

₹. ५६९५

2-7660/2022



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

H 062635

27/09/2022

Ar  
13/09/22

Sunita Debnath  
Miniai Debnath

As soon as the document is admitted  
to registration, the endorsement sheet and the  
endorsement stamp is attached with the  
document as a part of this document.

Adm. District Sub-Registrar  
Kanarpukur, South 24 Parganas

13 SEP 2022

### DEED OF CONVEYANCE

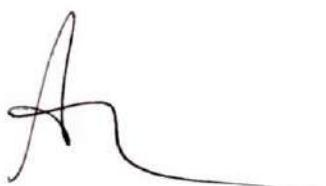
THIS DEED OF CONVEYANCE made on this 13<sup>th</sup> day of  
September, Two Thousand Twenty Two (2022).

13/09/2022  
13/09/2022

Bill No. 68 Rs. 5000 Date 12/09/2022

Name: Sadhan Karmakar  
Fourth floor Model 1, 272, Kamal Gazi, Narendra Pur.  
Add:

MD. MASUD LASKAR (Vendor) K01-103  
Sonarpur ADSR Office, Kol-150



Sub-Dist-Sub Registar  
Sonarpur  
South 24 Parganas

11.3 SEP 2022

Perak Basu  
Sp. Late Animesh Basu  
76A, Rabindra Nagar  
D.O. Laskarpur  
Kol. 700153  
Business

Digitized by srujanika@gmail.com

*Sunil Debnath*

*Mihir Lal Sengupta*

**BETWEEN**

**1). SRI SUNIL DEBNATH** , son of Late Jogendra Debnath , by faith Hindu , by occupation Ex-Serviceman (PAN – ACIPD0787D ) , Addhar No. 8685 6259 8686, and residing at village - Mohanpur (Acharjee Tilla ) , Post Office - Majlispur , Police Station Ranir Bazar , District - West Tripura , 799035 ,

**2). SRI MIHIR LAL SENGUPTA** , son of Late Birendra Chandra Sengupta , by faith Hindu , by occupation Retired person and residing at Ram Nagar Road No . 2 , Post Office - Ram Nagar , Agartala , Police Station - West Kotowali , Tripura - 799002 , District - West Tripura , (PAN – AMGPS 9052 C ) , Addhar No. 4131 8029 4790, hereinafter jointly referred to or called as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to subject or context be deemed to mean and included their and each of their respective heirs, executors, administrators, legal representatives and assigns ) of the **ONE PART**.

**AND**

**1). SRI SADHAN KARMAKAR** , PAN - BARPK 5257 P , Adhar No. 2582 5927 2876 , son of Late Jagadish Karmakar .

**2). SMT. SILPI KARMAKAR** (PAN - CBAPK8154 ), Adhar No. 4745 7650 9952 , wife of Sri Sadhan Karmakar, both are by religion - Hindu , by Nationality - Indian , by occupation - Business and residing at Fourth Floor , Model -1, 272 Kamalgazi , Post Office and Police Station at Narendrapur , Dist - South 24 Parganas , Kolkata - 700103 , hereinafter referred to or called as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to subject or context be deemed to mean and included their and each of their



Additional Dist. Sub-Registrar  
Sonarpur  
South 24 Parganas.

13 SEP 2022

Sumit Deb Nath

Minil Sengupta

respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

**WHERE AS** one Ramdulal Purkait and others were the recorded owners of Eight annas share and One Bhusan Chandra Purkait, was the recorded owner of Eight annas share in Khatian No. 139 among Dag No. 893, measuring 11 (Eleven) Decimals out of 22 (Twenty Two) Decimals of Mouza - Ramchandrapur. J.L. No. 58 , P S- Sonarpur, District South 24 Parganas, which includes the land mentioned in the schedule below.

**AND WHEBEAS** the said Ramdulal Purkait and three others , the recorded owners jointly transferred , sold and conveyed their right, title , interest to Sri Ranendra Nath Ghosh alias Ranen Ghosh by a registered Deed of conveyance which was duly registered at D.R. Alipore vide book No. 1, Deed No. 3359, for the year 1963 for a valuable consideration mention therein .

**AND WHEREAS** While the said Bhusan Chandra Purkait, owner of Eight anna share of 22 Twenty Two Decimals land sold , conveyed and transferred 11 (Eleven) decimals land 'Comprised in Dag No. 893, under Khatian No. 139, of Mouza - Ramchandrapur, P S. - Sonarpur. District - South 24.Parganas, to One Gupi alias Gopi Nath Das by a registered sale deed which was duly registered at S.R. Baruipur and recorded in Book No. 1, Volume No. 25, Pages 68 to 71 being Deed No. 620, for the year 1960 for a valuable consideration mention therein .



90000 Dist.-Sub Register  
Sonarpur  
Borth 24 Parishes

- 13 SEP 2022

Sunita Deeksha

Nikhil Ganguly

**AND WHEREAS** the said Gopi Nath Das while had been possessing the said landed properties free from all encumbrances sold, conveyed and transferred the said land to Ranendra Nath Ghosh alias Ranen Ghosh by a registered sale deed duly registered at D.R. Alipore, Vide Book No. 1, Being Deed No. 630 for the year 1961

**AND WHEREAS** One Bijoy Chandra Biswas, was the recorded owner of land measuring 53 (Fifty three ) Decimals land in Dag No. 894 under Khatian No.13 of mouza - Ramchandrapur, P S - Sonarpur , P S - Sonarpur , District South 24 Parganas sold , conveyed and transferred to the said Ranendra Nath Ghosh alias Ranen Ghosh by a registered sale deed duly registered at registered at D.R. Alipore on 22.06 1962 Vide Book No. 1 , Being Deed No. 2720 for the year 1962 .

