

10723/2021

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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

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Certified that the Document is admitted to
Registration and the Stamp and the
endorsement are the part of the document

[Signature]
Additional Registrar
Assurance-II, Kolkata



Additional Registrar of
Assurance-II, Kolkata

14 SEP 2021

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made this 24th day of
September, 2021 (Two Thousand and Twenty One)

BETWEEN

(1) **SRI ARABINDA GHOSE**, (PAN - **AHCPG3988J**), (AADHAAR NO. **7708 3056 2310**), by occupation - Business, (2) **SRI ASHIM KUMAR GHOSH**, (PAN - **ADGPG1669Q**), (AADHAAR NO. **4751 9160 4547**), by occupation - Business, (3) **SRI ASHOKE KUMAR GHOSE**, (PAN - **ADGPG1670B**), (AADHAAR NO. **3411 4186 4716**), by occupation - Business, (4) **SRI ASHIT GHOSH**, (PAN - **ADZPG7363C**), (AADHAAR NO. **6173 2427 2857**), by occupation - Business, (5) **SRI ARUP KUMAR GHOSH**, (PAN - **AHCPG3987H**), (AADHAAR NO. **2347 6973 1917**), by occupation - Business, all sons of Late Anil Krishna Ghosh, 1 to 5 residing at EC 19, Sector 1, Salt Lake City, P.O. & P.S. Bidhannagar, District - North 24 Parganas, Kolkata - 700064, (6) **SMT TAPATI HORE**, (PAN - **ACQPH9370N**), (AADHAAR NO. **9973 0277 5157**), wife of Sri Moloy Hore, daughter of Late Anil Krishna Ghosh, by occupation - Housewife, residing at P-17, CIT Road, P.O. & P.S.- Entally, District- South 24 Parganas, Kolkata- 700014, and (7) **SMT SUJATA GON CHOWDHURY**, (PAN - **ACHPC8451E**), (AADHAAR NO. **9965 4870 5305**), wife of Anjan Gon Chowdhury, daughter of Late Anil Krishna Ghosh, by occupation - Housewife, residing at P-23, CIT Road, P.O. & P.S. Entally, District- South 24 Parganas, Kolkata- 700014, all by faith- Hindu, by Nationality Indian, hereinafter Jointly called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include each of their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI RABI AMLUOCHARAN DAS, Son of Late Amluocharan Das, (PAN - AADPD3542M), (AADHAAR NO.- 8031 9383 8539) Nationality - Indian, by faith Hindu, by occupation Business, residing at 64/97, Khudiram Bose Sarani, P.O- Belgachia, P.S- Ultadanga, District:- North 24-Parganas, West Bengal, Kolkata - 700037 hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by a registered deed of Bengali Saaf Bikroy Kobala dated 3rd July 1963 Smt. Aloka Rani Ghosh, wife of Sri Anil Krishna Ghosh the mother of the Vendors herein had purchased a piece and parcel of land measuring about 2 Cotthas 8 Chittak a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, District South 24 Parganas, P.S. Chitpur at present Tala, P.O. Belgachia, Kolkata - 700037 from one Smt. Shwetangani Dasi, wife of Sri Chaitanna Charan Marik the Vendor therein.

AND WHEREAS the said Bengali Saaf Bikroy Kobala dated 3rd July 1963 was registered in the Office of the Sub Registrar, Sealdah and recorded in Book No. I, Volume No. 37, Pages from 122 to 127, being No. 1584 for the year of 1963.

AND WHEREAS by way of the aforesaid Bengali Saaf Bikroy Kobala dated 3rd July 1963 Smt. Aloka Rani Ghosh, wife of Sri Anil Krishna Ghosh the mother of the Vendors herein became the sole and

absolute owner of a piece and parcel of land measuring about 2 Cotthas 8 Chittak a little more or less along with Pakka Structure situated in Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, District South 24 Parganas, P.S. Chitpur at present Tala, P.O. Belgachia, Kolkata - 700037.

