



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032003186889/2025	Serial No/Year	1603022644/2025
Transaction Id	0003026436	Date of Receipt	01/12/2025 1:02PM
Deed No / Year	I - 160322090 / 2025		
Presentant Name	Mrs JAYATI PAUL		
Seller	Mrs CHAMPAKALI ROY, Mrs JAYATI GHOSH, Mr PARTHA SARATHI GHOSH, Mrs PARAMITA GHOSH, Mr KAUSHIK GHOSE		
Buyer	Mrs JAYATI PAUL		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 1,50,00,000/-	Market Value	Rs. 1,50,00,000/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 32/-	Fees Articles	A(1), E, H, M(b)
Standard User Charge	621/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Chatterjee Mukherjee	6867	26/11/2025	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	32/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	621/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 703/-**

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

22644/2015

I-22090/25

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 017006

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

01-12-25

THIS DEED OF CONVEYANCE made on this 01st day of

~~December~~, Two Thousand and Twenty Five, **BETWEEN** 1) **SMT. CHAMPAKALI ROY** (PAN No AAAPR1631E, D.O.B. 12/04/1062, Aadhaar No. 6953 0198 5302, Mobile No. 9810740939), wife of Enankashekhar Roy, by faith Hindu, by nationality Indian, residing at APT-2803, Tower 12, Elita Garden Vista, Newtown, Action Area 3, P.O. Akandakeshari, P.S. Newtown, Kolkata - 700135, (2) **SMT. JAYATI GHOSH** (PAN No. CMNPG3505M, D.O.B. 15.09.1971, OCIC No. A567955), daughter of Late Dilip Kumar Ghosh, by faith Hindu, by nationality American, residing at 21743 Castleton Street, Cupertino, CA 95014, USA,

NO. 6887 VALUE 501

DATE 26 NOV 2025

SOLD TO

ADDRESS

VENDOR SIGN

Jayati Pans
17, Suren Tagore Road
KOL-19
SHARMISTHA CHATTERJEE MUKHERJEE
GOVT. LICENCE STAMP VENDOR
SEALDAH CIVIL COURT KOL-14



Lakshmi Kumar Jha
S/o Ramkrishna Kumar
Surrender Junction
Flat no. 38, S.O. Kumbhari
P.S. Bannigan
W.L. 743387

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

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3) **SRI PARTHA SARATHI GHOSH (PAN No ERPPG8701L, D.O.B. 14.03.1966, OCIC No. A5088693)**, son of Late Amal Kumar Ghosh, by faith Hindu, by nationality American, residing at 330, Murray Drive, Apt. D, King of Prussia, PA 19406, 4) **SMT. PARAMITA GHOSH (PAN No. EPMPG2687N, D.O.B. 16.08.1967, OCIC No. A5082343)**, daughter of Late Amal Kumar Ghosh, by faith Hindu, by nationality American, residing at 311, Murray Drive, Apt. A, King of Prussia, PA 19406, USA AND 5) **SRI KAUSHIK GHOSE (PAN No AQMPG8197N, D.O.B. 26.08.1975, OCIC No. A0978228)**, son of Late Bhupendra Nath Ghose, by faith Hindu, by nationality American, residing at 30 High St, Malden MA 02148, USA, Owner Nos. 2 to 5 being represented by their constituted attorney **SMT. CHAMPAKALI ROY (PAN No AAAPR1631E, D.O.B. 12/04/1062, Aadhaar No. 6953 0198 5302, Mobile No. 9810740939)**, wife of Enankasekhar Roy, by faith Hindu, by nationality Indian, residing at APT-2803, Tower 12, Elita Garden Vista, Newtown, Action Area 3, P.O. Akandakeshari, P.S. Newtown, Kolkata - 700135, hereinafter jointly and collectively called and refer to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

SMT. JAYATI PAUL (PAN No. AKEPP6359B, D.O.B. 07.09.1972, Aadhaar No. 315531651768, M-9836968333), wife of Sri Madhab Ch. Paul, by faith Hindu, residing at 17, Suren Tagore Road. P.S. - Gariahat, Kolkata - 700 019, hereinafter called and refer 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 their heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.



