

13772

9-12-2024/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

M 402617

1-37-
84
22.9.25
QW-2541889/2025

Notarized by the Registrar is admitted to
registration. The fee made under 1 sheet's
A fee of Rs. 100/- is attached
with the document and the fee of this
document.

[Signature]

Additional District Sub-Registrar
Rajshahi New town, North 24-Pgs

22 SEP 2025

DEED OF CONVEYANCE

This Deed of conveyance is made this ^{22nd} day of
~~September~~ Two Thousand Twenty Five (2025) of Christian era.

Between

165 1888
1 JUL 20 25
RS. 35 15 00
1 SEP 2025



ADDITIONAL DISTRICT SUB-REGISTRAR
Rajahmundry New Town, North 2-Pga

1 SEP 2025

SRI TUHIN KANTI BASAK, PAN: ALWPB3623R, Aadhaar No. 3416 6637 0178, D.O.B. 30/12/1964, son of Sri Nitai Sundar Basak, by faith Hindu, by occupation service, resident of 17 Murari Pukur Road, Govt. L.I.G. Housing Estate, Flat No. 7, Block B, Kolkata - 700067, at present residing at Flat No.B, First Floor, 177/1/2, Bose Pukur Road, Tiljala, P.O.- Tiljala, P.S.- previously Tiljala at present Kasba, District- South 24 Parganas, Kolkata-700039, hereinafter referred to as the "**VENDOR**" (which expression unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, successors, administrators, legal representatives, executors and assigns) of the **FIRST PART**.

And

(1) **SRI RANJIT GHOSH** (PAN No. AJUPG6828M) (AADHAR No. 8772 4043 3850) son of Sri Bachchu Ghosh, (2) **SRI SUDIP SAHA** (PAN No. ATQPS0855C). (AADHAR No. 5498 1223 1333) son of Sri Santosh Saha and (3) **SRI ASHUTOSH GHOSH**, (PAN No. AVJPG4393E) (AADHAR No. 4186 0984 0599) son of Late Kanai Lal Ghosh, all by Faith Hindu, all by Nationality Indian, all by occupation -Business, all residing at- Jyangra, Ghosh Para, P.O. Jyangra, Police Station Baguiati, Kolkata -700059 West Bengal, hereinafter referred to as the **PURCHASERS** [which term or expression or terms shall unless excluded by or repugnant to the subject or context be deemed to mean include their legal heirs, successors, executors, administrators, legal representatives and assigns] of the **SECOND PART**.

WHEREAS one Anath Bandhu Aich by a Deed of Bengali Kobala dated 15th March, 1956, registered in Cossipore Dum Dum Sub-Registry Office in Book No. 1, Volume No. 26, Pages 125 to 129, being No. 2424 for the year 1956 purchased from Radha Raman Pal, the land in Dag No. 610 of Khatian No. 136 and constructed dwelling house thereon and after the date of said. Anath Bandhu Aich his legal heirs by a Deed of Partition dated 18th July, 1984 registered in the Office of the Additional District Registrar at Barasat in Book No. 1, Volume No. 16 at Pages 109 to 127 being No. 2481 for the year 1984 and in the Partition Plan annexed to the said Partition Deed, the Partition Plan Plot No. C-8 in Schedule "Chha" containing one Cottah, eight Chittaks and fortyone square feet was allotted to Smt. Latika Das alias Malati Das, daughter of Late Anath Bandhu Aich and wife of Nani Gopal Das.

AND WHEREAS by a registered Deed of Bengali Kobala dated 26th July, 1985 (equivalent to 10th Sraban, 1392 B.S.) registered on 26th July, 1985 in the Office of the Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City), in Book No. 1, Volume No. 106-F at pages 353 to 360 being No. 5667 for the year 1985, Sri Sudhir Kundu & Sri Pradip Kundu purchased from Smt. Latika Das alias Malati Das all that land measuring one cottah eight chittaks and forty-one square feet (being demarcated Plot No. C-8 in the Partition Plan annexed to registered Partition Deed dated 18th July, 1984) of Dag No. 591/613 (Old Dag No. 610) of Khatian No. 189 (Old Khatian No. 136) of Mouza Tegharia village, Pargana Calcutta, J.L. No. 9, R.S. No. 116, Touzi No. 1074, P.S. Rajarhat, within Gopalpur-Arjunpur No. 2 Gram Panchayet under Rajarhat. Panchayat

Samity, District North 24 Parganas together with homestead dwelling house thereon and all rights in four feet wide common passage on the south and all other easement rights fully and particularly described in the Schedule below and were in absolute khas possession of the same.

