

1354/23

P-01189/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 232351

*Handwritten notes:*  
V.C.T. No. 28-07-2023  
Case No. 18888 of 2023  
463/2023 6-15 PM

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of this document.

Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

31 JUL 2023

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this 28<sup>th</sup> day  
of *July* Two Thousand Twenty Three (2023)

**BETWEEN**

*Handwritten notes:*  
V.C.T. No. 463/23  
6-15 PM

28 JUL 2023

No. 4250 Date..... Rs. 5000  
Name..... Deb Nath Saha  
Address.....

VENDOR : MAMATA JUDDIN GAZI  
ALIPORE JUDGES COURT  
KOLKATA-700027

ADVOCATE  
ALIPORE JUDGES COURT  
KOL-27

Palash Bhunia

Signature of Vendor



VCM 1622

Palash Bhunia



VCM 1623



Parvendra Ghosh



VCM 1624

Shiv Choudhury



VCM 1625



Meru Debbarth

Jayanta Mondal  
S/o Mr. Somat Kr. Mondal  
Alipore Judges Court.  
Kal-27.

Low Clerk.



1626

**SRI PURNENDU GUHA** (PAN - ACXPG0794L , Aadhaar No. 2145 7648 1216, Mobile No. 9874771111), son of Late Atul Chandra Guha, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian , residing at 70A, Ibrahimpur Road, Police Station - Jadavpur, Kolkata-700032, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

**AND**

**M/S. GREEN VILLE**, having PAN - AAZFM8187F, a Partnership Firm having its office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners (i) **SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation -

Business, by nationality - Indian, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, **(ii) SRI SUBIR CHOWDHURY**, having PAN ADZPCO634N, Aadhaar No. 4522 3825 8150, Mobile No. 7980512346, son of Late Anil Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 2/165, Bijoygarh, Police Station - Jadavpur, Post Office - Jadavpur University, Kolkata - 700032, **(iii) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032 hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-business and assigns) of the **OTHER PART**;

**WHEREAS** the mother of the Vendor herein Suprova Guha was the sole and absolute owner of **ALL THAT** piece and parcel of revenue free land being Plot No. 70A, Ibrahimpur Road, Calcutta - 700032 under Dag No. 388, Khatian No. 10 of Mouza - Ibrahimpur, Police Station - Jadavpur, Sub-Registration - Alipore, District : 24-Parganas together with a three storied pucca building being in incomplete construction at Premises No. 70A, Ibrahimpur Road, Calcutta - 700032, morefully and particularly described in the Schedule - 'A' hereunder written by a registered Deed of Sale in the office of the Sub-Registrar Alipore being recorded in Book No. I, Volume No. 45, Pages from 16 to 20, Being No. 2305, for the year 1945.

**AND WHEREAS** said Suprova Guha died intestate on 26.08.1983 leaving behind her legal heirs and representatives, husband namely Atul Chandra Guha and four sons namely Kanakendu Guha, Ranendu Guha,

Binoyendu Guha, Purnendu Guha and one daughter namely Mamata Guha .

**AND WHEREAS** after the demise of said Suprova Guha the said Atul Chandra Guha, Kanakendu Guha, Ranendu Guha, Binoyendu Guha, Purnendu Guha and Mamata Guha partitioned the aforesaid premises by a registered Deed of Partition duly executed and registered on 5<sup>th</sup> March, 1984 in the office of the Registrar of Assurances Calcutta and recorded in Book No. I, Volume No. 302, Pages from 271 to 292, Being No. 2662, for the year 1984.

**AND WHEREAS** in terms of the said Deed of Partition Vendor herein being the Party of the Sixth Part has got full portion of the existing Second Floor marked with Letter 'P' and coloured ORANGE Boundary with the right to use open terrace of Second Floor Roof coloured with BLUE shed and staircase of the said premises together with the share of land which has been mentioned in the Schedule -

'G' in the said Deed of Partition of Premises No. 70A, Ibrahimipur Road, Police Station – Jadavpur, Kolkata-700032 .