**DISTRICT SUB-REGISTRAR-III
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WHEREAS :

By an indenture of mortgage made on and bearing date the 1st day of August 1928 and registered in book no. 1, volume no. 26, pages 230 to 251 being no. 2353 for the year 1928 of the Behala Sub-Registry office and a further deed of Agreement made in the year 1931 and registered in book no. 1, volume no. 80, pages 174 to 184 being no. 4059 of 1931 of Behala Sub-Registry office and executed by the vendors in favour of the mortgagee among others the hereditaments and premises Comprising 20 Bighas 13 Cottahs 3 Chittacks 14 Sq.Ft. of land (of which 15 Bighas is held in Mourashi tenure under Maharaja Sir Prodyut Kumar Tagore at the fixed yearly rental of Rs.11-4-7 and the rest is rent-free) and situated in Tanupukur Road Dhakuria fully described in the said mortgage (a portion whereof hereinafter described is intended to be hereby conveyed) were granted and conveyed by the vendors unto and to the use of the mortgage in fee simple by way of mortgage for securing the repayment to it of the sum mentioned therein with interest thereon.

AND WHEREAS the said premises has been parceled out into several plots containing several building sites which have been separately numbered and distinguished in the map or plan hereto annexed.

AND WHEREAS as provided in the said indenture of mortgage the Board of Directors of the mortgagee by its resolution dated 17th March 1931 granted permission to the vendors therein to sell inter alia all the said plots of the said Tanupukur Road property.

AND WHEREAS as the vendors therein has agreed to sell one of such plots being plot no. - 45 to the purchasers therein at or for the price of Rs. 2005-3-4 (two thousand five rupees three annas and four paise only).



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AND WHEREAS upon treaty for the said purchase it was agreed that the sum of Rs. 1954-3-4 (one thousand nine hundred fifty four rupees three annas and four paise only) part of the said purchase money should be paid to the mortgagee to be appropriated by it in manner appearing in the said indenture of mortgage.

AND WHEREAS by a deed of indenture dated 25th day of October, 1933 and registered in book no. 1, volume no. 27, pages 128 to 136, being no. 1934 for the year 1933 **Smt. Tarulata Ghosh & Smt. Promada Sundari Mitra** for the consideration therein mentioned jointly purchased and/or acquired **ALL THAT** piece and parcel of land being plot no. 45 by ad-measurement containing an area of 07 Cottahs 04 Chittaks 30 Sq.Ft. a little more or less together with structure standing thereon, formed out of a premises in Tanupukur Road Thana – Tollygunge, Mouza – Dhakuria, being portion of Holding nos. 276 & 277 of Smart's Survey and being portion of Dag Nos. 1095 & 1096, Khatian No. 426, J.L. No. 18, comprised in Touzi no. – 230, 233, Dist. – 24 Parganas (S).

AND WHEREAS By Deed of Partition dated 19th June 1935 and registered before the District Sub-Registration Office at Alipore in Book No. 1, volume no. 68, being no. 2356 for the year 1935 said Tarulata Ghosh and Promada Sundari Mitra duly partitioned their joint properties and in terms of the said Deed of Partition the said Plot No. 45, divided in Lot A & Lot B in which Lot A was exclusively allotted to Tarulata Ghosh as her absolute property for ever and area of land 3 Cottah 10 Chittack and 15 Sq.ft. and Lot B was exclusively allotted to Promada Sundari Mitra and area of land 3 Cottah 10 Chittack and 15 Sq.ft.



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AND WHEREAS said Tarulata Ghosh wife of Late Satish Chandra Ghosh, being absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Lot A mutated her name in the records of Kolkata Municipal Corporation being known and numbered as municipal premises No. 41, Beni Banerjee Avenue, P.O. Dhakuria, Police Station Kasba, within the limits of The Kolkata Municipal Corporation Ward no. 92, Kolkata 700031, vide Assessee no. 210920400474, free from all encumbrances, charges, liens, lispendences, attachments, trusts, mortgages, whatsoever and/or howsoever.

AND WHEREAS the said **Tarulata Ghosh**, died intestate on 03.05.1996 leaving behind her three sons namely **Dilip Kumar Ghosh, Amal Kumar Ghosh & Jayanta Kumar Ghosh** and one daughter **Dipti Ghosh** as her only legal heirs and legal representatives.