AND WHEREAS during the enjoyment of the said premises / property a Title Suit was filed by one Dr. Amar Prosad Chakraborty & Ors. as plaintiffs against Smt. Alokarani Ghosh the Defandent of the said suit being Title Suit No. 512 of 1968 in the Court of the Learned First Munsif at Sealdah regarding the 4 feet wide passage on the western side of premises no. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, Kolkata - 700037. In the said Suit a Solenama Decree was passed by the Learned First Munsif Court at Sealdah on 04/11/1976, as per the Solenama Decree Smt. Alokarani Ghosh the Defandent of the said suit and the mother of the Vendors herein has got 2 Cotthas 44.097 Sq. Ft. land on the Western side of the said premises. After the said Solenama Decree the total land of Smt. Alokarani Ghosh comes to 2 Cottthas 10 Chittack and 44.097 Sq. Ft. a little more or less along with Pakkapartly three storied old and dilapidated Structure situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, Kolkata - 700037.

AND WHEREAS by the virtue of the abovementioned Solenama Decree Smt. Aloka Rani Ghosh became the sole and absolute owner of a piece and parcel of land measuring about 2 Cotthas 10 Chittak 44.097 Sq. Ft. a little more or less along with partly three

storied brick built pucca old and dilapidated Structure measuring about 2693.120 Sq. Ft. a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, Kolkata - 700037 which is morefully and particularly described in the Schedule hereunder written.

Arabinda Ghose
Ashim Kumar Ghosh

AND WHEREAS Sri. Anil Krishna Ghosh the husband of Smt. Aloka Rani Ghosh died intestate on 31/12/1997 and Smt. Aloka Rani Ghosh ~~so~~ died intestate on 06/08/2018 leaving behind her surviving 5 Sons Sri Arabinda Ghose, Sri Ashim Kumar Ghosh, Sri Ashoke Kumar Ghose, Sri Ashit Ghosh, Sri Arup Kumar Ghosh, and two married daughters Smt. Tapati Hore, and Smt. Sujata Gon Chowdhury who became the joint owners of the Schedule mentioned land with structure having 1/7th share each as per Hindu Succession Act, 1956.

AND WHEREAS Sri Arabinda Ghose, Sri Ashim Kumar Ghosh, Sri Ashoke Kumar Ghose, Sri Ashit Ghosh, Sri Arup Kumar Ghosh, Smt. Tapati Hore, Smt. Sujata Gon Chowdhury all sons and daughters of Late Anil Kanti Ghosh and Late Aloka Rani Ghosh became the joint owners of ALL THAT a piece and parcel of land measuring about 2 Cotthas 10 Chittak 44.097 Sq. Ft. a little more or less along with partly three storied brick built pucca old and dilapidated Structure measuring about 2693.120 Sq. Ft. a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, Kolkata - 700037 having 1/7th share each which is morefully and particularly described in the schedule hereunder written and mutate their names in the records of the Kolkata

Municipal Corporation and regularly paying the Municipal Taxes.

AND WHEREAS being approached by the Vendors as Party of the One Part to the Purchaser the party of the Other Part, the Party of the Other Part/purchaser has expressed his desire to purchase the said property free from all encumbrances more fully described in the Schedule hereunder written at the total consideration of **Rs.60,00,000/- (Rupees Sixty Lakh) only** including TDS which is fully described in the Memo of Consideration hereunder written free from all encumbrances and on the terms and conditions mentioned herein after.

AND WHEREAS the Vendors asjoint owners shall sale and the Purchaser shall purchase of a piece and parcel of land measuring about 2 Cotthas 10 Chittak44.097 Sq. Ft. a little more or less along with partly three storied brick built pucca old and dilapidated Structure measuring about 2693.120 Sq. Ft. a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, Kolkata - 700037 which is morefully and particularly described in the Schedule hereunder writtenand the said premises is free from all encumbrances or other defects in title, the Vendors shall convey unto and to the use of the Purchaser a clear and marketable title of the property free from all encumbrances and doubts as hereunder contemplated.