**AND WHEREAS** by virtue of the said Deed of Partition the Vendor herein became the Owner of full portion of the existing Second Floor measuring more or less 800 Square Feet super built up area marked with Letter 'P' and coloured ORANGE Boundary with the right to use open terrace of Second Floor Roof coloured with BLUE shed and staircase of the said premises together with the share of land which has been mentioned in the Schedule – 'G' in the said Deed of Partition of Premises No. 70A, Ibrahimipur Road, Police Station – Jadavpur, Kolkata- 700032.

**AND WHEREAS** the Vendor herein for need of money has decided to sell full portion of the existing Second Floor measuring more or less 800 Square Feet super built up area with the right to use open terrace of Second Floor Roof

and staircase of the said premises together with the share of land lying and situate at Premises No. 70A, Ibrahimpur Road, Police Station–Jadavpur, Kolkata- 700032 at or for a total consideration of Rs.30,00,000/-(Rupees Thirty Lakhs) only.

**AND WHEREAS** the Purchaser herein on coming to know such intention of the Vendor made contact with him and after going through the proposal of the Vendor has agreed to purchase the said property morefully and particularly described in the Schedule – 'B' hereunder written at or for total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs) only.

**AND WHEREAS** the Purchaser herein in terms of the said agreement paid the full and final consideration money to the Vendor as per Memo of Consideration below and upon receipt of full and final consideration

money the Vendor herein sign, execute and register this Deed of Conveyance in favour of the Purchaser and also deliver possession of the Schedule - 'B' property with all appurtenances and appendages and all easement rights free from all encumbrances, attachments, liens, lispendens .

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 30,00,000/- (Rupees Thirty Lakhs) only paid by the Purchaser to the Vendor before the execution of these presents (the receipt whereof the Vendor do hereby admits and acknowledges) and hereby acquit, release and discharge the Purchaser, its successors in business and assigns and every one of them and also the said property he the Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser, its successors in business and assigns the Schedule - 'B'

property hereunder written **HOWSOEVER OTHERWISE** the said property now or heretofore were or was situated, butted, bounded, called, known, numbered described and distinguished together with the land on part whereof the same is all erected and built benefit and advantage of ancient and other lights, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or reminders, rents, issues and profits thereof and/or every part thereof together further more and all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof and all deeds, pattas, muniments, writings, evidence of title which in any wise relate to the said property or any part or parcel and it now are or hereafter shall or may be in the custody

power or possession of the Vendor his heirs executors, administrators representatives and assigns or any person from whom he can or may procure the same without action or suit or law or in equity **TO ENTER INTO AND HAVE HOLD POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred expressed and intended so to be with his right, liberties and appurtenances unto and to the use of the Purchaser, its successors in business and assigns for ever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances claims, liens etc. whatsoever created or suffered by the Vendor from to these presents and the Vendor do hereby for himself his heirs executors administrators and representatives covenant with the Purchaser its successors in business and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendor or by any of his predecessor or ancestors in title, done or executed or knowingly suffered to the contrary the Vendor had at all

material times heretobefore and now have good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said property hereby granted, sold, transferred, conveyed or expressed or intended so to be unto and to the use of the Purchaser, its successors in business and assigns in the manner aforesaid **AND THAT** the Purchaser, its successors in business and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive, rents, issues and profits thereof, without any lawful eviction hindrance interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for his or from or under any of his ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner or

claims, charges, liens debts attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessor-in-title or any person or persons lawfully or equitably and claiming aforesaid **AND FURTHER THAT** the Vendor all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from, under or in trust for him the Vendor or from or under any of his predecessor or ancestor in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser, its successors in business and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its successors in business and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendor and all his heirs, executors and administrators, shall at all

times hereafter indemnify and keep indemnified the Purchaser, its successors in business and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor.