AND WHEREAS the said Amal Kumar Ghosh died intestate on 04.12.1992 leaving behind him his wife Sabita Ghosh one son Partha Sarathi Ghosh and one daughter Paramita Ghosh as his only legal heirs and representatives.

AND WHEREAS the said Dilip Kumar Ghosh died intestate on 28.08.2006 leaving behind him his wife Aloka Ghosh and two daughters namely Champakali Roy & Jayati Ghosh as his only legal heirs and representatives.

AND WHEREAS the said Dipti Ghosh died intestate on 20.12.2010 leaving behind her husband Bhupendra Nath Ghose and one son Kaushik Ghosh as her only legal heirs and representatives.

AND WHEREAS the said Bhupendra Nath Ghose died intestate on 10.09.2011 leaving behind him his only son Kaushik Ghose as his only legal heirs and representatives.



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AND WHEREAS the said Jayanta Kumar Ghosh died intestate on 19.04.2019 as a bachelor and his share got transferred to his class II legal heirs namely 1) Aloka Ghosh wife of Late Dilip Kumar Ghosh, 2) Champakali Roy, 3) Jayati Ghosh, both daughters of Late Dilip Kumar Ghosh, 4) Sabita Ghosh wife of Late Amal Kumar Ghosh, 5) Partha Sarathi Ghosh son of Late Amal Kumar Ghosh, 6) Paramita Ghosh daughter of Late Amal Kumar Ghosh & 7) Kaushik Ghose son of Late Dipti Ghosh.

AND WHEREAS the said Sabita Ghosh died intestate on 14.12.2021 leaving behind her one son Partha Sarathi Ghosh and one daughter Paramita Ghosh as her only legal heirs and representatives.

AND WHEREAS the said Aloka Ghosh died intestate on 06.09.2023 leaving behind her two daughters namely Champakali Roy & Jayati Ghosh as her only legal heirs and representatives.

AND WHEREAS now said 1) **Champakali Roy**, 2) **Jayati Ghosh**, 3) **Paramita Ghosh**, 4) **Partha Sarathi Ghosh** and 5) **Kaushik Ghose** became the joint owners having their respective proportionate share in respect of the said property containing an area of 03 Cottahs 10 Chittaks 15 Sq.Ft. a little more or less along with the structure standing thereon being premises no. 41, Beni Banerjee Avenue, P.O. Dhakuria, P.S. Kasba, Kolkata – 700 031, morefully and particularly mentioned in the schedule hereunder.

AND WHEREAS said Jayati Ghosh have appointed Champakali Roy as her Constituted Attorney vide notary no. 2345774 dated 23.12.2024 & authenticated by Consulate General of India, San Francisco, USA.



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AND WHEREAS said Partha Sarathi Ghosh have appointed Champakali Roy as his Constituted Attorney vide notary ID 0076325 dated 24.01.2025 & authenticated by Consulate General of India, New York. USA.

AND WHEREAS said Paramita Ghosh have appointed Champakali Roy as her Constituted Attorney vide notary ID 0068625 dated 22.01.2025 & authenticated by Consulate General of India, New York. USA.

AND WHEREAS said Kaushik Ghose have appointed Champakali Roy as her Constituted Attorney vide notary ID 2674396 dated 05.02.2025 & authenticated by Commonwealth of Massachusetts, County of Middlesex.

AND WHEREAS the vendors herein namely **Champakali Roy, Jayati Ghosh, Partha Sarathi Ghosh, Paramita Ghosh** and **Kaushik Ghose** having decided to sell all their respective share in the aforesaid premises no. 41, Beni Banerjee Avenue, approached the Purchaser and accordingly the Purchaser agreed to purchase the same at or for a total consideration of **Rs. 1,50,00,000/-** (Rupees One Crore Fifty Lakh) only in as is where is basis along with the existing two storied residential building standing thereon, free from all encumbrances, charges, liens, attachments, whatsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of **Rs. 1,50,00,000/-** (Rupees One Crore Fifty Lakh) only paid by the Purchaser to the Vendors at or before execution of these presents which the Vendors doth hereby admit and acknowledge to have received as per the Memo of consideration hereunder written, the Vendors doth hereby acknowledge grant sell convey transfer and assure whatsoever and conclude release discharge and assign unto and in favour of the Purchaser, her heirs executors administrators legal representatives and/or assigns and every one of them free from all encumbrances, charges or lien, whatsoever, **ALL THAT** the undivided