Now the Vendors jointly herein further Declares represents and assures to the purchaser as follows:-

1. That the Vendors are the joint and absolute owner of ALL THAT piece and parcel of land measuring about 2 Cotthas 10 Chittak 44.097 Sq. Ft. a little more or less along with partly three storied brick built pucca old and dilapidated Structure measuring about 2693.120 Sq. Ft. a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, P.S. Chitpur at present Tala, P.O. Belgachia, District - South 24 Parganas, Kolkata - 700037.

2. That the said Land with structure is free from all encumbrances, charges, liens, attachments, trusts, claim, demand, mortgage, wakf, debutters, debts, uses, licenses, trespassers, requisitions, acquisitions and alignments, litigations, etc. whatsoever or howsoever and the vendors herein has a clear and marketable title in respect of the said property and each and every part and/or portion thereof without any claim, demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.

3. That the vendors jointly and individually declare and confirm that the said property is not attached or sold or sought to be sold in whole or portion in any court or other Civil or Revenue or other proceeding and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof or there is no any notice of acquisition or requisition in respect of the said property.

4. That the vendors jointly and individually declare and confirm that the Vendors herein being the joint and absolute owners of the

schedule mentioned property neither have entered into any agreement for Sale and/or any Memorandum of Understanding, nor executed any Mortgage upon Deposit of Title Deeds, and/or agreement for sale and/or any joint venture Agreement and/or any other agreement and/or arrangement by which any third party's right or interest and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party.

5. That the vendors jointly and individually declare and confirm that The Vendor has not executed any Power of Attorney in favour of any third party to deal with the said Property or any part thereof.

6. That the vendors jointly and individually declare and confirm that there are no pending litigation, suit, proceeding, liabilities, liens, charges or encumbrances with regard to the schedule mentioned property, any government dues, which would affect the title of the Vendors in the said premises and that the Vendors undertake that they shall pay all the dues taxes, cess, etc. to various authorities concerned till the date of execution and registration of the deed of Conveyance.

7. That the vendors jointly and individually declare and confirm that they will hand over the, vacant peaceful and physical possession of the schedule mentioned property/building to its entirety to the Purchaser at the time of execution of the Deed of Conveyance.

8. That the vendors jointly and individually declare and confirm that there is no order of attachment by Income Tax Authorities and/or by

any other authorities under the law for the time being in force or any notice issued or likely to be issued under section 281 of the Income Tax Act, 1961 and no approvals under section 281 of the Income Tax Act, 1961 is required by the vendors or any of the vendor.

9. That the Vendors herein for their personal reason jointly intended to sale the property (Land with Structure)described in the Schedule hereunder written with all right, title, interest and possessory right of the said property to the purchaser.

NOW THIS INDENTURE WITNESSETH THAT :

In pursuance of the said deed and in consideration of the total sum of Rs.60,00,000/- (Rupees Sixty Lakh) only including TDS paid by the purchaser to the vendors in terms of the said deed the receipt whereof the vendors hereby admit and acknowledge of and from payment of the same and every part thereof forever release acquit exonerate discharge the Purchaser and the property hereby intended to be sold, transferred and/or assigned the Vendors and each of them doth hereby grant, sell, convey transfer, assign and assure unto the Purchaser ALL THAT a piece and parcel of land measuring about 2 Cotthas 10 Chittak 44.097 Sq. Ft. a little more or less along with partly three storied brick built puccaold and dilapidated Structure measuring about 2693.120 Sq. Ft. a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra Road also known as Jiban Mitra Road, P.S. Chitpur at present Tala, P.O.

