 567	1.1 Land with 1000 sq. ft. area, 1.2 Land with 2000 sq. ft. area, 1.3 Land with 3000 sq. ft. area	1.1 Mr. John Doe, 1.2 Mrs. Jane Doe, 1.3 Mr. & Mrs. John Doe

On 22-12-2022

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

Presented for registration at 17:50 hrs on 22-12-2022, at the Private residence by Smt SHARMILA TAH ,Claimant.

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

Execution is admitted on 22/12/2022 by 1. Smt CHANDRALEKHA ROY, Wife of Shri SUDIPTA ROY, 3F, SAFFIRE COURT, 74, GOLF CLUB ROAD, P.O: TOLLYGUNGE, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 2. Smt SHARMILA TAH, Wife of Shri GOUTAM TAH, 16A, MURAT MAHAL LANE, P.O: BURDWAN HEAD, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Indetified by Mr ASIT BARAN GHOSH, , , Son of Late PANCHANAN GHOSH, 7, OLD POST OFFICE, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

hmg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 26-12-2022

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.

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 1,43,54,218/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,43,640.00/- (A(1) = Rs 1,43,542.00/- ,E = Rs 14.00/- ,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 1,43,556/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2022 12:00AM with Govt. Ref. No: 192022230217825092 on 16-12-2022, Amount Rs: 1,43,556/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 16122022004 on 16-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,17,731/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,17,721/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2980, Amount: Rs.10.00/-, Date of Purchase: 09/12/2022, Vendor name: M H PAIK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2022 12:00AM with Govt. Ref. No: 192022230217825092 on 16-12-2022, Amount Rs: 7,17,721/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 16122022004 on 16-12-2022, Head of Account 0030-02-103-003-02

hmg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 531492 to 531518
being No 190215874 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.30 14:12:14 -08:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/12/30 02:12:14 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