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respective share of the piece and parcel of land having an area about 03 Cottahs 10 Chittaks 15 Sq.Ft. be the same a little more or less, **TOGETHER WITH** structure about 2850 Sft. standing thereon of the aforesaid plot at premises in Tanupukur Road, Thana – Tollygunge, Mouza – Dhakuria, being portion of Holding nos. 276 & 277 of Smart's Survey and being portion of Dag Nos. 1095 & 1096, Khatian No. 426, J.L. No. 18, comprised in Touzi no. – 230, 233, Dist. – 24 Parganas (S) and now within The Kolkata Municipal Corporation and being premises no. 41, Beni Banerjee Avenue, P.S. Garfa, Kolkata-700 031, Ward no. 92, Dist. – 24 Parganas (S), more particularly described in schedule hereunder written hereinafter referred to as the "said property" **TOGETHER WITH** all other easement and/or amenities and/or facilities attached thereto free from all encumbrances, charges, liens, attachments whatsoever, in respect of the said property, **TOGETHER WITH** all rights and benefits in respect of common parts, portion passages, common amenities, common landings thereto for the beneficial use and enjoyment of the same and **TOGETHER WITH** the easement quasi easement rights privileges **TOGETHER WITH** the perpetual and irrevocable rights to use the common ways, paths, passages, drains, situated at the said property or **HOWSOEVER OTHERWISE** at any point of time hereto before wherever was situated tenanted butted bounded reputed called known numbered described or distinguished together with all and singular those yards ways compound paths passages water, water courses sewerage drains trees plants advantages and ancient and other rights lights liberties easement profit privileges advantages appendages and appurtenances whatsoever in respect of the undivided respective share of the said property belonging to or any way appertaining whatsoever to the said property at premises no. 41, Beni Banerjee Avenue, P.S. Garfa, Kolkata – 700 031, belonging to or any way appertaining thereto or with the same or any part thereof now or at any time therefore usually held used occupied or enjoyed or reputed therewith or known as part and parcel thereof or be thereto **AND ALSO** the reversion or reversions,



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remainder or remainders and all rents, issues and profits thereof and every part thereof with **ALL DEEDS** documents writings or other evidence title relating to the said property or any part thereof all estate, right, title and interest use inheritance property, benefit, claims and demand whatsoever, both at law and in equity of the Vendors into and upon or out of the said property and every part thereof **TO HAVE AND TO HOLD** the said property as fully described in the schedule hereunder written hereby sold conveyed transferred assigned assured expressed or intended so to be **TOGETHER WITH** the title deeds writings muniments and other evidences of title **UNTO** and to the use and benefit of the purchaser free from all encumbrances charges liens claims and demands whatsoever **AND THAT** notwithstanding any act deed matter or thing done whatsoever by the Vendors or any person or persons lawfully or equitably claiming from or through under or in trust for their self made done committed or intentionally suffered to the contrary the Vendors now is lawfully and as absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property thereof, as it stands now as is where is, unto the Purchaser absolutely and forever, and doth hereby covenant with the Purchaser omitted or knowingly suffered the Vendors has full power to grant, convey and assure the said undivided respective share in the aforesaid plot of land and structure therein before expressed to be hereby granted conveyed and assured unto the Purchaser in manner aforesaid along with all rights, titles, interest, claim herein conveyed, granted and assured, so to be and every part thereof being perfect and indivisible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT** the Purchaser her heirs executors administrators legal representatives and/or assigns shall or may at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof and have right to sell and/or receive and realize the rents, issues, and profits thereof without any eviction, interruption claim, or demand, whatsoever by the Vendors or their successors in interest or any