**AND WHEREAS** after purchase the said Ranendra Nath Ghosh alias Ranen Ghosh while had been possessing the said landed properties free from all encumbrances transferred infavour of his son Gautam Ghosh by a Deed of Gift duly registered at District Register Alipore vide book No. 1, being Deed No. 9300 for the year 1992 .

**AND WHEREAS** said Gautam Ghosh represented by his legal attorney Smt. Sushila Dokania while had been possessing the said landed properties measuring 50.5 decimal land comprised in R S Dag No. 894 and 893 of Mouza Ramchandrapur free from all encumbrances transferred , sold , conveyed to Radhe Shyam Dokania ( now deceased ) by a registered sale deed



Additional Dist. Sub-Regd.  
Sonarpur  
South 24 Parganas

13:SEP 2022

*Suril Debwali*

*Niranjan Sengupta*

duly registered at DSR IV, Alipore, vide Book No. 1, Deed No. 1052 for the year 1994 for a valuable consideration mention therein.

**AND WHEREAS** said Radheshyam Dokania, while had been possessing the said landed properties free from all encumbrances died intestate on 14/08/1995 leaving behind his wife Smt. Sushila Dokania and two daughters namely Sangita Dokania and Sariaka Dokania and only son Kausik Dokania as his legal heirs and successors to inherit his properties according to hindu Succession Act. 1956.

**AND WHEREAS** the said Smt. Sushila Dokania, Sangita Dokania, Sariaka Dokania and Kausik Dokania become the sole and absolute owner and thus seized and possessed of or otherwise well and sufficiently entitled to the said landed properties comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 of Mouza Ramchandrapur, J.L. No. 58, Pargana Magura, Touzi No. 115, Revenue Survey No. 228, within the limit of Bonhoogly (1) Gram Panchayat, under P S - Sonarpur now Narendrapur, District - South 24 Parganas and has acquired good and marketable title thereto.

**AND WHEREAS** the said Smt. Sushila Dokania, Sangita Dokania, Sariaka Dokania and Kausik Dokania while had been possessing the said landed properties free from all encumbrances represented by their legal attorney Sri Rajendra Kumar Agarwal and Naresh Chandra Roy (who were appointed by a registered general power of attorney duly registered at A D R at Calcutta Assurance vide Deed No. 1290 for the year 1997) sold,



400. Dist. Sub Registrar  
Sonarpur  
Borth 24 Parganas

13 SEP 2022

Sunil Debnath

Nihil Lal Sonarpur

transferred and conveyed 2 Cottahs 8 Chatak land (Scheme Plot No. P/4) comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 of Mouza Ramchandrapur , J.L. No. 58 , Pargana Magura , Touzi No. 115 , Revenue Survey No. 228 to Sri Molin Chandra Das son of Late Naider Chandra Das by a registered sale deed duly registered at D S R IV , Alipore vide Book No. 1 , Volume. 73 , pages from 406 to 413 being No. 2437 for the year 1997 for a valuable consideration mention therein

**AND WHEREAS** the said Sri Molin Chandra Das after purchase recorded his name in Land Reforms Survey records of B L& L R O in L R Khatian No. 1080 and became the absolute owner of 2 Cottah 8 Chatak land (Scheme Plot No. P/4) comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 , L R Khaatian No. 1080 of Mouza Ramchandrapur , J.L. No. 58 .

**AND WHEREAS** the said Sri Molin Chandra Das while had been possessing the said 2 Cottah 8 Chatak land (Scheme Plot No. P/4) comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 , L R Khatian No. 1080 of Mouza Ramchandrapur , J.L. No. 58 land free from all encumbrances sold , conveyed and transferred to the present vendor No. (1)

**Sri Sunil Debnath** , son of Late Jogendra Debnath by a registered sale deed duly registered at A D S R Sonarpur vide Book No. 1 , Volume No. 84 , Pages from 81 to 92 Being Deed No. 4777 for the year 2003 for a valuable consideration mention therein .

**AND WHEREAS** after purchase the present vendor No. 1 Sri Sunil Debnath recorded his name in the Land Reforms Survey records of B L& L R O in L R Khatian No. 2157 , L R Dag No. 1005 and become the sole and absolute owner and thus



Abt. Dist.-Sub Register  
Sonepur  
South 24 Parganas

13 SEP 2022

S. Mridul Bhattacharjee

Nikhil Sanghuli

seized and possessed of or otherwise well and sufficiently entitled to the said landed properties more or less 2 Cottah 8 Chatak land (Scheme Plot No. P/4) comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 , L R Khaatian No. 2157 of Mouza Ramchandrapur J.L. No. 58 , within the limit of Bonhoogly one Grampanchayat free from all encumbrances .

**AND WHEREAS** the said Smt. Sushila Dokania , Sangita Dokania , Sariaka Dokania and Kausik Dokania while had been possessing the said landed properties free from all encumbrances also declared through their legal attorney Sri Rajendra Kumar Agarwal and Naresh Chandra Roy (who were appointed by a registered general power of attorney duly registered at A D R at Calcutta Assurance vided Deed No. 1290 for the year 1997 ) to sale 2 katha 8 Chatak land in scheme plot No. P/5 comprised in R S Dag No. 894 under Khatian No. 13 of mouza Ramchandrapur and Sri Rajendra Kumar Agarwal and Sri Naresh Chandra Roy jointly agreed to purchase the same and an agreement was executed by and between then with the terms and condition mention therein .