AND WHEREAS while seized and possessed the aforesaid property the said Sri Sudhir Kundu & Sri Pradip Kundu sold out **01 Cottah 08 Chittacks 41 sq.ft.** land infavour of the present Vendor herein by virtue of a Deed of Conveyance, being Deed No. 8440 of 1993, vide Book No. 1, Volume No. 185, pages from 474 to 495 which was registered on 18.06.1993 at R.A. Calcutta.

AND WHEREAS as per above description the vendor herein purchased total **01 Cottah 08 Chittacks 41 sq.ft.** of land by virtue of a Deed of Conveyance and after purchasing the said land the vendor herein mutated his name in the office of B.L.&L.R.O., being **L.R. Khatian No. 1003, R.S. & L.R. Dag No.591/613** and also he mutated his name in the than local concerned authority presently Bidhannagar Municipal Corporation, being Ward No.11, Holding No. 73/1476 and the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property described in the Schedule below and have good and absolute right and full power to sell the said property free from all encumbrances whatsoever.

AND WHEREAS the VENDOR herein decided to sale his well seized and possessed **ALL THAT** piece and parcel of land classification Bastu measuring an area **01 (One)**

Cottah 08 (Eight) Chittacks 41 (Forty One) Sq.ft. together with a 100 Sq.ft. Tin shed Cemented flooring Kancha Structure lying and situated at **Mouza - Tegharia**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), **L.R. Khatian No. 1003**, C.S. Dag No. No.610, **R.S. & L.R. Dag No. 591/613**, A.D.S.R.O.- Bidhannagar (Salt Lake City), under P.S.- Rajarhat, Dist.- North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being **premises No.TG-2/18, Kulupukur**, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District- North 24 Parganas, Kolkata-700157, West Bengal which is morefully and particularly described in the Schedule hereunder written at or for the consideration of **Rs.61,00,000/= (Rupees Sixty One Lakh) only**.

AND WHEREAS the VENDOR consideration means the aforesaid transfer is being made in consideration of the Vendor Consideration, being a sum of **Rs.61,00,000/= (Rupees Sixty One Lakh) only** paid by the Purchasers to the Vendor and the Vendor Receipt and Memo of Consideration hereunder written, admits and acknowledges.

NOW THIS INDENTURE WITNESSETH as follows :

That in consideration of the said sum of **Rs.61,00,000/= (Rupees Sixty One Lakh) only** of the lawful money of the Union of India well and truly paid by the

PURCHASERS to the VENDOR at or before execution of these presents (the receipt whereof the VENDOR doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the PURCHASERS as well as the SCHEDULE LAND and/or the entirety of the right title interest of the VENDOR into or upon the Schedule LAND hereby intended to be sold, transfer and conveyed) the VENDOR hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the PURCHASERS **ALL THAT** piece and parcel of land classification Bastu measuring an area **01 (One) Cottah 08 (Eight) Chittacks 41 (Forty One) Sq.ft.** together with a 100 Sq.ft. Tin shed Cemented flooring Kancha Structure lying and situated at **Mouza - Tegharia**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), **L.R. Khatian No. 1003**, C.S. Dag No. No.610, **R.S. & L.R. Dag No. 591/613**, A.D.S.R.O.-Bidhannagar (Salt Lake City), under P.S.- Rajarhat, Dist.-North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being premises **No.TG-2/18, Kulupukur**, Teghoria, P.O.- Hatiara, P.S.- Baguiati, District-North 24 Parganas, Kolkata-700157, West Bengal which is morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the **SCHEDULE LAND** absolutely and forever, free from all

encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, executions, prohibitions, restrictions and easements whatsoever free from all encumbrances and charges OR HOWSOEVER OTHERWISE the SCHEDULE LAND or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights, all yards, court-yards areas sewers, drains ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls fences, advantages, appendages and appurtenances whatsoever to the SCHEDULE LAND or any part thereof belonging or in anywise appertaining to or with the same or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the SCHEDULE LAND and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust Schedule claims and demands whatsoever both at law and in equity of the VENDOR into or upon and in respect of the SCHEDULE LAND or any and every part thereof herein comprised and hereby sold, granted and transferred TOGETHER WITH all deeds

