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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Q4-2541486/2025

Certified that the document is admitted to registration. The following sheet / sheets & the endorsement / endorsements attached with this document are the part of this document.

*R. K.*

Additional District Sub-Registrar  
Rajshat New town, North 24-Pgs.

22 SEP 2025

## DEED OF CONVEYANCE

This Deed of conveyance is made this <sup>22<sup>nd</sup></sup> day of ~~September~~ Two Thousand Twenty Five (2025) of Christian era.

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Addl. District Sub-Registrar  
Rajahmundry New Town, North 24-Pga.

22 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 are 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** by a registered Deed of Patta dated 11th day of October, 1884 (equivalent to 19th Sraban, 1291 B.S.) registered in the Khardah Sub-Registry Office in Book No. I, Volume No 13, Pages 48 and 49 being No. 1471 for the year 1884 one Hare Krishna Mondal took Mouresi Mottarai Rayati Settlement of 16 Bighas (5.58 acres) of Bagan land along with Kulupukur of Dag Nos. 609 and 610 of Khatian No. 136 of Mouza Tegharia village, Pargana Calcutta, J.L. No. 9, R.S. No. 116, Touzi No. 1074, Thana Rajarhat, District 24-Parganas (now North 24 Parganas) at annual rent of Rs. 64/- from the then Zaminder Sri Krishna Kishore Roy.

**AND WHEREAS** the said Hare Krishna Mondal while seized and possessed of the said land by a registered Deed of Bengali Kobla dated 21st Baisakh, 1304 8.5. sold absolutely one-half portion of the said land to one Bhuban Chandra Roy and by another registered Deed of Bengali Kobala dated 30th Baisakh, 1304 B.S. sold the other half portion of the said land to one Shyama Charan Mondal. Thereafter the said Bhuban Chandra Roy, on 30th Baisakh 1304 8.5., sold his half share of the said land to Shyama Charan Mondal who became the absolute 16 annes owner of the land.

**AND WHEREAS** the said Shyama Charan Mondal by a registered Deed of Bengali Kobala, dated 20th March, 1905 absolutely sold the said land to two brothers Narayan Chandra Saha and Kamal Krishna Saha who became absolute owners of the said land.



**AND WHEREAS** the said Narayan Chandra Saha died on 18th February, 1934, leaving his only wife Nirode Kumari Dassi, executing a Will dated 22nd June, 1929 appointing one Harendra Kumar Saha, son of Kamal Krishna Saha as Executor who obtained a Probate of the said Will on 26.8.1943 from the Hon'ble High Court at Calcutta.

**AND WHEREAS** the said Kamal Krishna Saha leaving behind him two sons Bhupendra Kumar Saha and Herendra Kumar Saha by his first wife Sukumari Dassi and two sons Sushil Kumer Saha and Anil Kumar Saha by his second wife Dukmani Dassi as his legal heirs Sushil Kumar Saha died as bechelor and his mother Dukmani Dassi relinquished her rights in the said land in favour of Anil Kumar Saha,

**AND WHEREAS** Bhupendra Kumar Saha, Harendra Kumar Saha and Anil Kumar Saha, all sons of Late Kamal Krishna Saha thus acquired ownership of the said land by inheritance and by virtue of the said Will.

**AND WHEREAS** by a Bengali Deed of Kobala dated 26.8.1947 registered in the Cossiporo Dum Dum Sub-Registry Office in Book No. I, Volume No. 40, Pages 22 to 34, being No. 2135 and the 1947 the said Bhupendra Kumar Saha, Harendra Kumar Saha and Anil Kumar Saha sold the said land to Bijoy Krishna Roy.

**AND WHEREAS** by a Bengali Deed of Kobala dated 16.10.1947 registered in the Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume 49, Pages 209 to 222 being No. 2789 for year 1947 Radha Raman Pal, Hari Mohan

Pal purchased the half portion of the said land from Bijoy Krishna Roy and Radha Raman Pal purchased the other half portion from Bijoy Krishna Roy by a registered Deed of Bengali Kobala dated 16.3.1948 registered in the Cossipore Dum Dum Sub-Registry Office in Book No. 1, Volume 27, Pages 114 to 126 being No. 1251 for the year 1948. Thereafter Manoranjan Roy and Anil Krishna Roy, the other two brothers of Bijoy Krishna Roy by a registered Deed of "Na-dabi" dated 27.3.1948 registered in Book No. I, Vol. 31, Pages 160 to 166 being No. 1432 for the year 1948 disclaimed and relinquished their rights in the said land.