Belgachia, District - South 24 Parganas, Kolkata - 700037 more fully and particularly described in the **SCHEDULE** hereunder TOGETHERWITH the delineated on the **Map** annexed and bordered in colour 'RED' thereon,

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of land measuring about **2 Cotthas 10**

Chittak 44.097 Sq. Ft. a little more or less along with partly Three storied brick built pucca old and dilapidated Structure constructed

on the said plot of land measuring about **2693.120 Sq. Ft.** a little more or less situated at Premises No. 43/2/1, Jiban Krishna Mitra

Road also known as Jiban Mitra Road, P.S. Chitpur at present Tala, P.O. Belgachia, District - South 24 Parganas, Kolkata - 700037 within the jurisdiction of Ward No. 03 of Kolkata Municipal Corporation which is butted and bounded as follows:-

- ON THE NORTH** : 20 Ft. wide Jiban Krishna Mitra Road;
- ON THE EAST** : Premises No. 43/2/A, Jiban Krishna Mitra Road;
- ON THE SOUTH** : Premises No. 43/2/F, Jiban Krishna Mitra Road;
- ON THE WEST** : Premises No. 43/2, Jiban Krishna Mitra Road;

A copy of a map colored with **RED** s annexed herewith and will be treated as a part of this deed of Conveyance.

Aravinda Ghose
Tapan Ghose
Amr Kumar Ghosh
Sujata Choudhury

Ashim Kumar Choudhury
Rashmi

[Signature]

IN WITNESS WHEREOF the VENDORS and the PURCHASER subscribed their respective signatures to mark executor and acceptance on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED by the PARTIES at Kolkata in the presence of:

WITNESSES:

1. Lokenath Banerjee
S/o Late Chandal kr Banerjee
27/C.N.O. Lake Kol-37

2. Banjul Munshi
S/o Samitrajit Munshi
48, Tala Park Avenue
Kolkata-700037

Ashim Kumar Ghosh.

Ashoke Kumar Ghosh.
Aniruddha

Anup Kumar Ghosh
Japatihore

Sujata Gon Choudhury.

SIGNATURE OF THE VENDORS

Rajkumar

SIGNATURE OF PURCHASER

Drafted by

Pradyush Ghosh

PRADYUSH GHOSH

Advocate,

High Court, Calcutta

WB/1068/2012

MEMO OF CONSIDERATION

RECEIVED of and from the within named Buyer/ Purchaser the sum of **Rs.60,00,000/- (Rupees Sixty Lakh) only** including TDS being the total price or value or consideration for sale and transfer of the said property (Land with Structure) mentioned in the Schedule hereinabove written, as per the memo below:

SL. NO.	DRAFT NO.	DATE	BANK	AMOUNT
1.	057914	21.09.2021	AXIS Bank Shyambazar Branch	Rs. 8,57,143.00
2.	057915	21.09.2021	-do-	Rs. 8,57,143.00
3.	057916	21.09.2021	-do-	Rs. 8,57,143.00
4.	057917	21.09.2021	-do-	Rs. 8,57,143.00
5.	057918	21.09.2021	-do-	Rs. 8,57,143.00
6.	057919	21.09.2021	-do-	Rs. 8,57,143.00
7.	057920	21.09.2021	-do-	Rs. 8,57,142.00
TOTAL :				Rs. 60,00,000.00

RS.60,00,000/- (RUPEES SIXTY LAKHS) ONLY

WITNESSES:-

1. Loknath Banerjee

2. Banjul Munsh.

Arabinda Ghose

Ashim Kumar Ghosh.

Ashoke Kumar Ghose.

Amrit Kumar Ghosh.

Japatihore

Sujata Gon Chowdhury.

SIGNATURE OF THE VENDORS



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

GRN Details

GRN:	192021220083881948	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	23/09/2021 14:26:30	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1483233809515	BRN Date:	23/09/2021 14:09:12
Gateway Ref ID:	IGAMAZSTD5	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2001754885/2/2021
			[Query No*/Query Year]