patthas muniments and evidences of title which in anywise exclusively relate to or concern the Schedule lands or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the VENDOR or any persons or persons from whom the VENDOR can or may procure the same without any action or suit at law or in equity TO HAVE TO HOLD the SCHEDULE LAND hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all right and appurtenances belonging thereto unto and to the use of the PURCHASERS absolutely and forever free from all encumbrances, charges, lines, claims, demands, mortgages, leases, licences, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispensens whatsoever.

AND the VENDOR doth hereby covenant with the PURCHASERS :

- a) That the said land is free from all encumbrances whatsoever or however.
- b) That the Vendor is in uninterrupted and jointly in peaceful Khas vacant possession of the schedule land and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person/persons and is under their personal cultivation.
- c) That the Vendor never held nor holds any excess land within the meaning of West Bengal Land Reforms Act, 1955.

d) That there is no order of attachment by the authorities of West Bengal State Government or Central Government or by the Income Tax Department under any law for the time being in force nor any Notice for acquisition or Requisition has been received in respect of the Schedule Land and the same has not been received in respect of the Schedule Land and the same has not been notified under any section of West Bengal Land Acquisition Act. The Schedule land is not under the public demand recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate Case or Proceeding against the vendors for realization of Taxes or Dues or otherwise under the Public Demands Recovery Act or any others Acts for the time being in force.

e) That no action, suit appeal of litigation in respect of the Schedule land or in any way concerning said land or any part thereof has been or pending or filed at any time heretofore and that no person has ever claimed in right title interest or possession whatsoever in the said land or any part thereof nor sent any notice thereof nor filed any suit or other legal proceeding in respect of Schedule land nor is the vendor aware of such claim, notice, suit or proceeding and that save and except the vendor no other person can claim any right title or interest whatsoever in the Schedule land or any part thereof.

f) That the Schedule land or any part thereof is not affected by or subject to (i) any mortgage including mortgage by deposit of title deeds or anomalous mortgage

under the Transfer of Property Act, (ii) any charge alien lispendens or annuity, (iii) any right or maintenance under any testamentary disposition settlement or other documents under any law, (iv) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (v) any debuttar wakf or devseva, (vi) any attachment including attachment before judgement of any court or authority, (vii) any burden or obligation other than payment of "Khajana"/Revenue, (viii) any decree or order including any injunction or prohibitory order and free from any Bargadar.

g) That excepting the vendor nobody else has any right, title, interest, claim or demand whatsoever in respect of the Schedule Land.

h) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and conveying the absolute title in the Schedule Land in favour of the Purchasers.

i) That there is no subsisting agreement for sale in respect of the Schedule Land hereby sold to the Purchasers and the same has not been transferred in any manner whatsoever in favour of any other person/persons or company.

j) That the vendors hereby declares and represents that the Schedule Land is not subject matter of any HUF and /or WAKF board property and that no part of the said land is owned by any minor.

k) That the Schedule land is not a subject matter of any Section or provision and does not fall under the purview of Urban Land (Ceiling & Regulation) Act, 1976.

l) That no part or portion of the Schedule Land has ever vested in the State under the provision of the West Bengal Land Reforms Act, 1955, or any other Act or Statute applicable to the Schedule Land nor is there any case pending under such Acts or Statute.

m) That the actual physical Vacant Possession of the Schedule Land has been delivered by the Vendor's to the Purchasers at the time of Registration of this Deed of Conveyance.

The VENDOR is the lawful owner of and well sized and possessed and sufficiently entitled to the SCHEDULE LAND and every part thereof, free from all encumbrances, charges and liabilities of whatsoever nature AND that the VENDOR doth hereby covenant with the PURCHASERS that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Schedule Land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or by reason whereof the VENDOR may or can be prevented from granting, selling, conveying, assigning and assuring the Schedule LAND or any part thereof in the manner as aforesaid.