**AND WHEREAS** by a registered Deed of Bengali Kobala dated 19th July, 1950 (equivalent to 3rd Sraban 1357 B.S.) registered in the Cossipore Dum Dum Sub-Registry Office in Book No. I, Volume No. 41, Pages 90 to 94 being No. 2369 for the year 1950 the Vendors' father Harihar Kundu purchased a plot of land being divided and demarcated plot 'D' measuring Three Cottahs Seven Chittaks and Thirteen Square Feet of Dag Nos. 609 and 610 of Khatian No. 135 (Praja Khatian No. 136) J.L. No. 9, R.S. No. 116, Touzi No. 1074, Thana Rajarhat, Dist.- 24 Parganas together with all rights in the pond/tank named as Kulupukur and its benefits and trees fully described in the Schedule below and constructed dwelling house thereon and lived with his Family members.

**AND WHEREAS** said Harihar Kundu died in the year 1969 leaving his wife Smt. Amiya Bala Kundu, three sons Sri Sunil Kundu, Sri Sudhir Kundu and Sri Pradip Kundu and three daughters Smt. Sandhya Roy (nee Kundu), Smt. Rina Pal



(nee Kundu), and Smt. Gita Kundu as his legal heirs who jointly inherited the said property described in the Schedule below in equal 1/7 (one-seventh) Share each and they constructed one storied and partly two storied building thereon.

**AND WHEREAS** by a Deed of Bengali Kobala dated 13th February, 1991 (equivalent to 30th Magh 1397 B.S.) registered in the District Registration Office, Barasat, District North 24 Parganas, in Book No. I, being Deed No. 956 for the year 1991, the said Sunil Kundu absolutely sold his undivided one-seventh (1/7) share in the property described in the Schedule below to his brothers namely Sri Sudhir Kundu & Sri Pradip Kundu.

**AND WHEREAS** by a Deed of Gift dated 31st August, 1991 (equivalent to 14th, Bhadra, 1398 B.S.) registered in the office of the Addl. District Sub-Registrar, Bidhan Nagar (Salt Lake City), District - North 24 Parganas, in Book No. I, Volume No. 142, pages 413 to 422 being No. 7890 for the year 1991 Smt. Amiya Bala Kundu and Smt. Sandhya Roy gifted their respective undivided one-seventh share (in total two seventh share) in the property described in the schedule below to the said Sri Sudhir Kundu & Pradip Kundu.

**AND WHEREAS** said Sri Sudhir Kundu & Sri Pradip Kundu was the absolute owner and possessor undivided 5/7 (fifth-seventh) share of the property i.e. undivided 03 Cottah 07 Chittacks 13 sq.ft. and while seized and possessed the aforesaid land said Sri Sudhir Kundu & Sri Pradip Kundu sold

out the aforesaid land together with one storied and partly two storied building infavour of the present vendor herein by virtue of a Deed of Conveyance, on 16/06/1993 being Deed No. 8262 of 1993, vide Book No. I, Volume No. 441, pages from 267 to 289 which was registered on 16.06.1993 at R.A., Calcutta.

**AND WHEREAS** said Smt. Rina Pal & Smt. Gita Kundu was the absolute owner and possessor undivided 2/7 (two-seventh) share of the property i.e. undivided 03 Cottah 07 Chittacks 13 sq.ft. and while seized and possessed the aforesaid land said Smt. Rina Pal & Smt. Gita Kundu sold out the aforesaid land infavour of the present vendor herein by virtue of a Deed of Conveyance, on 16/06/1993 being Deed No. 8261 of 1993, vide Book No. I, Volume No. 231, pages from 54 to 77 which was registered on 16.06.1993 at R.A. Calcutta.