**AND WHEREAS** as per the terms and terms and condition of the said agreement Sri Mridul Bhattacharjee being the nominee of the said Sri Rajendra Kumar Agarwal and Sri Naresh Chandra Roy and being full satisfied in all respect offered to purchase as nominee in respect of the said land measuring 2 Cottak 8 Chatak a little more or less and the said Sri Mridul Bhattacharjee purchased the said land measuring 2 Cottak 8 Chatak land (Scheme Plot No. P/5) a little more or less by a registered Sale Deed



Asst. Distl-Sub Registrar

Sonarpur

Month 24 Parshar

13 SEP 2022

Sewil Debals  
Mihir Lal Sengupta

which was duly registered at D SR IV Alipore and recorded in Book No. 1 , Volume No. 73 , Pages from 155 to 170 , being Deed No. 2438 for the year 1997 for a valuable consideration mention therein .

**AND WHEREAS** in the sale deed being No. 2438 said Sri Rajendra Kumar Agarwal and Sri Naresh Chandra Roy also gave their signature as confirming party .

**AND WHEREAS** after purchase the said Sri Mridul Bhattacharjee recorded his name in the Land Reforms Survey records of B L & L R O in L R Khatian No. 1125 , LR Dag No. 1005 and became the sole and absolute owner of 2 Cottah 8 Chatak land (Scheme Plot No. P/5) comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 , L R Khaatian No. 1125 of Mouza Ramchandrapur , J.L. No. 58 . within the limit of Bonhoogly 1 Grampanchayat .

**AND WHEREAS** the said Sri Mridul Bhattacharjee while had been possessing the said 2 Cottah 8 Chatak land comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 , L R Khaatian No. 1125 of Mouza Ramchandrapur , J.L. No. 58 free from all encumbrances sold , conveyed and transferred to the present vendor No. (2) **Sri Mihir Lal Sengupta** , son of Late Birendra Chandra Sengupta by a registered sale deed duly registered at A D SR Sonarpur vide Book No. 1 , C D Volume No. 1 , Pages from 2685 to 2703 Being Deed No. 0181 for the year 2012 for a valuable consideration mention therein .

**AND WHEREAS** after purchase the present vendor No. 2 herein Sri Mihir Lal Sengupta recorded his name in the Land Reforms Survey records of B L & L R O in L R Khatian No. 2991 , L R Dag No. 1005 and become the sole and absolute owner



Asst. Distl.-Sub Registrar  
Sonarpur  
South 24 Parganas

13 SEP 2022

Sarvindra Singh

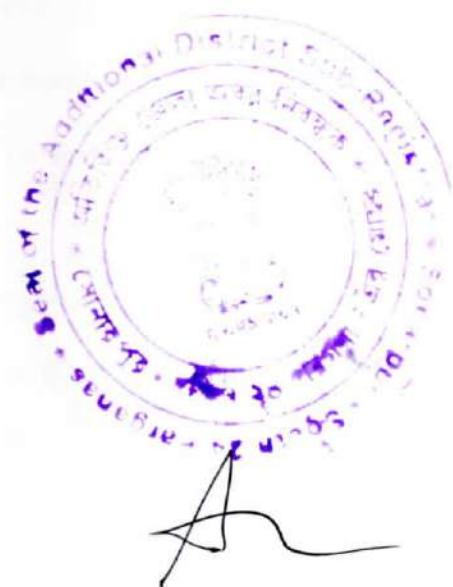
Min. Law Sonarpur

and thus seized and possessed of or otherwise well and sufficiently entitled to the said landed properties more or less 2 Cottah 8 Chatak land (Scheme Plot No. P/5) comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 , L R Khaatian No. 2991 of Mouza - Ramchandrapur , J.L. No. 58 free from all encumbrances .

**AND WHEREAS** , the vendors herein become the sole and absolute owner and thus seized and possessed of or otherwise well and sufficiently entitled to the said landed properties measuring more or less 5 Cottah Danga land comprised in R S Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 under L R Khatian No. 2157 & 2991 of Mouza Ramchandrapur , J.L. No. 58 , Pargana Magura , Touzi No. 115 , Revenue Survey No. 228 , within the jurisdiction of Bonhoogly (1) Gram Panchayat , under P S. Sonarpur , District - South 24 Parganas and has acquired good and marketable title thereto .

**AND WHEREAS** due to some inconvenience and other personal difficulties both the vendors No. 1 and 2 jointly expressed their desire to sell, assign and assure their said 5 Cottah land comprised in R S Dag No. 894 under Khatian No. 13 of mouza Ramchandrapur for a total consideration of Rs. 79,00,000 /- ( Seventy Nine Lac Only) .

**AND WHERE AS** the vendors herein have declared, confirm and assured that the said property is free from all encumbrances, charges, lien , lispendens , acquisition , requisition and trusts whatsoever nature and that there is no impediment legal or otherwise to sell transfer, assign and assure the said property unto and infavour of purchasers .



Addl. Distt.-Sub. Registrar  
Sonarpur  
South 24 Parganah

13 SEP 2022

Suril Deb Ray

Nilimla Sengupta

**AND WHEREAS** depending upon the said representation made by the vendors herein and believing the same to be true and acting in good faith thereof the purchasers herein have agreed to purchase the said of 5 Cottah land comprised in R S Dag No. 894 corresponding to L R Dag No. 1005 of Mouza Ramchandrapur at and for a total consideration of Rs. 79, 00,000/- (Seventy Nine Lac )only .