AND THAT NOTWITHSTANDING any act deed or thing by the VENDOR done executed or knowingly suffered to the contrary the VENDOR at the time of execution of these presents is the absolute and lawfully owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the SCHEDULE LAND hereby granted, sold, conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **ANT THAT NOT WITHSTANDING** any such act deed or thing whatsoever as aforesaid the VENDOR now have in their good right full and absolute power to grant sell, convey, transfer, assure and assign the SCHEDULE LAND hereby granted, sold, conveyed, transferred, assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner and on the conditions aforesaid **AND THAT** the VENDOR have duly made over physical possession of the SCHEDULE LAND to the PURCHASERS herein and the PURCHASERS has received and accepted the same without any dispute, demands or claim whatsoever against the VENDOR in respect of the nature and/or occupancy comprised in the "SCHEDULE LAND."

AND THAT the PURCHASERS shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and revive and take the rents issues and profits thereof

without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR or any persons or persons lawfully or equally claiming form under or in trust for the VENDOR AND THAT the PURCHASERS shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the cost and expenses of the VENDOR well and sufficiently saved defended and kept harmless and indemnified of from and against all manner of former or other estates encumbrances, charges, lines, claims, demands, mortgages, leases, licences, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispensens whatsoever suffered or made or liabilities created in respect of the SCHEDULE LAND by the VENDOR or by any person or persons lawfully and equitably claiming from under or in trust for the VENDOR as aforesaid or otherwise AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the SCHEDULE LAND unto the date of hereof have been paid by the VENDOR.

If any error or omission is found in this Deed in future the VENDOR shall at the cost and request of the PURCHASERS do and execute or cause to be done and executed any sort or Declaration/Rectification or any Supplementary Deed in favour of the PURCHASERS and it's heirs, successors in office, administrators, legal representatives and assigns in order to establish the right, title and interest of the PURCHASERS in the "Schedule" Land.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land classification Bastu measuring an area 01 (One) Cottah 08 (Eight) Chittacks 41 (Forty One) Sq.ft. together with a 100 Sq ft Tin shed Cemented flooring Kancha Structure lying and situated at **Mouza - Tegharia**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian No. 189 (old Khatian No. 136), **L.R. Khatian No. 1003**, C.S. Dag No. No.610, **R.S. & L.R. Dag No. 591/613**, within the jurisdiction of A.D.S.R.O.- Bidhannagar (Salt Lake City) at present A.D.S.R.O, Rajarhat, under P.S.- previously Rajarhat at present Baguiati, District- North 24 Parganas within the local limits of Gopalpur-Arjunpur No. 2 Gram Panchayet at present Bidhannagar Municipal Corporation Ward No.11, Holding No. 73/1476, Assessee No. 2003317543, being **premises No.TG-2/18, Kulupukur, Teghoria**, P.O.- Hatiara, P.S.- Baguiati, District- North 24 Parganas, Kolkata-700157, West Bengal with all easement rights and all rights conferred or appertaining thereto which is shown in RED border mentioned in the **Site Plan** annexed herewith.

: WHICH IS BUTTED AND BOUNDED BY :

ON THE NORTH : Land of Mintu Saha and house of Sri Gopal Chatterjee

ON THE SOUTH : 4 Feet wide Common Passage

ON THE EAST : Vendor's Land

ON THE WEST : Premises No.TG-2/18-C, Tegharia

IN THE WITNESS WHEREOF THE PARTIES HERETO
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND
SEALS ON THE DAY, MONTH AND YEAR FIRST ABOVE
WRITTEN.

SIGNED, SEALED AND DELIVERED
BY THE VENDORS AND DEVELOPER,
CONFIRMING PARTY AND THE
PURCHASERS AT KOLKATA IN THE
PRESENCE OF: -

1. Anima Basak.

177/1/2, Bose Pukur Road, 1st Floor
Flat - B, P.O. - TILJALA, Kol-700039

Tuhin Kanti Basak
SIGNATURE OF THE

OWNER/VENDOR

Paritil. Chak

2. *Soumen Bhadra*
Bhadravan. Bhadravan
Kol-700159

Sudip S. Ch
Ashtosh Ghosh

SIGNATURE OF THE
PURCHASERS

As per instruction of all the parties
herein Drafted & prepared by me:

Soumen Bhadra

(Soumen Bhadra)
Advocate
Judge's Court, Barasat
F/53/358/06

MEMO OF CONSIDERATION

Received from the Purchasers Rs.61,00,000/= (Rupees Sixty One Lakh) only by the Vendor as full consideration amount as following manner:-