**AND WHEREAS** as per above description the vendor herein purchased total **03 Cottah 07 Chittacks 13 sq.ft.** of land by virtue of two numbers of Deed of Conveyance and completed the first floor construction and after purchasing the said land the vendor herein mutated his name in the office of B.L.&L.R.O., being **D.R. Khatian No. 1003, L.R. Dag No.591/614** 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 03 (Three) Cottah 07 (Seven) Chittacks 13 (Thirteen) sq.ft. together with a structure of **Two Storied Pucca residential House** (with Net Cemented Flooring) measuring an area 2000 (Two Thousand) Sq.ft. Covered area out of which on the **Ground Floor 1000 Sq.ft. and on the First Floor 1000 Sq.ft.** lying and situated at **Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian Nos. 494/1, 489/1, 251/1, 37/1, 464/1, 367/1, 119/1, (old Khatian No. 135), L.R. Khatian No. 1003, C.S. Dag No. 609 & 610, R.S. Dag No. 591/613 & 591/614, L.R. Dag No. 591/614, A.D.S.R.O.- Bidhannagar (Salt Lake City), under P.S.- 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 which is morefully and particularly described in the Schedule hereunder written at or for the consideration of **Rs.99,00,000/= (Rupees Ninety Nine 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.99,00,000/=**

(Rupees Ninety Nine 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.99,00,000/= (Rupees Ninety Nine 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 **03 (Three) Cottah 07 (Seven) Chittacks 13 (Thirteen) sq.ft.** together with a structure of **Two Storied Pucca residential House** (with Net Cemented Flooring) measuring an area **2000 (Two Thousand) Sq.ft.** Covered area out of which on the **Ground Floor 1000 Sq.ft.** and on the **First Floor 1000 Sq.ft.** lying and situated at **Mouza - Tegharia, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian Nos. 494/1, 489/1, 251/1, 37/1, 464/1, 367/1, 119/1,**



(old Khatian No. 135), **L.R. Khatian No. 1003**, C.S. Dag No. 609 & 610, **R.S. Dag No. 591/613 & 591/614**, **L.R. Dag No. 591/614**, A.D.S.R.O.- Bidhannagar (Salt Lake City), under P.S.- 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 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<sup>†</sup> 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 dose 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 Statutes.
- 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 **AND 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 have 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 lispendens 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 03 (Three) Cottahs 07 (Seven) Chittacks 13 (Thirteen) sq.ft. together with a structure of Two Storied Pucca residential House (with Net Cemented Flooring) measuring an area 2000 (Two Thousand) Sq.ft. Covered area out of which on the Ground Floor 1000 Sq.ft. and on the First Floor 1000 Sq.ft. lying and situated at Mouza - Tegharia, J.L. No. 8, Re. Sa. No. 116, Touzi No. 1074, R.S. Khatian Nos. 494/1, 489/1, 251/1, 37/1, 464/1, 367/1, 119/1, (old Khatian No. 135), L.R. Khatian No. 1003, C.S. Dag No. 609 & 610, R.S. Dag No. 591/613 & 591/614, L.R. Dag No. 591/614, 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 and house of Sri Gopal Chatterjee

**ON THE SOUTH :** 16'-6" Feet Wide Municipal Road  
thereafter Kulupukur

**ON THE EAST :** Premises No.TG-2/17, Tegharia

**ON THE WEST :** Vendor's Land



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.

77/1/2, Bose Pukur Road.

Floor, Flat-B, P.O.-Tijala, Kot-700039

2. Soumen Bhadra  
Bengalpara, Bagmati  
Kot-700159.

*Tulin Kanti Basak*

SIGNATURE OF THE  
OWNER/VENDOR

*Ranjit Chak*

Sudip Saha  
Ashfosh 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.99,00,000/=**  
(Rupees Ninety Nine Lakh) only by the Vendor as full  
consideration amount as following manner:-

| Sl. No. | Cheque No. | Bank           | Branch      | Date       | Amount                           |
|---------|------------|----------------|-------------|------------|----------------------------------|
| 1.      | 500258     | ICICI Bank     | Chinar Park | 20/09/2025 | Rs.32,67,000/=                   |
| 2.      | 468256     | Bank of Baroda | Jora Mandir | 20/09/2025 | Rs.32,67,000/=                   |
| 3.      | 468257     | Bank of Baroda | Jora Mandir | 20/09/2025 | Rs.32,67,000/=                   |
| 4.      | TDS @ 1%   |                |             |            | Rs.99,000/=                      |
|         |            |                |             |            | <b>Total Rs.99,00,000/= only</b> |