Depositor Details

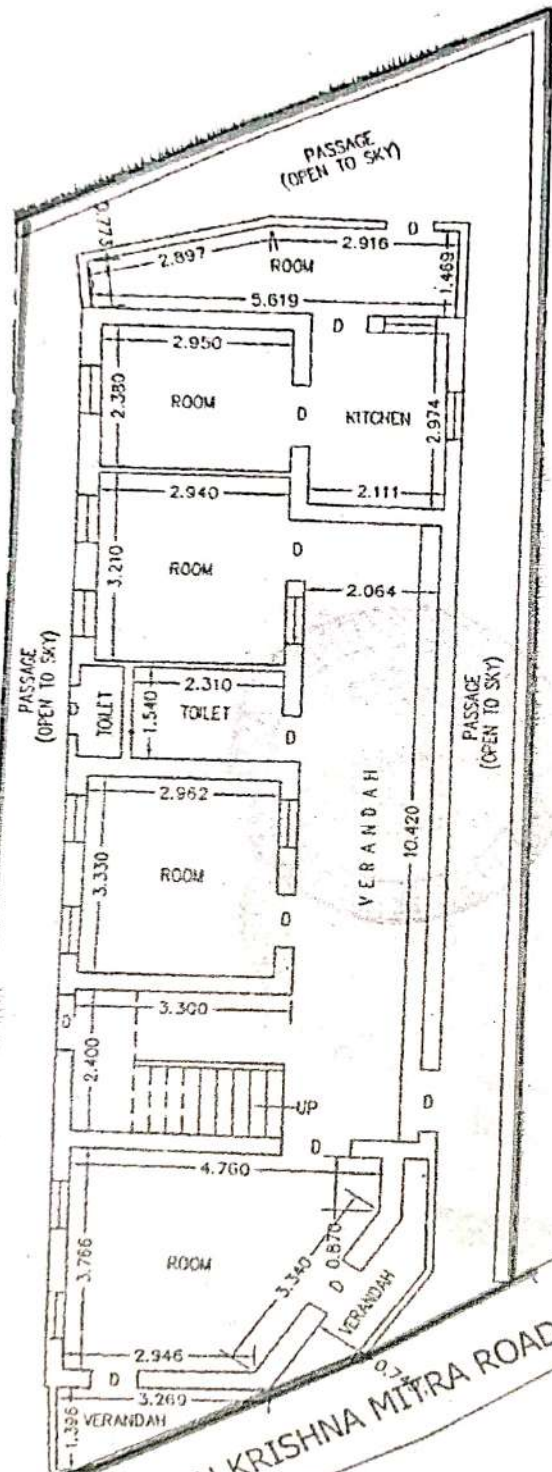
Depositor's Name:	PRATYUSH GHOSH
Address:	9A/4, ANUPAMA HOUSING COMPLEX, PHASE-1, VIP ROAD, KOL-52
Mobile:	9874704864
EMail:	pratyushghosh.adv@gmail.com
Depositor Status:	Advocate
Query No:	2001754885
Applicant's Name:	Mr PRATYUSH GHOSH
Identification No:	2001754885/2/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001754885/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	377130
2	2001754885/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	95541
Total				472671

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

ALL THAT PIECE AND PARCEL OF LAND MEASURING 2 COTTAHS, 10 CHITTAKS & 44.097 SQ.FT. A LITTLE MORE OR LESS WITH A PARTLY THREE STORIED OLD AND DILAPIDATED BUIOLDING STANDING THEREON MEASURING ABOUT 2693.120 SQ.FT., BEING PREMISES NO. 43/2/1, JIBAN KRISHNA MITRA ROAD ALSO KNOWN AS JIBAN MITRA ROAD, P.S. - CHITPUR AT PRESENT TALA, DIST. - SOUTH 24- PARGANAS, KOLKATA - 700 037 UNDER KOLKATA MUNICIPAL CORPORATION WARD NO. 3.



Jagadishore
 Sujata An Chowdhury.
 Anup Kumar Ghosh,
 Ashoke Kumar Ghose.
 Aravind Ghose.

Ashim Kumar Ghosh.