**NOW THIS INDENTURE WITNESSTH** as follows :-

1. In pursuance of the said agreement and in consideration of the said sum of Rs.79, 00,000/- (Seventy Nine Lac ) only paid by the purchasers to the vendors as per memo of consideration hereunder written( the receipt whereof the vendors doth hereby acknowledge of and from the same and every part thereof absolutely acquit release and exonerate the purchaser as well as the said property ) the vendors hereby grant , transfer , sell , convey his right, title interest and possession with all sorts of easement right in the said property to the purchaser her heirs and assigns of ALL THAT piece and parcel of land measuring more or less 5 Cottah danga land comprised in R.S. Dag No. 894 under Khatian No. 13 corresponding to L R Dag No. 1005 under L R Khatian No. 2157 and 2991 of Mouza Ramchandrapur , J.L. No. 58 , Pargana Magura , Touzi No. 115 , Revenue Survey No. 228 , within the jurisdiction of Bonhoogly (1) Gram Panchayat , under P S. Sonarpur , District – South 24 Parganas , which is more fully and particularly described in the schedule hereunder written OR **HOWSOEVER** the said land and premises or otherwise belonging or held or occupied there with and every manner of former and present right title liberties



गोपनीय अधिकारी का दस्तावेज़  
सुनापुर  
सूती 24 परिवार

13 SEP 2022

Surat Debuta

Nihir 1st Aug 1960

privileges , easements , advantages , appendages and appurtenances whatsoever there to belonging or in anywise appertaining to or usually shall used or occupied enjoyed or reputed to belong or to or be appurtenant thereto and all deeds , parcals , muniments and writings evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereby granted sold , conveyed , transferred assigned assured and / 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 the inheritance in fee simple in possession free from all and every nature of encumbrance attachments charges claims demands liabilities and trust whatsoever but nevertheless subject to mutation and payments of rates and taxes as applicable .

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS.**

(1) that the vendors have good right full power absolute authority and indefeasible title to grant sell convey and transfer the said property hereby granted sold, conveyed , transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid according to the true intent and meaning of those present, free from all encumbrances and liabilities whatsoever but subject to the payment of next and observance and performance of the terms and condition of the rules and regulation under which the said property is hold and enjoyed and (2) that the vendors do hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate and interest in the schedule property with all appurtenances together with all home stead, trees, tanks, hedges, ditches,



Adm. Dist.-Sub Registrar  
Sonarpur  
Bhooth 24 Parbatbari

13 SEP 2022

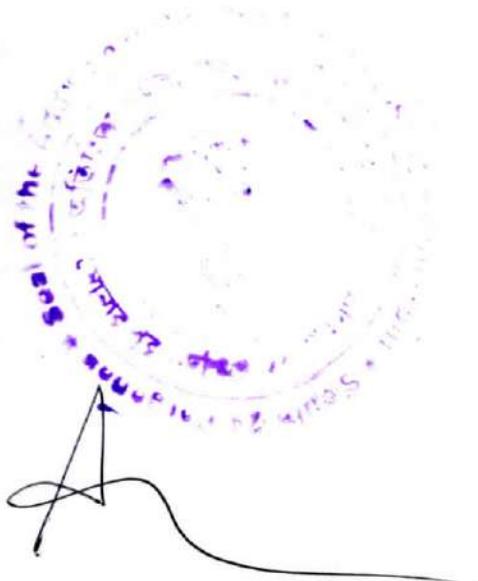
DR

bnr

Shivlal Debwala

W.H. and Son pvt. ltd.

ways, water, water course, lights, liberties, privileges, easements whatever to the land descried in the schedule and (3) that vendors do hereby covenant with the purchaser her heirs, executors, administrators, representatives and assigns that not with standing any acts deed or things hereto before done, executed or knowingly suffered to the contrary the vendor lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid and (4) that the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the vendor or any person claiming through or under his and (5) that no certificate proceeding and or notice or attachment have been instituted and or levied under the income tax act 1961 and or wealth tax act and or similar act or acts for payment of arrear or taxes and or for payment of dues arising out of any sort of claims and or demands of whatsoever nature and (6) that no notice has been served upon the vendors for acquisition or requisition under the afore said acts and laws and the vendor have no knowledge of issuing any such notice or notices, under any of the above Acts and or rules for the time being in force affecting the said property in spite of its best efforts engaged in this respect and (7) that from to day the purchasers and their heirs and successors have and remain full power and rights to sale, gift, Mortgage, lease or any kind of transfer the said property which the vendor had on the property and (8) that if any defect is detected in title or however due to any loss or damages created in



Adik. Dist. - Sub. Registrar  
Sonarpur  
Month 24 Parganae

13 SEP 2022

Suniti Debnath

Nitin Debnath

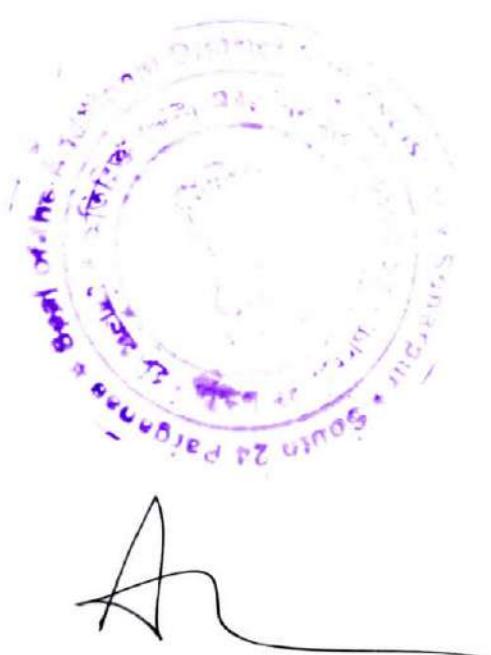
future this vendors and their heirs successors shall remain liable to return the said money with interest to the purchasers and (9) that it found any defect or mistake in the present deed or if necessary to rectification of the said principal deed then vendors and their heirs, successors shall remain liable to do the registration of rectification deed and (10) that the tenures of this deed in full face and effect and have not been surrendered or forfeited or become void or voidable.