#### WITNESSES:

1. *Anima Basak.*

2. *Samir Bhattacharya*

*Tahin Karati Basak*

**SIGNATURE OF THE VENDOR**

AN OF LAND AT MOUZA - TEGHARIA, J.I. NO-9, R.S NO-116, TOUZI NO-1074, R.S. KHATIAN  
1/1, 489/1, 251/1, 37/1, 464/1, 367/1, 119/1, L.R. KHATIAN NO.-1003, C.S.DAG NO. - 609 & 610, R.S  
NO-591/613, & 591/614,  
DAG NO. - 591/614, P.S.- BAGUATI, DIST- N24 PGS, UNDER BIDHANNAGAR MUNICIPAL  
CORPORATION, WORD NO.-11.

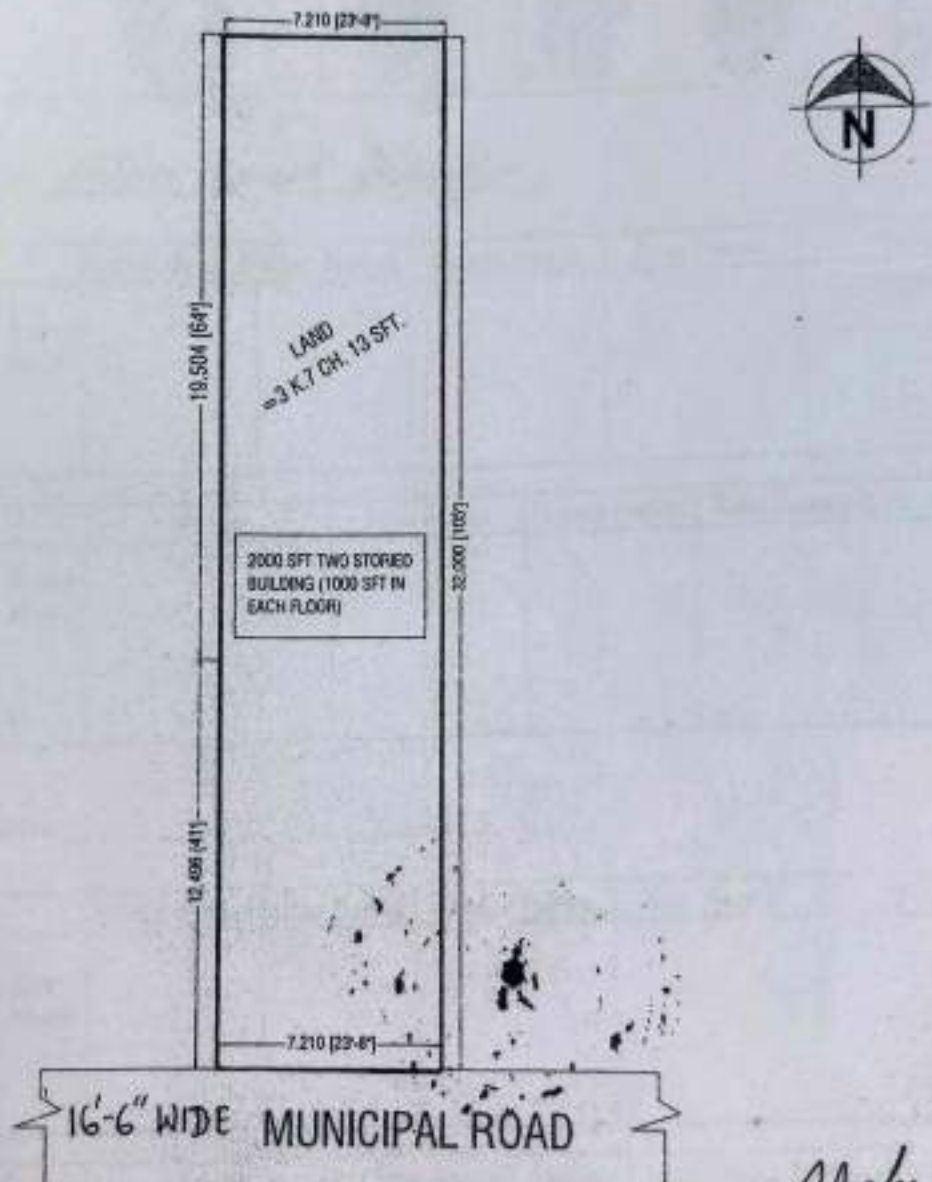
AREA OF LAND - 3 K - 7 CH - 13 SFT

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. Saha*  
*Sudip Saha*  
*Ashutosh Ghosh*

SIGNATURE OF PURCHASER

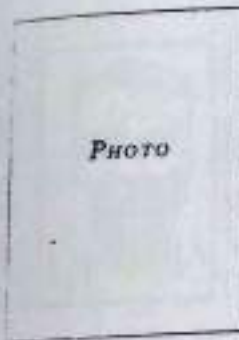


PAGE NO.

## 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 Tahir Karim Bask

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

Signature \_\_\_\_\_

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 Ramjit 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 Ashutosh Ghosh





✓  
Additional District Sub-Registrar  
Rajahmundry New Town, North 24-Pga.

22 SEP 2025

  
 भारत निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 (HME20346)



पंजीकृत नाम : राजीव गोपाल  
 Elector's Name : Rajiv Goel  
 पोलिंग स्थान : राजीव गोपाल  
 Elector's Name : Rajiv Goel  
 पोलिंग स्थान : राजीव गोपाल  
 Date of Birth : 2003/11/25

*Rajiv Goel*

(Date of Birth and Name of the voter must be entered in the space provided for the same in the form)  
 (HME203407)

Address:  
 JASWAL, DAKSHINAM, DEBHARACHHI  
 JASWAL, DAKSHINAM, DEBHARACHHI  
 JASWAL, DAKSHINAM, DEBHARACHHI

*[Signature]*

Date: 12/01/2020  
 117-राजस्थान विधानसभा क्षेत्र का निर्वाचन क्षेत्र  
 117-Rajasthan Gopal Constituency