**SCHEDULE - 'A' AS REFERRED TO ABOVE**

**ALL THAT** piece and parcel of revenue free land measuring more or less 4 Cottahs 6 Chittaks being Plot No. 70A, Ibrahimpur Road, Kolkata - 700032 under Dag No. 388, Khatian No. 10 of Mouza - Ibrahimpur, Police Station - Jadavpur, Sub-Registration - Alipore, District : 24-Parganas together with a three storied pucca building being in incomplete construction at Premises No. 70A, Ibrahimpur Road, Kolkata - 700032 now within Municipal Limits of the Kolkata Municipal Corporation Ward No. 96 which is butted and bounded by :

**ON THE NORTH** : 70C, Ibrahimpur Road,;

**ON THE SOUTH** : 25 Feet wide Ibrahimpur Road;

**ON THE EAST** : 25 Feet wide Ibrahimpur Road;

**ON THE WEST** : 26, Bidhan Pally;

**SCHEDULE - 'B' AS REFERRED TO ABOVE**

**ALL THAT** entire Second Floor measuring more or less 800 Square Feet super built up area of 39 years dilapidated three storied building with cemented floor morefully depicted and delineated in the sketch Map or Plan marked with RED Colour with the right to use open terrace of Second Floor Roof shed and staircase of the said premises together with the share of land and all other common areas attached to the said premises which has been mentioned in the Schedule - 'A' lying and situate at Premises No. 70A, Ibrahimpur Road, Police Station - Jadavpur, Kolkata- 700032 within the municipal limits of the Kolkata Municipal Corporation Ward No. 96.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

**SIGNED. SEALED & DELIVERED**

In the Presence of:

**WITNESSES :**

1. Joyanta Mondal  
Alipore Judges Court.  
KOL- 27.

Purnendu Ghosh  
**SIGNATURE OF THE VENDOR**

2. Ishita Ghosh  
Greenville  
Saloni Ghosh  
Partner  
18. Southern Avenue  
KOL- 26.

Greenville  
Saurabh Choudhary  
Partner  
Saurabh Talukder  
Partner

**SIGNATURE OF THE PURCHASER**

Drafted by  
Debonath Saha  
Advocate WB/109/1997  
Alipore Judges' Court,  
Kolkata - 700027.

Computer Print by :  
Soma Ghosal,  
SRI RAM COMPUTER  
Alipore Judges' Court,  
Kolkata 700027

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named **PURCHASER** the within mentioned sum of Rs.30,00,000/- (Rupees Thirty Lakhs) only being the full and final consideration money.

**MODE OF PAYMENT**

Paid by RTGS. Ref NO UBINR 2202307  
2801914 From UNION BANK JADAVPUR BR. ₹ 30,00,000

**TOTAL Rs.** 30,00,000/-

(Rupees Thirty Lakhs) only

**WITNESSES:**

1. Joyanta Mondal.

2. Shrita Ghosh

Purnananda Ganta

**SIGNATURE OF THE VENDOR**



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name PURNENDU GUHA  
 Signature Purnendu Guha



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name PALASH BHOWNICK  
 Signature Palash Bhownik