To this purpose being in full sense and without being influenced by any persons and fully understanding the contents of the present deed and having received the full value as per memo of consideration the vendors completely sold the schedule property infavour of the purchaser.

#### SCHEDULE OF THE PROPERTY

All that piece and parcel of **5 Cottah** a little more or less danga land situated at Mouza Ramchandrapur , J L No. 58 , Pargana Magura , Touzi No. 115 , Revenue Survey No. 228 comprised in R S Dag No. 894 under Khatian No. 13 corresponding to L R Dag No 1005 under Khatian No. 2157 and 2991, within the jurisdiction of Bonhoogly 1 Gram Panchayat , under Police Station - Sonarpur now Narendrapur, District – South 24 Parganas , more particularly delineated in the annexed plan or map hereto and marked with Plot **No P/4 & P/ 5** and demarcated by 'RED' colour lines and the said map or plan is a part and parcel of this deed . Annual rent of the said sold land is Rs. 320 only payable to the government of west Bengal .

And the sold land butted and bounded in the following manner i.e. to say .



South Dist. Sub. Register  
Sonarpur  
South 24 Parganas

13 SEP 2022

Sunil Debnath  
Minil Debnath

Minil Debnath  
Minil Debnath

**On the North** – Part of R S Dag . No. 864.

**On the South** – 16 feet wide Metal Road .

**On the East** - ( Scheme Plot No.P/ 6) Part of R S Dag . No. 894 .

**On the West** – (Scheme Plot No. P/ 3) .Part of R S Dag No. 894

**IN WITNESS WHERE OF THE** Parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED AND DELIVERED BY**

the Vendors at Sonarpur in the presence of :

1. Pinaki Basu  
76A, Rabindra Nagar  
P.O. Debnathpur  
Kot- 700153

Sunil Debnath  
Minil Debnath

**SIGNATURE OF THE VENDORS** :

2. Subhradeep Debnath  
Acharjee Tila  
Majlispur 799035  
Tripura

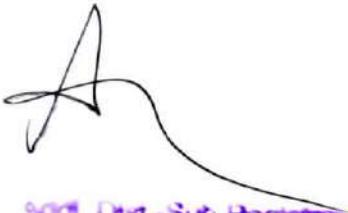
Sadkan Karmakan  
Sikpi Karmakan.

**SIGNATURE OF THE PURCHASERS**

**MEMO OF CONSIDERATION**

**Vendor No. 1 , Sri Sunil Debnath** Received Rs. 39,00000/- (Rupees Thirty Nine Lac) only from the within named purchasers being the full and final consideration money as per memo below



  
Addl. Distt. Sub. Registrar  
Sonarpur  
South 24 Parganas

13 SEP 2022

Date	Bank	Branch .	RTGS No.	Amount(Rs).
03/09/22	Bandhan	Kamalgazi	BDBLR520220 8300000760	500000/-
13/09/22	Bandhan	Kamalgazi	BDBLR520220 91300000433	34,00000/-

**Total 39,000,00/- Thirty Nine Lac only .**

*Senil Debnath*  
Signature of vendor No. 1.

**Vendor No. 2 , Sri Mihir Lal Sengupta** Received Rs/- 40.00,00.00 ( Rupees Forty Lacs only ) from the within named purchasers being the full and final consideration money as per memo below

Date	Bank	Branch .	RTGS No.	Amount (Rs.)
13/09/22	Bandhan	Kamalgazi	BDBLR520220 91300000365	40,00000 /-

**Forty Lac only .**

*Mihir Lal Sengupta*  
Signature of vendor No. 2.

**WITNESS :-**

1. *Pinaki Basu  
76A, Rabindranagar  
P.O. Laskampur  
Kol- 700153*
2. *Subhradeep Debnath  
Acharjee Tila  
Majlispur 799035, Tripura*

**Drafted by me .**

*ARL LASKAR*

Abdur Rouf Laskar .

Advocate .

High Court , Kolkata - 1 .

F/989/1873/11 .

Computer typed by me .

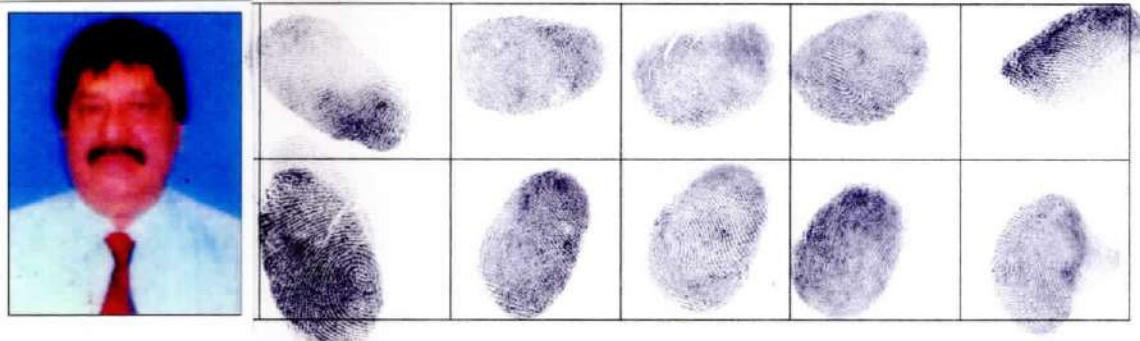
*Riaz Laskar*  
Sonarpur .