(Date of Birth and Name of the voter must be entered in the space provided for the same in the form)  
 (HME203407)



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



192025260277756368

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192025260277756368  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 19/09/2025 14:13:18 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 4923000463155       | BRN Date:           | 19/09/2025 14:13:48     |
| Gateway Ref ID:   | CHU6814205          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 190920252027775634  | Payment Init. Date: | 19/09/2025 14:13:18     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002541486/5/2025       |

[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:           | 2002541486/5/2025 |
| Dept Ref ID/DRN:          | 2002541486/5/2025 |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                                | Head of A/C        | Amount (₹) |
|---------|-------------------|--------------------------------------------------------|--------------------|------------|
| 1       | 2002541486/5/2025 | Property Registration- Stamp duty                      | 0030-02-103-003-02 | 589020     |
| 2       | 2002541486/5/2025 | Property Registration- Registration Fees               | 0030-03-104-001-16 | 99400      |
| 3       | 2002541486/5/2025 | Mutation/Conversion- Receipt                           | 0029-00-800-028-27 | 1140       |
| 4       | 2002541486/5/2025 | Receipts on account of Standard User Charge-Other fees | 0030-02-102-008-16 | 300        |
| Total   |                   |                                                        |                    | 689860     |

IN WORDS: SIX LAKH EIGHTY NINE THOUSAND EIGHT HUNDRED SIXTY ONLY.





