

Doc No: 5461 2020 11 D-3 R- Behala
D-3

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

65AB 528396

1528/2022
12.04.2022



2.00
1.00
271.00
10.00
301.00

For NESAB CONSTRUCTION
Nemanghol
Proprietor

1

Addl. District Sub-Registrar
Behala, South-24 Parganas
12.04.2022

05580/2020

I-5461/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 252656

I hereby declare that the document is admitted
for registration. The signature sheet and
the instrument which is attached with
this stamp are the part of this
instrument.

Addl. District Sub-Registrar
Behala, South 24 Parganas

28 AUG 2020

For NESAB CONSTRUCTION

Proprietor

Nesab Construction

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 26th day of
August, Two Thousand Twenty (2020)

BETWEEN

নং ১৮ তারিখ ১৫/৮/২০২০ খ্রিঃ ১৪৪০

জেতার নামঃ Nema Chandra Ghosh.

সং. ২৩৭ X/২, Kalipada, Mushy Road, P.S. Haridwar, Dist. ৪

ভেদার সং. ২৩৭ X/২, Kalipada, Mushy Road, P.S. Haridwar, Dist. ৪

বেশলা এ. ডি. এস. আর. অফিস

Nema Chandra Ghosh

5319

Nema Chandra Ghosh

5320



Tapati Beg.

5321

A.D.S.R. Behala

26 AUG 2020

Dist. S. & P.

For NESAB CONSTRUCTION

Nema Chandra Ghosh
Proprietor

Signature of Nema Chandra Ghosh
Signature of Tapati Beg.
Signature of A.D.S.R. Behala

SMT. TAPATI BAG, having **PAN - AWHPB9583C**, **Aadhaar No.7722 2529 0410**, wife of Tapan Bag, by Nationality : Indian, by faith : Hindu, by occupation : Housewife, residing at 76, Biren Roy Road, East at present Raja Ram Mohan Roy Road, Post Office Barisha Police Station Haridevpur, Kolkata - 700008, District 24 Parganas, (South), hereinafter called and referred to as "the **OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

SRI NEMAI CHANDRA GHOSH, having **PAN - ADYPG5756G**, **Aadhaar No. 3579 6159 4159**, son of Late Guiram Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 339X/2, Kalipada Mukherjee Road, East Park, Post Office Barisha, Police Station Haridevpur, Kolkata - 700008, District 24 Parganas (South), hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**

For NESAB CONSTRUCTION

Nemangosh
Proprietor

Tapati Bag

WHEREAS originally one Santosh Kumar Ghosh was the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 1.43 Sataks more or less, lying and situated at Mouza - Muradpur, Pargana Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (South Suburban Unit), under Police Station Behala, District - 24 Parganas at present 24 Parganas (South) by purchase from its then Owner Chunilal Howli by way of a registered Deed of Bengali Kobala dated 3rd Ashar, 1342.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Santosh Kumar Ghosh sold, transferred and conveyed his aforesaid property unto and in favour of one Satish Chandra Ghosh by virtue of a registered Deed of Bengali Kobala for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 17th April, 1937 in the Office of the Sub-Registrar at Behala and recorded in Book No. 1, Volume No. 12, Pages 226 to 230, Being No. 707 for the year 1937.

AND WHEREAS after such purchase, said Satish Chandra Ghosh became the sole and absolute Owner of the aforesaid

For NESAB CONSTRUCTION
Nemangha
 Proprietor

property and while absolutely seized and possessed the same as Owner thereof. he died intestate leaving behind him surviving his two sons viz. Arun Kumar Ghosh and Barun Kumar Ghosh as his only legal heirs and successors to inherit his aforesaid property.

AND WHEREAS after such inheritance, said Arun Kumar Ghosh and Barun Kumar Ghosh became the joint Owners of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, they felt to use and enjoy their aforesaid properties jointly and/or in ejmali and accordingly they have partitioned their aforesaid property by metes and bounds by way of a registered Bengali Deed of Partition, which was duly registered on 10th November, 1986 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No. 1, Volume No. 71, Pages 341 to 350, Being No. 2945 for the year 1986.

AND WHEREAS in terms of the said Deed of Partition, said Arun Kumar Ghosh being the First Part was absolutely got and allotted land measuring about 6 (Six) Cottahs 11 (Eleven) Chittacks 10 (Ten) Sq.ft. from Dag No. 37 and land measuring about 1 (One) Cottah 14 (Fourteen) Chittacks more or less from Dag No. 36, totaling land measuring about 8 (Eight) Cottahs

FOR NESAB CONSTRUCTION
Nesab Ghosh
 Proprietor

9 (Nine) Chittacks 10 (Ten) Sq.ft. more or less together with user of common passages. The property thereby allotted to said Arun Kumar Ghosh has been morefully described in the **SCHEDULE - "KHA"** marked **PLOT-"A"** delineated with **"GREEN"** border lines in the **MAP or PLAN** annexed thereto.