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person or persons claiming lawfully or equitably from under or in trust for her **AND** that discharged from or otherwise by the Vendors sufficiently indemnified against any and all encumbrances, claims, demands created by their or any person aforesaid **AND** the Vendors will at all times hereafter, at the cost of the Purchaser or any person through their, requiring the same, execute and do all such acts, deeds, and assurances for further better and more perfectly and effectually assuring the undivided respective share in the said property or any part thereof (morefully described in the schedule hereunder written), unto and to the Purchaser or their heirs executors administrators legal representatives and/or assigns, to the true intents and meaning of this deed as shall or may be reasonably required. The Vendors gives this day to the Purchaser all deeds, papers, tax receipts, muniments, in relation to title and possession of the property **AND** the Vendors covenants with the Purchaser that the Purchaser will step into and hold the same rights privileges as the Vendors posses or has used, held, occupied or enjoyed in respect of the said property.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT the piece and parcel of land measuring 3 Cottahs 10 Chittacks and 15 Sft. be the same a little more or less together with about 50 (fifty) years old two storied residential brick built structure measuring about 2850 Sft. area (1450 Sft. on gr. Floor & 1400 on 1st floor) standing thereon situate lying at & being plot at premises in Tanupukur Road, Thana - Tollygunge, Mouza - Dhakuria, being portion of Holding nos. 276 & 277 of Smart's Survey and being portion of Dag Nos. 1095 & 1096, Khatian No. 426, J.L. No. 18, comprised in Touzi no. - 230, 233, Dist. - 24 Parganas (S) and

Tangki Paul



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now within The Kolkata Municipal Corporation and being premises no. 41, Beni Banerjee Avenue, P.S. Garfa formerly Kasba, Kolkata-700 031, Ward no. - 92, Assessee no. 21-092-04-0047-4, which is butted and bounded as follows:-

ON THE NORTH : By Pre. No. 60 & 44, Beni Banerjee Avenue.
ON THE SOUTH : By Pre. No. 39, Beni Banerjee Avenue
ON THE EAST : By 20ft. wide K.M.C. Road.
ON THE WEST : By Pre. No. 45, Beni Banerjee Avenue

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

SIGNED AND DELIVERED by the
VENDORS at Kolkata in presence of :

1. *Bikram Ghosh*
S/O - ROPAL Ghosh
 17, Suben Bagiche Road
 Kolkata - 700 019,

Champakali Roy

Champakali Roy

CHAMPAKALI ROY as Constituted
 Attorney on behalf of 1) JAYATI GHOSH,
 2) PARAMITA GHOSH, 3) PARTHA
 SARATHI GHOSH & 4) KAUSHIK GHOSH

SIGNATURE OF THE VENDORS

2.

Alipore Police Court
WB-22

Jayanti Paul

SIGNATURE OF THE PURCHASER

Prepared by me

Ba
BAPI DAS
 Advocate
 Alipore Police Court
 Kolkata-700 027
 Regd.No.: WB-613/2001



DISTRICT SUB-REGISTRAR-IN
SOUTH 24 PGS. ALIPORE

- 1 DEC 2025

Prepared by me

Regd No - WB-0132001
Kolkata-00 027
Alipore Sub-Registrar
Court

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh)** only being the full consideration money as per memo given below:

SL. NO.	DATE	Owner	MODE OF TRANSACTION	BANK & BRANCH	AMOUNT	TDS	TOTAL AMOUNT
1	01.12.2025	Chmpakali Roy	RTGS.	P.N.B. C.I.T. Road	29,70,000	30,000 (1%)	30,00,000
2	28.11.2025	Jayati Ghosh	RTGS	P.N.B. C.I.T. Road	25,51,500	4,48,500 (14.95%)	30,00,000
3	28.11.2025	Partha Sarathi Ghosh.	RTGS	P.N.B. C.I.T. Road	25,51,500	4,48,500 (14.95%)	30,00,000
4	28.11.2025	Paramita Ghosh	RTGS	P.N.B. C.I.T. Road	25,51,500	4,48,500 (14.95%)	30,00,000
5	28.11.2025	Kaushik Ghose.	RTGS	P.N.B. C.I.T. Road	25,51,500	4,48,500 (14.95%)	30,00,000
TOTAL CONSIDERATION AMOUNT					1,31,76,000/-	18,24,000/-	1,50,00,000/-

(Rupees One Crore Fifty Lakh only)

WITNESSES:

1. *Bikram Ghosh.*

Champakali Roy

2. *pn*

Champakali Roy

CHAMPAKALI ROY as Constituted
Attorney on behalf of 1) JAYATI GHOSH,
2) PARAMITA GHOSH, 3) PARTHA
SARATHI GHOSH & 4) KAUSHIK GHOSE