Sl. No.	Cheque No.	Bank	Branch	Date	Amount
1.	500257	ICICI Bank	Chinar Park	20/09/2025	Rs.20,12,670/=
2.	468258	Bank of Baroda	Jora Mandir	20/09/2025	Rs.20,12,670/=
3.	468255	Bank of Baroda	Jora Mandir	20/09/2025	Rs.20,13,660/=
4.	TDS 1% @				Rs.61,000/=
Total Rs.61,00,000/= only					

WITNESSES:

1. *Anima Basak.*

2. *Sumit Basak*

Tuhin Kanti Basak
SIGNATURE OF THE VENDOR

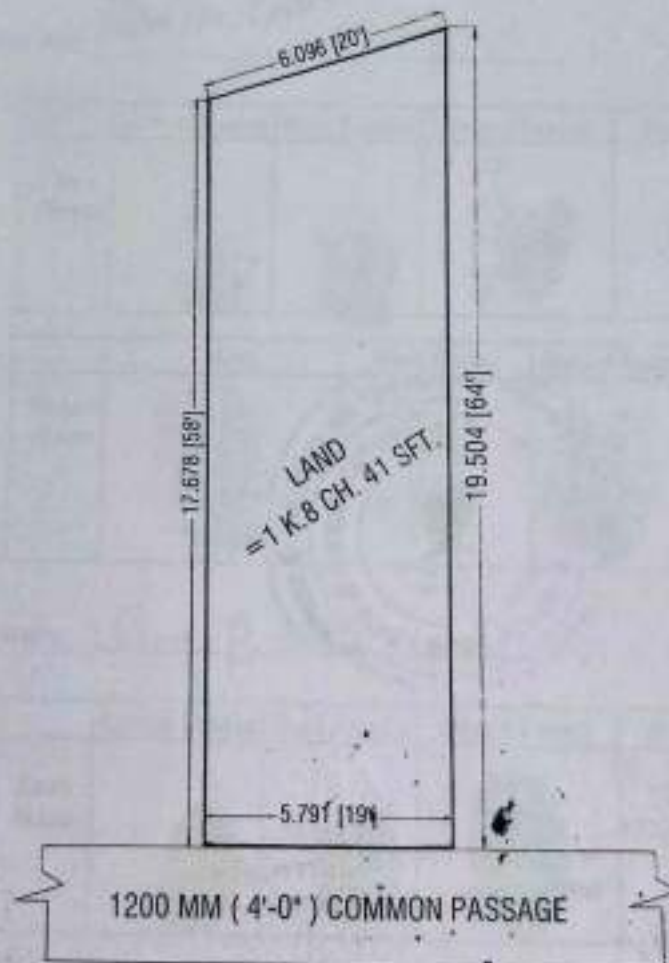
SITE PLAN OF LAND AT MOUZA - TEGHARIA J.L NO-9, R.S NO-116, TOUZI NO-1074, R.S. KHATIAN NO-189, L.R. KHATIAN NO.-1003, C.S.DAG NO. - 610, R.S DAG NO-591/613, L.R DAG NO. - 591/613, P.S.-
BAGLIATI, DIST- N24 PGS, UNDER BIDHANNAGAR MUNICIPAL CORPORATION WORD NO -11
AREA OF LAND - 1 K - 8 CH - 41 SFT

VENDORS-

1. SRI TUHIN KANTI BASAK

PURCHASER -

1. SRI RANJIT GHOSH
2. SRI SUDIP SAHA
3. SRI ASHUTOSH GHOSH



Tuhin Kanti Basak
SIGNATURE OF VENDORS

Ranjit Ghosh

*Sudip Saha
Ashutosh Ghosh*

SIGNATURE OF PURCHASER

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Ravi N. Chak



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

Signature Sudip Saha



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

Signature Ashim Ghosh

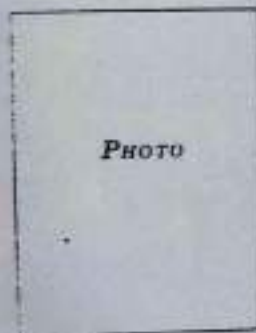
PAGE NO

SPECIMEN FORM FOR TEN FINGERPRINTS



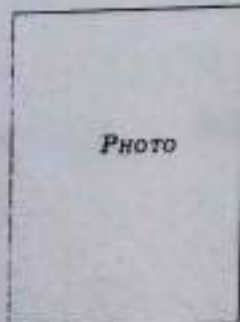
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Tuhin Kanti' Dasak