AND WHEREAS in the manner stated above said Arun Kumar Ghosh became the sole and absolute Owner of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, he sold, transferred and conveyed a major portions of his aforesaid property to the prospective Buyer/s after retaining for himself land measuring about 3 (Three) Cottahs 9 (Nine) Chittacks 0 (Zero) Sq.ft. more or less.

AND WHEREAS after such sale said Arun Kumar Ghosh was in possession and enjoyment of **ALL THAT** piece and parcel land measuring about 3 (Three) Cottahs 9 (Nine) Chittacks 0 (Zero) Sq.ft. more or less lying and situated at Mouza - Muradpur, Pargana Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, and duly mutated his name with the Office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the aforesaid property known and numbered as Municipal premises No. 108, Raja Ram Mohan Roy Road, under

For NESAB CONSTRUCTION

Arun Kumar Ghosh
Proprietor

Tapati Bag

Police Station Behala, Kolkata - 700008, under Ward No. 121, being Assessee No. 41-121-14-0338-3, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and was seized and possessed the same by the payment of relevant rates and taxes to the appropriate authority.

AND WHEREAS while absolutely seized and possessed the said property jointly, the said Arun Kumar Ghosh died on 4th day of June, 2002 leaving behind him surviving his three sons viz Tapas Kumar Ghosh, Timir Baran Ghosh, Tusar Kanti Ghosh and two daughters viz. Smt. Tandra Ghosh and Smt. Tapati Bag as his only legal heirs and successors, who jointly inherited the said property as per Hindu Succession Act, 1956. Be it noted that wife of said Arun Kumar Ghosh namely, Smt. Maya Rani Ghosh predeceased him and she died on 21st day of April, 1995.

AND WHEREAS subsequently thereafter, said Smt. Tandra Ghosh also died intestate on 5th day of January, 2018 leaving behind surviving his only son Dibyendu Ghosh as her only legal heir and successor, who inherited the undivided share of the said property left by his mother as per Hindu Succession Act, 1956.

For NESAB CONSTRUCTION

 Proprietor

AND WHEREAS by virtue of right of inheritance, Sri Tapas Kumar Ghosh, Sri Timir Baran Ghosh, Sri Tusar Kanti Ghosh, Smt. Tapati Bag and Dibyendu Ghosh became the joint Owners of **ALL THAT** piece and parcel of bastu land measuring more or less 3 (Three) Cottahs 9 (Nine) Chittaks 0 (Zero) Sq.ft. lying and situated at Mouza : Muradpur, Pargana : Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, comprised in Dag Nos. 36 & 37 under Khatian No. 117 under Police Station Behala in the District of South 24 Parganas and possessing, occupying and enjoying the said property peacefully and uninterruptedly having their right, title and interest thereon by getting their names mutated and/or recorded jointly in the Assessment Record of the Kolkata Municipal Corporation and the said property is recorded as Municipal Premises No. 0108, Raja Ram Mohan Roy Road and its Mailing Address : 47, Biren Roy Road (East), Kolkata - 700008 having its Assessee No. 411211403383 within Ward No. 121 of the Kolkata Municipal Corporation and paying the rates and taxes to the appropriate authority/ies in respect of the said property. The total property is mentioned in the **SCHEDULE - "A"** hereunder written and hereinafter referred to as the **SAID PREMISES** each having undivided and undemarcated **1/5th** share in the said property.

For NESAB CONSTRUCTION
Naranga Ghosh
 Proprietor

AND WHEREAS at present due to reasons beyond her control, the said Smt. Tapati Bag, the Owner/Vendor herein has decided to sell and transfer her undivided and undemarcated 1/5th share in the said property i.e. Bastu land measuring 11 Chittaks 18 Sq.ft. out of total land measuring more or less 3 (Three) Cottaks 9 (Nine) Chittaks 0 (Zero) Sq.ft. lying and situated at Mouza - Muradpur, Pargana Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, being undemarcated portion of Municipal premises No. 0108, Raja Ram Mohan Roy Road, under Police Station Behala, Kolkata - 700008, within limits of Kolkata Municipal Corporation (South South Suburban Unit) under Ward No. 121, being Assessee No. 41-121-14-0338-3, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title interest and right of easement attached thereto more fully mentioned in the **SCHEDULE "B"** hereunder written at or for the consideration price of Rs. 11,50,000/- (Rupees Eleven Lac Fifty Thousand) only free from all encumbrances.

AND WHEREAS being aware of such sale, the Purchaser herein being the interested person approached the Owner/Vendor to purchase **ALL THAT** undivided and undemarcated 1/5th share in the said property i.e. land measuring 11 Chittaks 18 Sq.ft.