SIGNATURE OF THE OWNERS

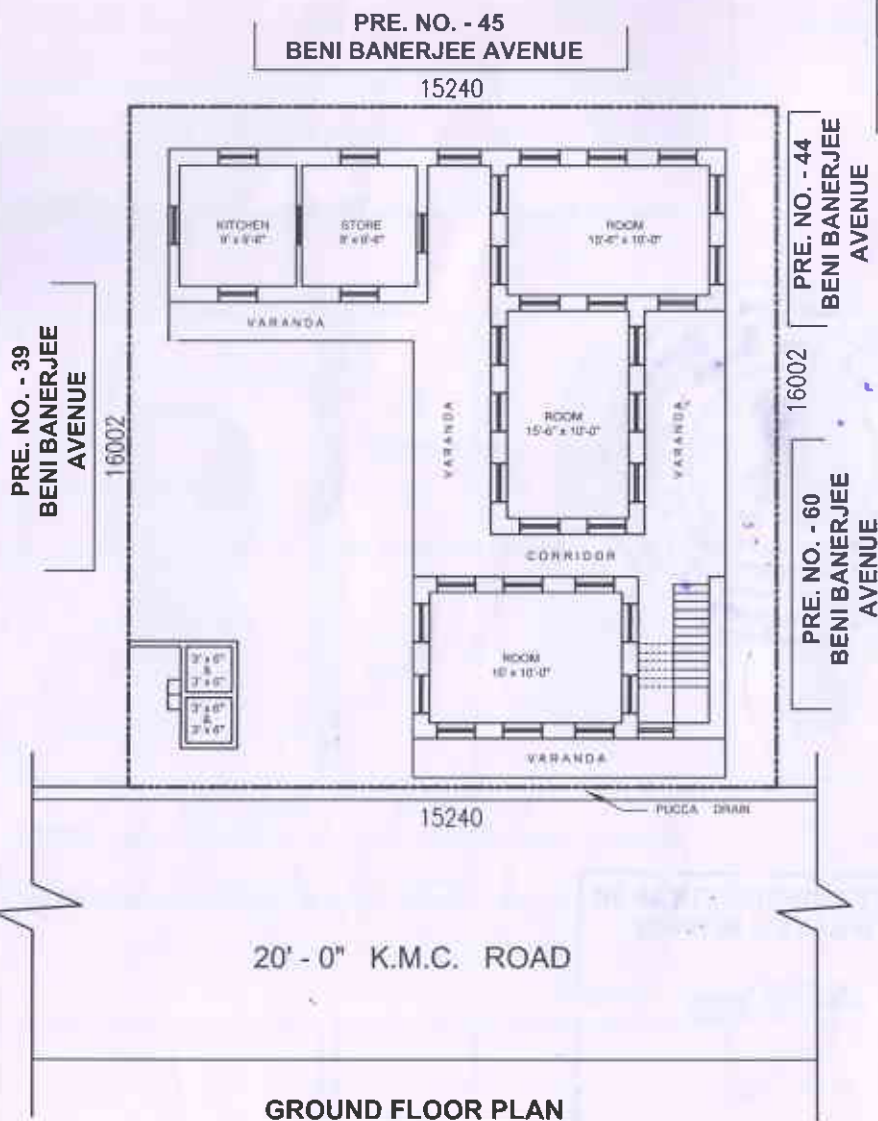


DISTRICT SUB-REGISTRAR-III
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LAND PLAN WITH 1 STORIED RESIDENTIAL BUILDING AT,
PRE. NO.- 41, BENI BANERJEE, P.S. - DHAKURIA ,KOLKATA - 700 031, WARD NO - 92,
BOROUGH - X.

AREA OF LAND :
3K. - 10 CH. - 15 SQFT.
= 243.870 SQM.