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

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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Signature _____



ભારતીય ચૂંટણી आयोग

भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IHM203487



ચૂંટણીકર્તા નામ : સુદીપ કોલે

Elector's Name : Sudip Koley

પિતાનું નામ : સુશાંત કોલે

Father's Name : Sushanta Koley

જાત/લિંગ : પુ/મ

જન્મ તારીખ
Date of Birth : 30/03/1995

[Handwritten signature]

IHM 203487

સુદીપ

સુદીપ કોલે, અગાઉ
સુદીપ કોલે, અગાઉ

Address:

FRANCIS DAKSHIN
42/2A/2, H. JAYASANKAR
HAGHABATI, MOORTHY

Date: 12/01/2019

117-સુદીપ કોલે

સુદીપ કોલે, અગાઉ

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સુદીપ કોલે, અગાઉ

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



190920252027773524

GRN Details

GRN:	190920252027773524	Payment Mode:	SBI Epay
GRN Date:	19/09/2025 14:06:13	Bank/Gateway:	SBIePay Payment Gateway
BRN:	7248677877746	BRN Date:	19/09/2025 14:06:34
Gateway Ref ID:	CHU6813136	Method:	State Bank of India NB
GRIPS Payment ID:	190920252027773524	Payment Init. Date:	19/09/2025 14:06:13
Payment Status:	Successful	Payment Ref. No:	2002541889/4/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ranjit Ghosh
Address:	Baguiati
Mobile:	9830614095
Period From (dd/mm/yyyy):	19/09/2025
Period To (dd/mm/yyyy):	19/09/2025
Payment Ref ID:	2002541889/4/2025
Dept Ref ID/DRN:	2002541889/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002541889/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	361020
2	2002541889/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	61400
3	2002541889/4/2025	Mutation/Conversion -Receipt	0029-00-800-028-27	600
4	2002541889/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				423320

IN WORDS: FOUR LAKH TWENTY THREE THOUSAND THREE HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1523-13704/2025	Date of Registration	22/09/2025
Query No / Year	1523-2002541889/2025	Office where deed is registered	A D S R RAJARHAT District North 24 Parganas
Query Date	08/09/2025 1:22:58 PM		
Applicant Name Address & Other Details	SOUMEN BHADRA Thana Barasat District North 24 Parganas WEST BENGAL PIN : 700124 Mobile No 9830692735 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. 61,00,000/-	Rs. 61,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,66,020/- (Article:23)	Rs. 61,400/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kolupukur (Jyangra), Mouza: Tegharia, , Ward No: 11, Holding No:73/1476 JI No: 9, Touzi No: 1074 Pin Code : 700157

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-591/613 (RS :-)	LR-1003	Bastu	Bastu	1 Katha 8 Chatak 41 Sq Ft	60,00,000/-	60,00,000/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :					2.569Dec	60,00,000 /-	60,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	

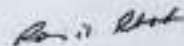
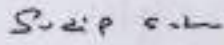
Details :

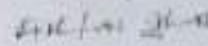
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr TUHIN KANTI BASAK Son of NITAI SUNDAR BASAK Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 Captured LTI 22/09/2025	 22/09/2025
Flat No.B, 1ST FLOOR, 177/1/2, BOSE PUKUR ROAD, City:- Not Specified, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: alxxxxxx3r, Aadhaar No: 34xxxxxxxx0137, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office			

Buyer Details :

Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Mr RANJIT GHOSH Son of Mr BACHCHU GHOSH Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 Captured LTI 22/09/2025	 22/09/2025
Son of Mr BACHCHU GHOSH JYANGRA GHOSH PARA, City:- Not Specified, P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AJxxxxxx8M, Aadhaar No: 87xxxxxxxx3850, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office				
2	Mr SUDIP SAHA Son of Mr SANTOSH SAHA Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 Captured LTI 22/09/2025	 22/09/2025
Son of Mr SANTOSH SAHA JYANGRA GHOSH PARA, City:- Not Specified, P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: ATxxxxxx5C, Aadhaar No: 54xxxxxxxx1333, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr ASHUTOSH SHOSH (Presentant) Son of Late KANAI LAL GHOSH Executed by: Self, Date of Execution: 22/09/2025 Admitted by: Self, Date of Admission: 22/09/2025 Place: Office		 Captured	