Additional District Sub-Registrar  
Sonarpur  
South 24 Parganas

13 SEP 2022

THUMB      1ST FINGER      MIDDLE FINGER      RING FINGER      SMALL FINGER



NAME OF THE VENDOR --- S. N. Deb Nath -----

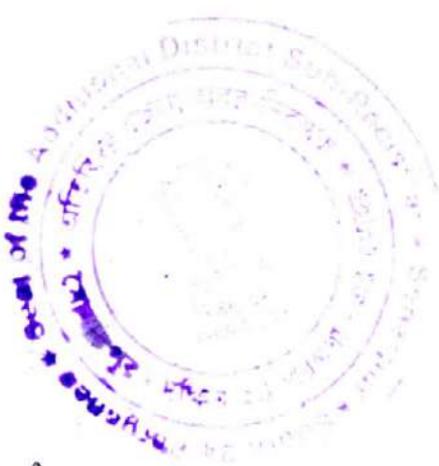
SIGNATURE Sunil Deb Nath

THUMB      1ST FINGER      MIDDLE FINGER      RING FINGER      SMALL FINGER



NAME OF THE VENDOR Mihir Lal Sengupta

SIGNATURE Mihir Lal Sengupta



addl. Distl.-Sub Registry  
Sonarpur  
South 24 Parganah

113 SEP 2022

THUMB      1ST FINGER      MIDDLE FINGER      RING FINGER      SMALL FINGER

P	L				
H	E				
O	F				

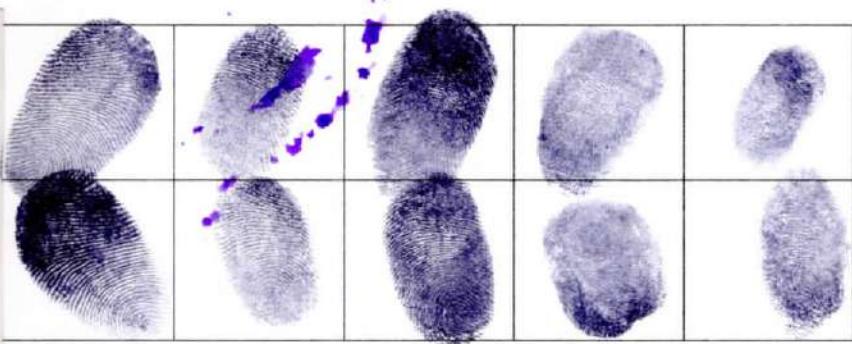
T	R				
O	I				
	G				

NAME OF THE VENDOR -

*Sadhan Karmakar*

SIGNATURE -

THUMB      1ST FINGER      MIDDLE FINGER      RING FINGER      SMALL FINGER



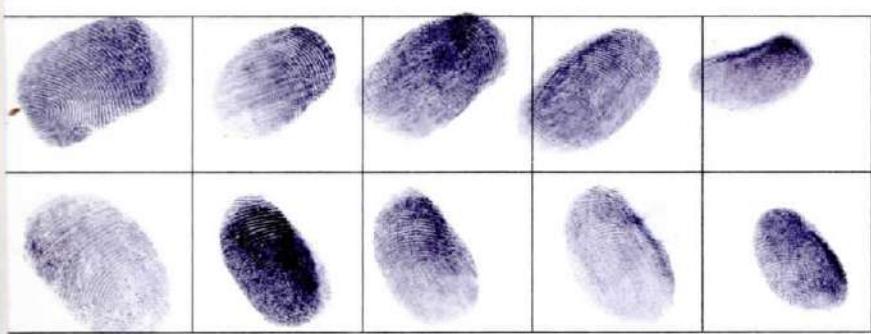
*SADHAN KARMAKAR*

NAME OF THE PURCHASER -

*Sadhan Karmakar*

SIGNATURE -

THUMB      1ST FINGER      MIDDLE FINGER      RING FINGER      SMALL FINGER



*SILPI KARMAKAR*

NAME OF THE PURCHASER -

SIGNATURE - *Silpi Karmakar*



add. Dist. Sub Registrar  
Sonarpur  
Smith 2d Pargana

13 SEP 2022

**N**

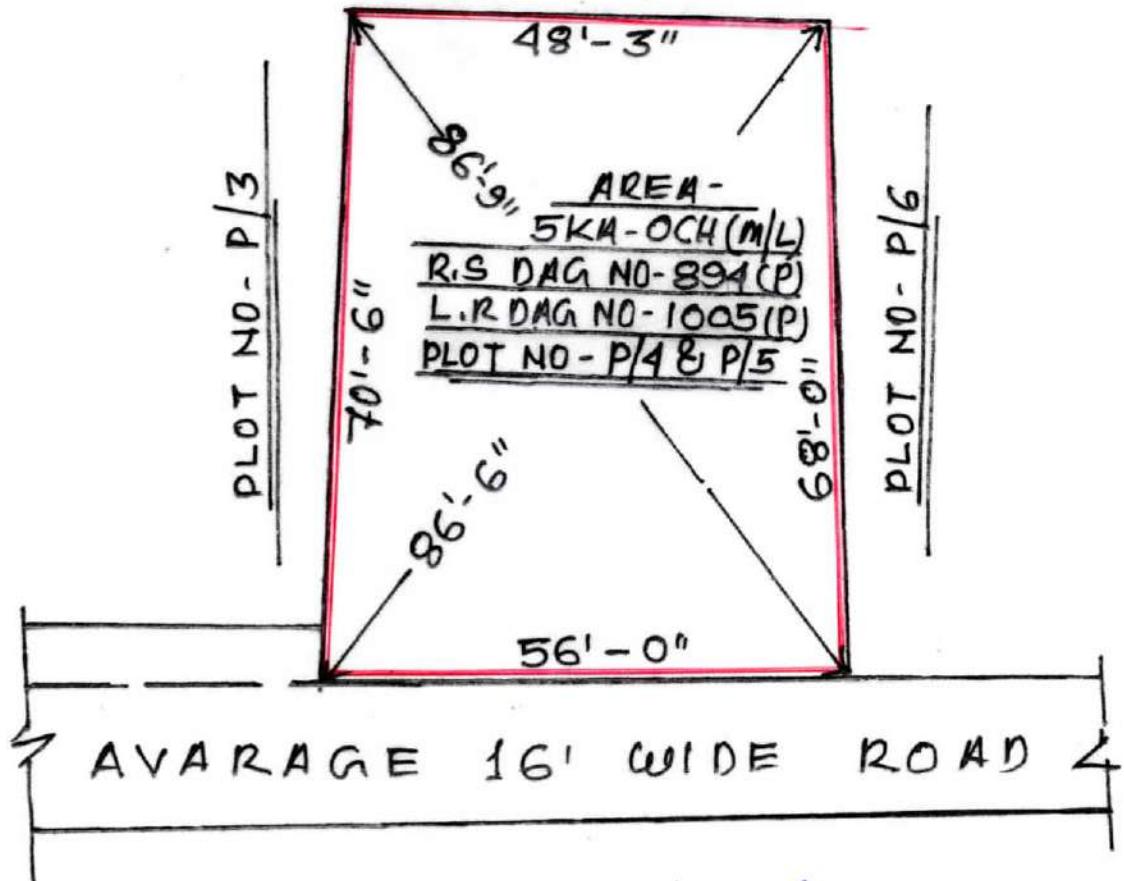
SITE PLAN OF R.S DAG NO-894(P), L.R DAG NO-1005(P), AT MOUZA- RAMCHANDRAPUR, J.L NO-58, R.S KH NO-13, L.R KH NO-2157 & 2991,  
P.S - NARENDRAPUR, DISTRICT- 24 PARGANAS  
(SOUTH), UNDER BONHOOGHLY NO-1 GRAM PANCHAYET  
LAND AREA- 5KA-0CH (M/L), SCALE- 1"=20'0"



AREA SHOWN IN RED BORDER

Suril Debkhat  
Nihai Tal Sengupta

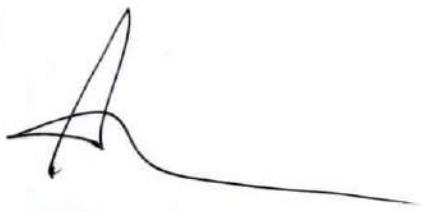
R.S DAG NO-894(P)



Sadipad Karmakar  
Sikhi Karmakar

TRACED BY

Hasanouijaman Laskar  
SURVEYOR & PLANNER  
KUSUMBA, ARPITA NAGAR  
KOLKATA- 700103



A. D., Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