SIG. OF VENDORS

Rishi Das

SIG. OF PURCHASER

20'-0" WIDE JIBAN KRISHNA MITRA ROAD

Traced By
 S. A. Ghosh
 30/1/2008
 KOL-1

Major Information of the Deed

Deed No :	I-1903-09557/2021	Date of Registration	24/09/2021
Query No / Year	1903-2001754885/2021	Office where deed is registered	
Query Date	09/09/2021 6:43:16 PM		1903-2001754885/2021
Applicant Name, Address & Other Details	PRATYUSH GHOSH 6, OLD POST OFFICE STREET, SOUTH BASEMENT, ROOM NO28, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874704864, Status : Advocate		
Transaction			
[0101] Sale, Sale Document	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 95,52,744/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,82,130/- (Article:23)	Rs. 95,625/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



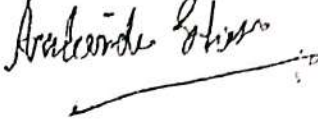


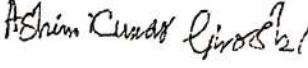


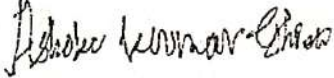
District: South 24-Parganas, P.S:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jibankrishna Mitra Road, , Premises No: 43/2/1, , Ward No: 003 Pin Code : 700037













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	2 Katha 10 Chatak 44.097 Sq Ft	50,00,000/-	84,61,674/-	Width of Approach Road: 20 Ft., .Last Reference Deed No :1606-I -01584-1963
Grand Total :				4.4323Dec	50,00,000 /-	84,61,674 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2693.12 Sq Ft.	10,00,000/-	10,91,070/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1264.56 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1174.51 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 254.041 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2693.12 sq ft	10,00,000 /-	10,91,070 /-	



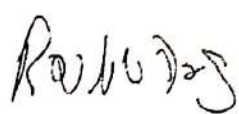
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr ARABINDA GHOSE Son of Late ANIL KRISHNA GHOSH Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	Photo  24/09/2021	Finger Print  LTI 24/09/2021	Signature  24/09/2021
E C 19, SECTOR-1, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx8J, Aadhaar No: 77xxxxxxxxx2310, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office				
2	Name Mr ASHIM KUMAR GHOSH Son of Late ANIL KRISHNA GHOSH Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	Photo  24/09/2021	Finger Print  LTI 24/09/2021	Signature  24/09/2021
E C 19, SECTOR-1, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx9Q, Aadhaar No: 47xxxxxxxxx4547, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office				
3	Name Mr ASHOKE KUMAR GHOSE Son of Late ANIL KUMAR GHOSH Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	Photo  24/09/2021	Finger Print  LTI 24/09/2021	Signature  24/09/2021
E C 19, SECTOR-1, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx0B, Aadhaar No: 34xxxxxxxxx4716, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr ASHIT GHOSH Son of Late ANIL KRISHNA GHOSH Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
E C 19, SECTOR-1, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3C, Aadhaar No: 61xxxxxxxx2857, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
Mr ARUP KUMAR GHOSH Son of Late ANIL KRISHNA GHOSH Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
E C 19, SECTOR-1, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx7H, Aadhaar No: 23xxxxxxxx1917, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
Mrs TAPATI HORE Wife of Mr MOLOY HORE Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
P-17, CIT ROAD, City:- Not Specified, P.O:- ENTALY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0N, Aadhaar No: 99xxxxxxxx5157, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			
Mrs SUJATA GON CHOWDHURY Wife of Mr ANJAN GON CHOWDHURY Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021