EXISTING STRUCTURE AREA

FLOOR	EXISTING AREA	
	R.C.C. STRUCTURE	SHED
GROUND FLOOR	1450 SqFl.	—
FIRST FLOOR	1400 SqFl.	—

Madhab Ch. Paul

MADHAB CH. PAUL
L. B. S. of Kolkata
Municipal Corporation
L.B.S. No. 526, Class - I

SIGNATURE OF L.B.S

Jayati Paul

SIGNATURE OF PURCHASER

Champakali Roy
Champakali Roy

CHAMPAKALI ROY as Constituted
Attorney on behalf of 1) JAYATI GHOSH,
2) PARAMITA GHOSH, 3) PARTHA
SARATHI GHOSH & 4) KAUSHIK GHOSH

SIGNATURE OF OWNERS



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প্রতিষ্ঠান/প্রকল্প
পরিচালিত/প্রদত্ত
অনুমতি/স্বাক্ষর
স্বাক্ষর/স্বাক্ষর
স্বাক্ষর/স্বাক্ষর
স্বাক্ষর/স্বাক্ষর

[Handwritten signature]

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name CHAMPAKALI ROY

Signature Champakali Roy

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name JAYATI PAUL

Signature Jayati Paul

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



DISTRICT SUB-REGISTRAR-III
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Major Information of the Deed

Deed No :	I-1603-22090/2025	Date of Registration	01/12/2025
Query No / Year	1603-2003186889/2025	Office where deed is registered	
Query Date	25/11/2025 7:23:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,50,00,000/-		Rs. 1,50,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,50,070/- (Article:23)		Rs. 1,50,432/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 41, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 10 Chatak 15 Sq Ft	1,28,62,500/-	1,28,62,500/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.0156Dec	128,62,500 /-	128,62,500 /-	

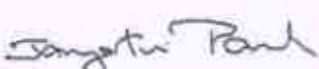
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2850 Sq Ft.	21,37,500/-	21,37,500/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 1450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2850 sq ft	21,37,500 /-	21,37,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs CHAMPAKALI ROY Wife of Mr ENANKA SEKHAR ROY Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admission: 01/12/2025 ,Place : Office	 01/12/2025	 Captured 01/12/2025	 01/12/2025
	APT-2803, TOWER 12, ELITA GARDEN VISTA, NEW TOWN, ACTION AREA 3, City:- , P.O:- AKANDAKESHARI, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AAxxxxxx1E, Aadhaar No: 69xxxxxxxx5302, Status :Individual, Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admission: 01/12/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs JAYATI GHOSH Daughter of Late DILIP KUMAR GHOSH 21743 CASTLETON STREET, City:- , P.O:- CUPERTINO, California, United States, PIN:- A95014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United StatesDate of Birth:XX-XX-1XX1 , PAN No.:: CMxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Name	Photo	Finger Print	Signature
	Mr PARTHA SARATHI GHOSH Son of Late AMAL KUMAR GHOSH 330, MURRAY DRIVE APT D KING OF PRUSSIA, City:- , P.O:- PRUSSIA, California, United States, PIN:- A19406 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: United StatesDate of Birth:XX-XX-1XX6 , PAN No.:: ERxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
4	Name	Photo	Finger Print	Signature
	Mrs PARAMITA GHOSH Daughter of Late AMAL KUMAR GHOSH 311, MURRAY DRIVE, APT A KING OF PRUSSIA, City:- , P.O:- PRUSSIA, California, United States, PIN:- A19406 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: United StatesDate of Birth:XX-XX-1XX7 , PAN No.:: EPxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
5	Name	Photo	Finger Print	Signature
	Mr KAUSHIK GHOSE Son of Late BHUPENDRA NATH GHOSE 30, HIGH ST, MALDEN; City:- , P.O:- MALDEN, California, United States, PIN:- A02148 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: United StatesDate of Birth:XX-XX-1XX5 , PAN No.:: AQxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admission: 01/12/2025 ,Place : Office	 01/12/2025	 Captured 01/12/2025	 01/12/2025