Son of Late KANAI LAL GHOSH JYANGRA GHOSH PARA, City: Not Specified, P.O.: BAGUATI, P.S.: Baguati, District: North 24-Parganas, West Bengal, India, PIN: 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8, PAN No.: AVxxxxxx3E, Aadhaar No: 41xxxxxxxx0599, Status: Individual, Executed by: Self, Date of Execution: 22/09/2025, Admitted by: Self, Date of Admission: 22/09/2025, Place: Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIP KOLAY Son of Mr SUSHANTA KOLAY JYANGRA KALITALA, City: Not Specified, P.O.: JYANGRA, P.S.: Baguati, District: North 24-Parganas, West Bengal, India, PIN: 700059		 Captured	
	22/09/2025	22/09/2025	22/09/2025

Identifier Of Mr TUHIN KANTI BASAK, Mr RANJIT GHOSH, Mr SUDIP SAHA, Mr ASHUTOSH SHOSH

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr TUHIN KANTI BASAK	Mr RANJIT GHOSH-0.856319 Dec, Mr SUDIP SAHA-0.856319 Dec, Mr ASHUTOSH SHOSH-0.856319 Dec

Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mr TUHIN KANTI BASAK	Mr RANJIT GHOSH-33.33333300 Sq Ft, Mr SUDIP SAHA-33.33333300 Sq Ft, Mr ASHUTOSH SHOSH-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.: Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kolupukur (Jyangra), Mouza: Tegharia, Ward No: 11, Holding No: 73/1476 JI No: 9, Touzi No: 1074 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 591/613, LR Khatian No:- 1003	Owner: तुहिन कान्ति बासक , Gurdian: राजि कुमार , Address: 17, कुलीपुकर रोड, पिन-7, 15-पि, 24-पार्. बि. राजरहा, कोल-67, Classification: ख. Area: 0.03000000 Acre,	Mr TUHIN KANTI BASAK

Endorsement For Deed Number : I - 152313704 / 2025

On 22-09-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules 1962 duly stamped under schedule 1A. Amount: 23

of Indian Stamp Act 1899

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

Presented for registration at 14.07 hrs on 22-09-2025 at the Office of the A.D.S.R. RAJARHAT by M^r ASHUTOSH

SHOSH, one of the Claimants

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 61,00,000/-

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

Execution is admitted on 22/09/2025 by 1. Mr TUHIN KANTI BASAK, Son of NITAI SUNDAR BASAK, Flat No.B, 1ST FLOOR, 177/1/2, BOSE PUKUR ROAD, P.O: TILJALA, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Retired Person, 2. Mr RANJIT GHOSH, Son of Mr BACHCHU GHOSH, JYANGRA GHOSH PARA, P.O: BAGUIATI, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Mr SUDIP SAHA, Son of Mr SANTOSH SAHA, JYANGRA GHOSH PARA, P.O: BAGUIATI, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mr ASHUTOSH SHOSH, Son of Late KANAI LAL GHOSH, JYANGRA GHOSH PARA, P.O: BAGUIATI, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr SUDIP KOLAY, , Son of Mr SUSHANTA KOLAY, JYANGRA KALITALA, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 61,400.00/- (A(1) = Rs 61,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 61,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 2:06PM with Govt. Ref. No: 192025260277735258 on 19-09-2025, Amount Rs: 61,400/-, Bank: SBI EPay (SBlePay), Ref. No. 7248677877746 on 19-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,66,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 3,61,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5165, Amount: Rs. 5,000.00/-, Date of Purchase: 28/08/2025, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 2:06PM with Govt. Ref. No: 192025260277735258 on 19-09-2025, Amount Rs: 3,61,020/-, Bank: SBI EPay (SBlePay), Ref. No. 7248677877746 on 19-09-2025, Head of Account 0030-02-103-003-02

P.S.M

Pranab Kumar Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2025, Page from 479518 to 479544
being No 152313704 for the year 2025.



Basak

Digitally signed by SANJOY BASAK
Date: 2025.10.10 17:08:01 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 10/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