P-17 CIT ROAD, City:- Not Specified, P.O:- ENTALY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1E, Aadhaar No: 99xxxxxxxx5305, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RABI AMLUOCHARAN DAS (Presentant) Son of Late AMULYA CHARAN DAS Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office	 24/09/2021	 LTI 24/09/2021	 24/09/2021
	Son of Late AMULYA CHARAN DAS 64/97, KHUDIRAM BOSE SARANI, City:- Not Specified, P.O:- BELGACHIA, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx2M, Aadhaar No: 80xxxxxxxx8539, Status :Individual, Executed by: Self, Date of Execution: 24/09/2021 , Admitted by: Self, Date of Admission: 24/09/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARIJIT GHOSE Son of Mr ARABINDA GHOSE 19, SALT LAKE CITY, Block/Sector: I, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	 24/09/2021	 24/09/2021	 24/09/2021
Identifier Of Mr ARABINDA GHOSE, Mr ASHIM KUMAR GHOSH, Mr ASHOKE KUMAR GHOSE, Mr ASHIT GHOSH, Mr ARUP KUMAR GHOSH, Mrs TAPATI HORE, Mrs SUJATA GON CHOWDHURY, Mr RABI AMLUOCHARAN DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARABINDA GHOSE	Mr RABI AMLUOCHARAN DAS-0.633187 Dec
2	Mr ASHIM KUMAR GHOSH	Mr RABI AMLUOCHARAN DAS-0.633187 Dec
3	Mr ASHOKE KUMAR GHOSE	Mr RABI AMLUOCHARAN DAS-0.633187 Dec
4	Mr ASHIT GHOSH	Mr RABI AMLUOCHARAN DAS-0.633187 Dec
5	Mr ARUP KUMAR GHOSH	Mr RABI AMLUOCHARAN DAS-0.633187 Dec
6	Mrs TAPATI HORE	Mr RABI AMLUOCHARAN DAS-0.633187 Dec
7	Mrs SUJATA GON CHOWDHURY	Mr RABI AMLUOCHARAN DAS-0.633187 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARABINDA GHOSE	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft
2	Mr ASHIM KUMAR GHOSH	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft
3	Mr ASHOKE KUMAR GHOSE	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft
4	Mr ASHIT GHOSH	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft
5	Mr ARUP KUMAR GHOSH	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft
6	Mrs TAPATI HORE	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft
7	Mrs SUJATA GON CHOWDHURY	Mr RABI AMLUOCHARAN DAS-384.73142900 Sq Ft

On 24-09-2021

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 13:33 hrs on 24-09-2021, at the Office of the A.R.A. - III KOLKATA by Mr RABI AMLUOCHARAN 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 95,52,744/-

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

Execution is admitted on 24/09/2021 by 1. Mr ARABINDA GHOSE, Son of Late ANIL KRISHNA GHOSH, E C 19, SECTOR-1, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr ASHIM KUMAR GHOSH, Son of Late ANIL KRISHNA GHOSH, E C 19, SECTOR-1, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 3. Mr ASHOKE KUMAR GHOSE, Son of Late ANIL KUMAR GHOSH, E C 19, SECTOR-1, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 4. Mr ASHIT GHOSH, Son of Late ANIL KRISHNA GHOSH, E C 19, SECTOR-1, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 5. Mr ARUP KUMAR GHOSH, Son of Late ANIL KRISHNA GHOSH, E C 19, SECTOR-1, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 6. Mrs TAPATI HORE, Wife of Mr MOLOY HORE, P-17, CIT ROAD, P.O: ENTALY, Thana: Entaly, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 7. Mrs SUJATA GON CHOWDHURY, Wife of Mr ANJAN GON CHOWDHURY, P-17 CIT ROAD, P.O: ENTALY, Thana: Entaly, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 8. Mr RABI AMLUOCHARAN DAS, Son of Late AMULYA CHARAN DAS, 64/97, KHUDIRAM BOSE SARANI, P.O: BELGACHIA, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others. Identified by Mr ARIJIT GHOSE, , , Son of Mr ARABINDA GHOSE, 19, SALT LAKE CITY, Sector: I, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,625/- (A(1) = Rs 95,527/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 95,541/- Description of Online Payment using Government Receipt System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2021 2:28PM with Govt. Ref. No: 192021220083881948 on 23-09-2021, Amount Rs: 95,541/-, Bank: SBI EPay (SBlePay), Ref. No. 1483233809515 on 23-09-2021, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,82,130/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,77,130/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 80466, Amount: Rs.5,000/-, Date of Purchase: 21/09/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2021 2:28PM with Govt. Ref. No: 192021220083881948 on 23-09-2021, Amount Rs: 3,77,130/-, Bank: SBI EPay (SBlePay), Ref. No. 1483233809515 on 23-09-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 424044 to 424085
being No 190309557 for the year 2021.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.10.30 13:55:24 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/10/30 01:55:24 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)