Wife of Mr MADHAB CHANDRA PAUL 17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768, Status :Individual, Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admission: 01/12/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs CHAMPAKALI ROY Wife of ENANKA SEKHAR ROY Date of Execution - 01/12/2025, , Admitted by: Self, Date of Admission: 01/12/2025, Place of Admission of Execution: Office	 Dec 1 2025 1:30PM	 Captured LTI 01/12/2025	 01/12/2025
APT-2803, TOWER 12, ELITA GARDEN VISTA, NEW TOWN, ACTION AREA 3, City:- , P.O:- AKANDAKESHARI, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AAxxxxxx1E, Aadhaar No: 69xxxxxxxx5302 Status : Attorney, Attorney of : Mrs JAYATI GHOSH, Mr PARTHA SARATHI GHOSH, Mrs PARAMITA GHOSH, Mr KAUSHIK GHOSE				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL KUMAR JHA Son of Mr RANVEER KUMAR SUNRISE JUNCTION BARUIPUR, City:- , P.O:- KUMARHAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387		 Captured	
	01/12/2025	01/12/2025	01/12/2025
Identifier Of Mrs CHAMPAKALI ROY, Mrs CHAMPAKALI ROY, Mrs JAYATI PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs CHAMPAKALI ROY	Mrs JAYATI PAUL-1.20313 Dec
2	Mrs JAYATI GHOSH	Mrs JAYATI PAUL-1.20313 Dec
3	Mr PARTHA SARATHI GHOSH	Mrs JAYATI PAUL-1.20313 Dec
4	Mrs PARAMITA GHOSH	Mrs JAYATI PAUL-1.20313 Dec
5	Mr KAUSHIK GHOSE	Mrs JAYATI PAUL-1.20313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs CHAMPAKALI ROY	Mrs JAYATI PAUL-570.00000000 Sq Ft
2	Mrs JAYATI GHOSH	Mrs JAYATI PAUL-570.00000000 Sq Ft
3	Mr PARTHA SARATHI GHOSH	Mrs JAYATI PAUL-570.00000000 Sq Ft
4	Mrs PARAMITA GHOSH	Mrs JAYATI PAUL-570.00000000 Sq Ft
5	Mr KAUSHIK GHOSE	Mrs JAYATI PAUL-570.00000000 Sq Ft

Endorsement For Deed Number : I - 160322090 / 2025

On 01-12-2025

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 12:33 hrs on 01-12-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL ,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 1,50,00,000/-

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

Execution is admitted on 01/12/2025 by 1. Mrs CHAMPAKALI ROY, Wife of Mr ENANKA SEKHAR ROY, APT-2803, TOWER 12, ELITA GARDEN VISTA, NEW TOWN, ACTION AREA 3, P.O: AKANDAKESHARI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Mrs JAYATI PAUL, Wife of Mr MADHAB CHANDRA PAUL, 17, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr RAHUL KUMAR JHA, , , Son of Mr RANVEER KUMAR, SUNRISE JUNCTION BARUIPUR, P.O: KUMARHAT, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mrs CHAMPAKALI ROY, , Wife of ENANKA SEKHAR ROY, APT-2803, TOWER 12, ELITA GARDEN VISTA, NEW TOWN, ACTION AREA 3, P.O: AKANDAKESHARI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession House wife as constituted attorney for 1. Mrs JAYATI GHOSH 21743 CASTLETON STREET, P.O: CUPERTINO, California, United States, PIN - A95014, 2. Mr PARTHA SARATHI GHOSH 330, MURRAY DRIVE APT D KING OF PRUSSIA, P.O: PRUSSIA, California, United States, PIN - A19406, 3. Mrs PARAMITA GHOSH 311, MURRAY DRIVE, APT A KING OF PRUSSIA, P.O: PRUSSIA, California, United States, PIN - A19406, 4. Mr KAUSHIK GHOSE 30, HIGH ST, MALDEN, P.O: MALDEN, California, United States, PIN - A02148 is admitted by him

Indetified by Mr RAHUL KUMAR JHA, , , Son of Mr RANVEER KUMAR, SUNRISE JUNCTION BARUIPUR, P.O: KUMARHAT, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,432.00/- (A(1) = Rs 1,50,000.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 1,50,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2025 10:45AM with Govt. Ref. No: 192025260363864658 on 28-11-2025, Amount Rs: 1,50,400/-, Bank: SBI EPay (SBlePay), Ref. No. 6128501000337 on 28-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,50,020/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 10,50,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6867, Amount: Rs.50.00/-, Date of Purchase: 26/11/2025, Vendor name: S Chatterjee Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2025 10:45AM with Govt. Ref. No: 192025260363864658 on 28-11-2025, Amount Rs: 10,50,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 6128501000337 on 28-11-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 597445 to 597538

being No 160322090 for the year 2025.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2025.12.04 14:33:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/12/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.