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

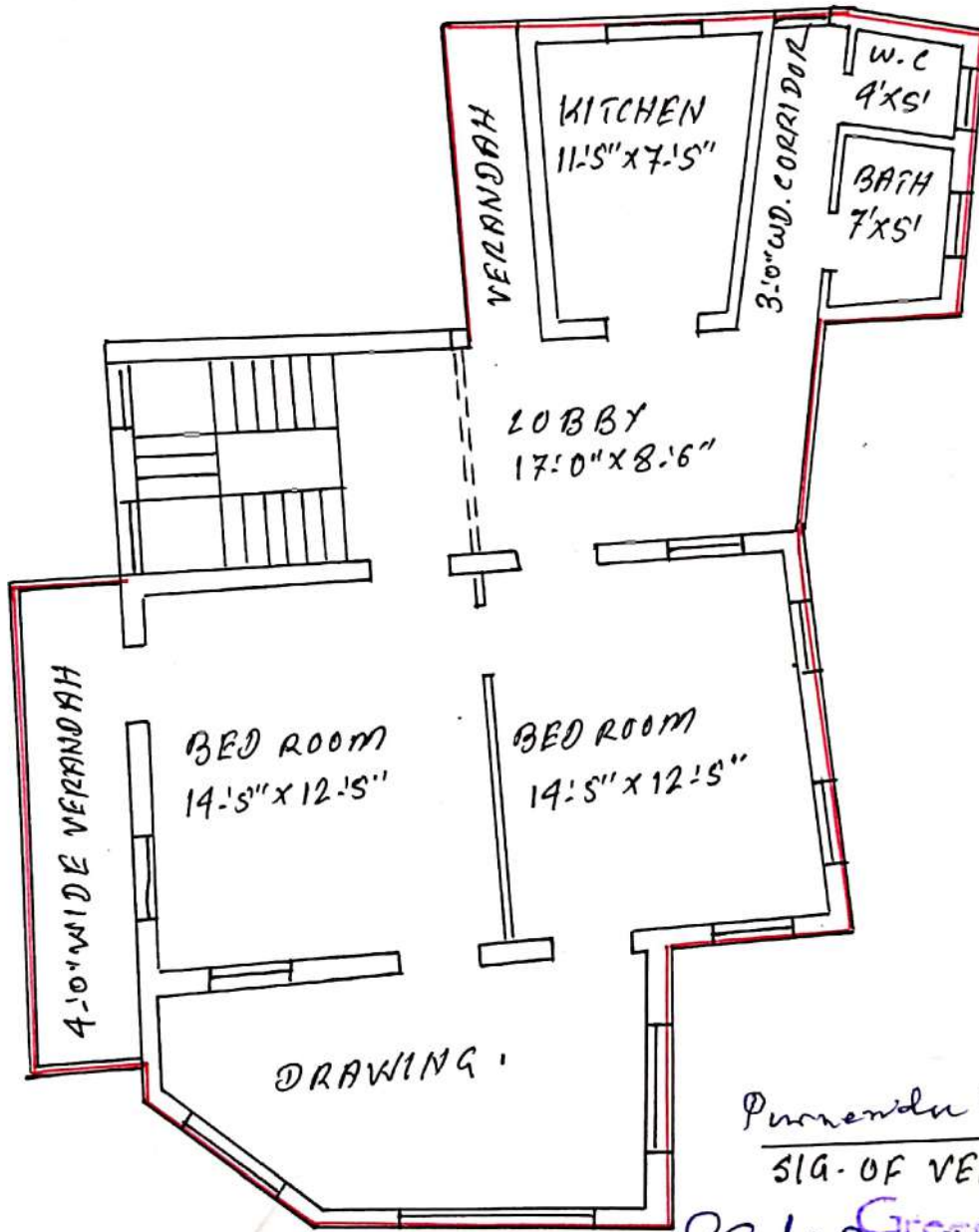
Name SUBIR CHOWDHARY  
 Signature Subir Chowdhary



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SUNIT TALUKDAR  
 Signature Sunit Talukdar

FLOOR PLAN OF K.M.C. PREMISES NO: 70A, IBRAHIMPUR ROAD,  
 P.S. JADAVPUR, KOLKATA: 700032, UNDER K.M.C. WARD NO: 96,  
 ENTIRE SECOND FLOOR OF THE BUILDING.  
 MEASURING ABOUT: 800 SQ. FT. SUPER BUILT UP AREA  
 MORE OR LESS. SHOWN IN RED BORDER



2ND. FLOOR PLAN

Purnendu Gata,  
 SIG. OF VENDOR

Greenville  
 Partner

Partner

Subir Choudhury  
 Greenville  
 Subir Choudhury

SIG. OF PURCHASERS

Drawn by  
 C.S. Sarda









Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052001888805/2023







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


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Purnendu Guha 70A,Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Seller			<i>Purnendu Guha</i> 28.07.2023
2	Mr Palash Bhowmick 52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Buyer [M S GREEN VILLE ]			<i>Palash Bhowmick</i> 28/07/23
3	Mr Subir Chowdhury 2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Buyer [M S GREEN VILLE ]			<i>Subir Chowdhury</i> 28/07/2023

Query No:-16052001888805/2023, 28/07/2023 02:34:32 PM ALIPORE (A.D.S.R.)