13 SEP 2022



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

#### GRN Details

<b>GRN:</b>	192022230119915101	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	12/09/2022 15:02:57	<b>Bank/Gateway:</b>	Indian Bank
<b>BRN :</b>	IB12092022299686	<b>BRN Date:</b>	12/09/2022 15:06:55
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002714904/2/2022

[Query No/\*/Query Year]

#### Depositor Details

<b>Depositor's Name:</b>	sadhan karmakar
<b>Address:</b>	fourth floor model 1 272 kamalgazi kolkata 103
<b>Mobile:</b>	9433356707
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2002714904
<b>Applicant's Name:</b>	Mr A R Laskar
<b>Identification No:</b>	2002714904/2/2022
<b>Remarks:</b>	Sale, Sale Document

#### Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002714904/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	232010
2	2002714904/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	79007
<b>Total</b>				<b>311017</b>

**IN WORDS:** THREE LAKH ELEVEN THOUSAND SEVENTEEN ONLY.

### Major Information of the Deed

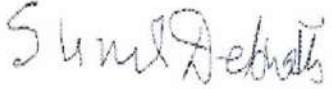
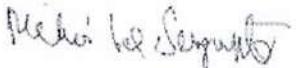
Deed No :	I-1608-07660/2022	Date of Registration	13/09/2022
Query No / Year	1608-2002714904/2022	Office where deed is registered	
Query Date	09/09/2022 4:52:36 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	A R Laskar High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433356707, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 79,00,000/-	Rs. 79,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,37,010/- (Article:23)	Rs. 79,007/- (Article:A(1), E)		
Remarks			

#### Land Details :

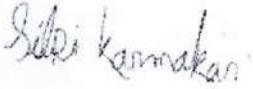
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