### Major Information of the Deed

|                                         |                                                                                                                                        |                                                |            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                               | I-1523-13701/2025                                                                                                                      | Date of Registration                           | 22/09/2025 |
| Query No / Year                         | 1523-2002541486/2025                                                                                                                   | Office where deed is registered                |            |
| Query Date                              | 08/09/2025 1:07:27 PM                                                                                                                  | A.D.S.R. RAJARHAT, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details | SOURMEN BHADRA<br>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. 99,00,000/-                         | Rs. 99,00,000/-                                                                                                                        |                                                |            |
| Stamp duty Paid(SD)                     | Registration Fee Paid                                                                                                                  |                                                |            |
| Rs. 5,94,020/- (Article:23)             | Rs. 99,400/- (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-591/614 (RS :- ) | LR-1003        | Bastu         | Bastu   | 3 Katha 7 Chatak 13 Sq Ft | 79,00,000/-             | 79,00,000/-           | Width of Approach Road: 18 Ft., Adjacent to Metal Road. |
| Grand Total : |                     |                |               |         | 5.7017Dec                 | 79,00,000 /-            | 79,00,000 /-          |                                                         |

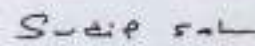
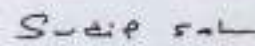
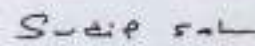
### Structure Details :

| Sch No                                                                                                                                             | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|-------------------------------------------------------------|
| S1                                                                                                                                                 | On Land L1        | 2000 Sq Ft.       | 20,00,000/-             | 20,00,000/-           | Structure Type: Structure, Status of Completion : Completed |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                                                             |
| Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                                                             |
| Total :                                                                                                                                            |                   | 2000 sq ft        | 20,00,000 /-            | 20,00,000 /-          |                                                             |

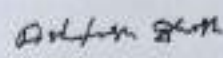
**Seller Details :**

| Sl No                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                               |                                                                                     |              |           |                                                                                                                                                                                    |                                                                                   |                                                                                               |                                                                                     |            |            |            |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|------------|------------|------------|
| 1                                                                                                                                                                                  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr TUHIN KANTI BASAK</b><br/> Son of NITAI SUNDAR BASAK<br/> Executed by: Self, Date of Execution: 22/09/2025<br/> , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office </td> <td>  </td> <td> <br/> Captured </td> <td>  </td> </tr> <tr> <td>22/09/2025</td> <td>22/09/2025</td> <td>22/09/2025</td> <td>22/09/2025</td> </tr> </tbody> </table> <p>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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: alxxxxxx3r, Aadhaar No: 34xxxxxxxx0137, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025<br/> , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office</p> | Name                                                                                          | Photo                                                                               | Finger Print | Signature | <b>Mr TUHIN KANTI BASAK</b><br>Son of NITAI SUNDAR BASAK<br>Executed by: Self, Date of Execution: 22/09/2025<br>, Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office |  | <br>Captured |  | 22/09/2025 | 22/09/2025 | 22/09/2025 | 22/09/2025 |
| Name                                                                                                                                                                               | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Finger Print                                                                                  | Signature                                                                           |              |           |                                                                                                                                                                                    |                                                                                   |                                                                                               |                                                                                     |            |            |            |            |
| <b>Mr TUHIN KANTI BASAK</b><br>Son of NITAI SUNDAR BASAK<br>Executed by: Self, Date of Execution: 22/09/2025<br>, Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <br>Captured |  |              |           |                                                                                                                                                                                    |                                                                                   |                                                                                               |                                                                                     |            |            |            |            |
| 22/09/2025                                                                                                                                                                         | 22/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 22/09/2025                                                                                    | 22/09/2025                                                                          |              |           |                                                                                                                                                                                    |                                                                                   |                                                                                               |                                                                                     |            |            |            |            |