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sujit Talukdar 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Buyer [M S GREEN VILLE ]			 28/7/23
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Purnendu Guha, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar		 1626	 28/7/23

  
(MANIMALA CHAKRABORTY)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

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



192023240146618908

GRN Details

GRN: 192023240146618908 Payment Mode: SBI Epay  
GRN Date: 28/07/2023 12:03:48 Bank/Gateway: SBIPay Payment Gateway  
BRN : 6693283315435 BRN Date: 28/07/2023 12:04:37  
Gateway Ref ID: IGAPYHZVY7 Method: State Bank of India NB  
GRIPS Payment ID: 280720232014661888 Payment Init. Date: 28/07/2023 12:03:48  
Payment Status: Successful Payment Ref. No: 2001888805/7/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr DEBNATH SAHA  
Address: ALIPORE JUDGES COURT, KOLKATA-700027  
Mobile: 9830312847  
Period From (dd/mm/yyyy): 28/07/2023  
Period To (dd/mm/yyyy): 28/07/2023  
Payment Ref ID: 2001888805/7/2023  
Dept Ref ID/DRN: 2001888805/7/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001888805/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	119970
2	2001888805/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	30014
			<b>Total</b>	<b>149984</b>

IN WORDS: ONE LAKH FORTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.

PAID



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



280720232014661888

GRIPS Payment Detail

GRIPS Payment ID:	280720232014661888	Payment Init. Date:	28/07/2023 12:03:48
Total Amount:	149984	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6693283315435	BRN Date:	28/07/2023 12:04:37
Payment Status:	Successful	Payment Init. From:	Department Portal