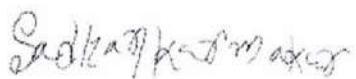
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1005 (RS :- )	LR-2157	Bastu	Danga	2 Katha 8 Chatak	39,00,000/-	39,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1005 (RS :- )	LR-2991	Bastu	Danga	2 Katha 8 Chatak	40,00,000/-	40,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					8.25Dec	79,00,000 /-	79,00,000 /-	
Grand Total :					8.25Dec	79,00,000 /-	79,00,000 /-	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri SUNIL DEBNATH (Presentant )</b> Son of Mr JOGENDRA DEBNATH Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office			
		13/09/2022	LTI 13/09/2022	13/09/2022
Village:- MOHANPUR, P.O:- MAJLISHPUR, P.S:-RANIR BAZAR, District:-West Tripura, Tripura, India, PIN:- 799035 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.::: ACxxxxxx7D, Aadhaar No: 32xxxxxxxx0125, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office				
2	<b>Mr MIHIRLAL SENGUPTA</b> Son of Late BIRENDRA CHANDRA SENGUPTA Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office			
		13/09/2022	LTI 13/09/2022	13/09/2022
Village:- RAM NAGAR, P.O:- RAM NAGAR, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.::: AMxxxxxx2C, Aadhaar No: 41xxxxxxxx4790, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt SILPI KARMAKAR</b> Wife of Mr SADHAN KARMAKAR Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office			
		13/09/2022	LTI 13/09/2022	13/09/2022
Wife of Mr SADHAN KARMAKAR FOURTHFLOORMODEL1272KAMALGAZI, City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::: CBxxxxxx4N, Aadhaar No: 47xxxxxxxx9952, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mr SADHAN KARMAKAR</b> Son of Late JAGADISH KARMAKAR Executed by: Self, Date of Execution: 13/09/2022 Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office			
		13/09/2022	LTI 13/09/2022	13/09/2022

Son of Late JAGADISH KARMAKAR FOURTH FLOOR MODEL -1 , 272 KAMALGAZI , City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx5P, Aadhaar No: 25xxxxxxxx2876, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Office

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PINAKI BASU</b> Son of Mr. ANIMESH BASU 76A RABINDRA NAGAR , City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153			
	13/09/2022	13/09/2022	13/09/2022

Identifier Of Shri SUNIL DEBNATH, Mr MIHIRLAL SENGUPTA, Smt SILPI KARMAKAR, Mr SADHAN KARMAKAR

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL DEBNATH	Smt SILPI KARMAKAR-2.0625 Dec
2	Mr MIHIRLAL SENGUPTA	Smt SILPI KARMAKAR-2.0625 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL DEBNATH	Smt SILPI KARMAKAR-2.0625 Dec
2	Mr MIHIRLAL SENGUPTA	Smt SILPI KARMAKAR-2.0625 Dec

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1005, LR Khatian No:- 2157	Owner: শ্রীনিল দেবনাথ, Gurdian: মোহেন্দেশ , Address: মোহেন্দেশ (আচার্য টিলা) মো:- মজলিসপুর, থানা-বিরলিয়া জেলা-গঃ তিপুরা, Classification: ভাগা, Area: 0.03000000 Acre,	Shri SUNIL DEBNATH

L2	LR Plot No:- 1005, LR Khatian No:- 2991	Owner:মিহিরলাল সেনগুপ্ত, Gurdian:বীরেন্দ্র চন্দ, Address:নিম্ন, Classification:ডালা, Area:0.04000000 Acre,	Mr MIHIRLAL SENGUPTA
----	---	--	----------------------

13/09/2022 Query No:-16082002714904 / 2022 Deed No :I - 160807660 / 2022, Document is digitally signed.

Page 24 of 26

On 13-09-2022

**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.

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

Presented for registration at 12:53 hrs on 13-09-2022, at the Office of the A.D.S.R. SONARPUR by Shri SUNIL DEBNATH , one of the Executants.

**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 79,00,000/-

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

Execution is admitted on 13/09/2022 by 1. Shri SUNIL DEBNATH, Son of Mr JOGENDRA DEBNATH, P.O: MAJLISHPUR, Thana: RANIR BAZAR, , West Tripura, TRIPURA, India, PIN - 799035, by caste Hindu, by Profession Retired Person, 2. Mr MIHIRLAL SENGUPTA, Son of Late BIRENDRA CHANDRA SENGUPTA, P.O: RAM NAGAR, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799002, by caste Hindu, by Profession Retired Person, 3. Smt SILPI KARMAKAR, Wife of Mr SADHAN KARMAKAR, FOURTHFLOORMODEL1272KAMALGAZI, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 4. Mr SADHAN KARMAKAR, Son of Late JAGADISH KARMAKAR, FOURTH FLOOR MODEL -1 , 272 KAMALGAZI , P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Identified by Mr PINAKI BASU, , Son of Mr ANIMESH BASU, 76A RABINDRA NAGAR , P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 79,007/- ( A(1) = Rs 79,000/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 79,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2022 3:06PM with Govt. Ref. No: 192022230119915101 on 12-09-2022, Amount Rs: 79,007/-, Bank: Indian Bank ( IDIB000C001 ), Ref. No. IB12092022299686 on 12-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,37,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,32,010/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 68, Amount: Rs.5,000/-, Date of Purchase: 12/09/2022, Vendor name: Md Masud Laskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2022 3:06PM with Govt. Ref. No: 192022230119915101 on 12-09-2022, Amount Rs: 2,32,010/-, Bank: Indian Bank ( IDIB000C001 ), Ref. No. IB12092022299686 on 12-09-2022, Head of Account 0030-02-103-003-02



Arindam Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 172875 to 172900  
being No 160807660 for the year 2022.



Digitally signed by ARINDAM  
CHAKRABORTY  
Date: 2022.09.13 13:58:38 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/09/13 01:58:38 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)