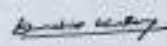
**Buyer Details :**

| Sl No                                                                                                                                                                       | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                 |                                                                                       |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------|------------|------------|------------|
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| Name                                                                                                                                                                        | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                                    | Signature                                                                             |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |
| <b>Mr RANJIT GHOSH</b><br>Son of Mr BACHCHU GHOSH<br>Executed by: Self, Date of Execution: 22/09/2025<br>, Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <br>Captured  |   |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |
| 22/09/2025                                                                                                                                                                  | 22/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/09/2025                                                                                      | 22/09/2025                                                                            |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |
| 2                                                                                                                                                                           | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUDIP SAHA</b><br/> Son of Mr SANTOSH SAHA<br/> Executed by: Self, Date of Execution: 22/09/2025<br/> , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office </td> <td>  </td> <td> <br/> Captured </td> <td>  </td> </tr> <tr> <td>22/09/2025</td> <td>22/09/2025</td> <td>22/09/2025</td> <td>22/09/2025</td> </tr> </tbody> </table> <p>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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ATxxxxxx5C, Aadhaar No: 54xxxxxxxx1333, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025<br/> , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office</p>  | Name                                                                                            | Photo                                                                                 | Finger Print | Signature | <b>Mr SUDIP SAHA</b><br>Son of Mr SANTOSH SAHA<br>Executed by: Self, Date of Execution: 22/09/2025<br>, Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office    |  | <br>Captured |  | 22/09/2025 | 22/09/2025 | 22/09/2025 | 22/09/2025 |
| Name                                                                                                                                                                        | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                                    | Signature                                                                             |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |
| <b>Mr SUDIP SAHA</b><br>Son of Mr SANTOSH SAHA<br>Executed by: Self, Date of Execution: 22/09/2025<br>, Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <br>Captured |  |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |
| 22/09/2025                                                                                                                                                                  | 22/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/09/2025                                                                                      | 22/09/2025                                                                            |              |           |                                                                                                                                                                             |                                                                                     |                                                                                                 |                                                                                       |            |            |            |            |



| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Photo                                                                                           | Finger Print                                                                                                      | Signature                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mr ASHUTOSH SHOSH (Presentant)</b><br>Son of Late KANAI LAL GHOSH<br>Executed by: Self, Date of Execution: 22/09/2025<br>Admitted by: Self, Date of Admission: 22/09/2025, Place : Office                                                                                                                                                                                                                                                                 | <br>22/09/2025 | <br>Captured<br>L1<br>22/09/2025 | <br>22/09/2025 |
| Son of Late KANAI LAL 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-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                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mr SUDIP KOLAY</b><br>Son of Mr SUSHANTA KOLAY<br>JYANGRA KALITALA, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 | <br>22/09/2025 | <br>Captured<br>22/09/2025 | <br>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-1.90056 Dec, Mr SUDIP SAHA-1.90056 Dec, Mr ASHUTOSH SHOSH-1.90056 Dec                      |
| Transfer of property for S1 |                      |                                                                                                            |
| Sl.No                       | From                 | To, with area (Name-Area)                                                                                  |
| 1                           | Mr TUHIN KANTI BASAK | Mr RANJIT GHOSH-666.66666700 Sq Ft, Mr SUDIP SAHA-666.66666700 Sq Ft, Mr ASHUTOSH SHOSH-666.66666700 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:- 591/614, LR Khatian No:- 1003 | Owner: তুহিন কান্তি বসাক, Gurdjan: নিউইল<br>মুখল, Address: 17, মুরারীপুর রোড,<br>ফার্স্ট-৭, বক-বি.এল.আই, পি.ও.ডি.এল-৬৭,<br>Classification: কল, Area: 0.06000000<br>Acre, | Mr TUHIN KANTI BASAK                           |

**Endorsement For Deed Number : I - 152313701 / 2025**

**On 22-09-2025**

**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 14:01 hrs on 22-09-2025, at the Office of the A.D.S.R. RAJARHAT by Mr 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 99,00,000/-

**Admission of Execution ( Under Section 56, 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 99,400.00/- ( A(1) = Rs 99,000.00/- , E = Rs 400.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 99,400/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/09/2025 2:13PM with Govt. Ref. No: 192025260277756388 on 19-09-2025, Amount Rs: 99,400/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4923000463155 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. 5,94,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,89,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5164, 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 2:13PM with Govt. Ref. No: 192025260277756388 on 19-09-2025, Amount Rs: 5,89,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4923000463155 on 19-09-2025, Head of Account 0030-02-103-003-02

  
**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 479487 to 479517  
being No 152313701 for the year 2025.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2025.10.10 17:07:59 +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.