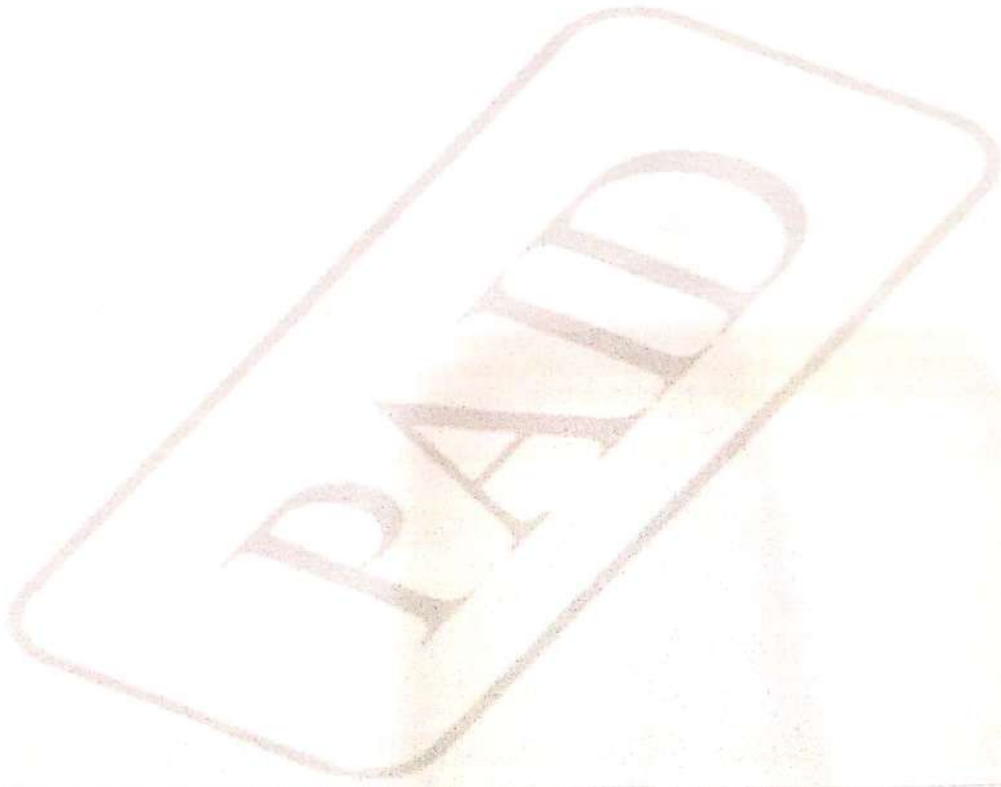
Depositor Details

Depositor's Name: Mr DEBNATH SAHA  
Mobile: 9830312847

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240146618908	Directorate of Registration & Stamp Revenue	149984
Total			149984

IN WORDS: ONE LAKH FORTY NINE THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.  
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



## Major Information of the Deed

Deed No :	I-1605-01189/2023	Date of Registration	31/07/2023
Query No / Year	1605-2001888805/2023	Office where deed is registered	
Query Date	24/07/2023 7:40:58 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Deed Writer		
Transaction	[0101] Sale, Sale Document	Additional Transaction	
Set Forth value	Rs. 30,00,000/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)	Rs. 1,20,020/- (Article:23)	Market Value	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
		Rs. 30,00,000/-	
		Registration Fee Paid	
		Rs. 30,014/- (Article:A(1), E)	

### Apartment Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 70A, Ward No: 096, Road: Ibrahimpur Road, Pin Code : 700032

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Built-up Area: 800	30,00,000/-	30,00,000/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 36 Year, Approach Road Width: 25 Ft. , New Flat ,Status of Completion : Completed

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Purnendu Guha</b> Son of Late Atul Chandra Guha 70A,Ibrahimpur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4L, Aadhaar No: 21xxxxxxxx1216, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence



**Owner Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M S GREEN VILLE</b> 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Palash Bhowmick (Presentant )</b> Son of Late Dhiren Bhowmick 52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3N, Aadhaar No: 32xxxxxxxx4021 Status : Representative, Representative of : M S GREEN VILLE (as Partner)
2	<b>Mr Subir Chowdhury</b> Son of Late Anil Chowdhury 2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4N, Aadhaar No: 45xxxxxxxx8150 Status : Representative, Representative of : M S GREEN VILLE (as Partner)
3	<b>Mr Sujit Talukdar</b> Son of Late Santi Ranjan Talukdar 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3E, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : M S GREEN VILLE (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jayanta Mondal</b> Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Purnendu Guha, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar			

**Transfer of property for A1**

Sl.No	From	To. with area (Name-Area)
1	Mr Purnendu Guha	M S GREEN VILLE-800.000000 Sq Ft

Endorsement For Deed Number : I - 160501189 / 2023

28-07-2023

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

Presented for registration at 18:15 hrs on 28-07-2023, at the Private residence by Mr Palash Bhowmick ,

**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 30,00,000/-

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

Execution is admitted on 28/07/2023 by Mr Purnendu Guha, Son of Late Atul Chandra Guha, 70A,Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-07-2023 by Mr Palash Bhowmick, Partner, M S GREEN VILLE (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-07-2023 by Mr Subir Chowdhury, Partner, M S GREEN VILLE (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-07-2023 by Mr Sujit Talukdar, Partner, M S GREEN VILLE (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

On 31-07-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,014.00/- ( A(1) = Rs 30,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2023 12:04PM with Govt. Ref. No: 192023240146618908 on 28-07-2023, Amount Rs: 30,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 6693283315435 on 28-07-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,19,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4250, Amount: Rs.50.00/-, Date of Purchase: 28/07/2023, Vendor name: M GAZI  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/07/2023 12:04PM with Govt. Ref. No: 192023240146618908 on 28-07-2023, Amount Rs: 1,19,970/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 6693283315435 on 28-07-2023, Head of Account 0030-02-103-003-02



**Md Tabis Ansari**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 40658 to 40686

being No 160501189 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.08.01 14:25:24 -07:00  
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 2023/08/01 02:25:24 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)