For NESAB CONSTRUCTION
Nemai Ghosh
 Proprietor

out of total land measuring more or less 3 (Three) Cottahs 9 (Nine) Chittaks 0 (Zero) Sq. ft. situated at Mouza - Muradpur, Pargana Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, being undemarcated portion of Municipal premises No. 0108, Raja Ram Mohan Roy Road, under Police Station Behala, Kolkata - 700008, within limits of Kolkata Municipal Corporation (South South Suburban Unit) under Ward No. 121, being Assessee No. 41-121-14-0338-3, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title interest and right of easement attached thereto, morefully described in the **SCHEDULE "B"** hereunder written and hereinafter referred to as "the **UNDIVIDED PORTION OF THE SAID PROPERTY**" at or for the consideration price of **Rs. 11,50,000/- (Rupees Eleven Lac Fifty Thousand) only** and the Owner/Vendor herein considering the said price as reasonable and acceptable has agreed to sell portion the said property to the Purchaser herein at or for the above mentioned consideration price

AND WHEREAS after receiving the full consideration money as agreed upon, the Owner/Vendor herein has this day agreed to execute and register the final Deed of Conveyance in respect of

For NESAB CONSTRUCTION

Namanghol

Proprietor

portion of the Said Property, as mentioned in the **SCHEDULE "B"** hereunder written, in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said premises and consideration of the sum of **Rs. 11,50,000/- (Rupees Eleven Lac Fifty Thousand)** only to Owner/Vendor paid by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Owner/Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser his heirs, executors, administrators, representatives and assigns and every one of him and also the portion of the said property) the Owner/Vendor as beneficial owner do by these presents inalienably grant, sell, convey and transfer, assign and assure unto the Purchaser his heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title **ALL THAT** undivided and undemarcated **1/5th** share of Bastu land measuring 11 Chittaks 18 Sq.ft. out of total land measuring more or less 3 (Three) Cottahs 9 (Nine) Chittaks 0 (Zero) Sq.ft. lying and situated at Mouza - Muradpur, Pargana Magura, J.L. No 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, being undemarcated portion of Municipal premises No. 108, Raja Ram Mohan Roy

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Nesab Construction
Proprietor

Road, under Police Station Behala. Kolkata - 700008, within limits of Kolkata Municipal Corporation (South South Suburban Unit) under Ward No. 121, being Assessee No. 41-121-14-0338.

3. Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title interest and right of easement attached thereto, morefully mentioned and described in the **Schedule "B"** hereunder written **OR HOWSOEVER OTHERWISE** the said undivided portion of the property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** structures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the undivided portion of the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **AND** all deeds

FOR NESAB CONSTRUCTION

Vinay Chandra
Proprietor

pattahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Owner/Vendor, her heirs, executors, administrators or representatives or any person or persons from whom she can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the undivided portion of the said property and every part thereof hereby sold, granted, conveyed and transferred or expressed or intended so to be with her rights, members and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Owner/Vendor well and sufficiently indemnified of and against all encumbrances, claim, liens etc. whatsoever created or suffered by the Owner/Vendor from to these presents **AND** the Owner/Vendor do hereby for herself, her heirs, executors, administrators and representatives, covenant with the Purchaser his heirs, executors, administrators, representatives and assigns, **THAT NOTWITHSTANDING** any act, deed, or thing whatsoever, by the Owner/Vendor or by any of her predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the Vendor had at all

For NESAB CONSTRUCTION

Nesab Construction

Proprietor

material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the undivided portion of the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Purchaser his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the undivided portion of the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her or from or under any of her ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Owner/Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any of her ancestors or predecessors in

For NESAB CONSTRUCTION

Munir Khan

Proprietor

title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Owner/Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the undivided portion of the said property or any part thereof from under or in trust for them the Owner/Vendor or from or under any of her predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the undivided portion of the said property and every part thereof unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the Owner/Vendor and all her heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reasons of any defect in the title of the Vendor or any breach of the covenants herein contained

For NESAB CONSTRUCTION

Nimish Choudhary
Proprietor

IF any of the statements or covenants made hereinbefore by the Vendor are found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

IF any error or omission is transpired in this Deed in future, the Owner/Vendor shall at the cost and request of the Purchaser do and execute to be done and executed any supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser.

THAT the Owner/Vendor shall have no objection if the Purchaser shall mutate his name in the record of the Kolkata Municipal Corporation for the payment of rates and taxes for the Schedule noted property.

THE SCHEDULE "A" ABOVE REFERRED TO
(Description of the said Property/Premises).

ALL THAT piece and parcel of Bastu land measuring an area of 3 (Three) Cottahs 9 (Nine) Chittacks 0 (Zero) Sq.ft. be the same a little more or less lying and situated at Mouza - Muradpur, Pargana Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, being known and numbered as Municipal premises No. 0108, Raja Ram Mohan Roy Road, under Police Station Behala, Kolkata - 700008, within limits of Kolkata Municipal

For NESAB CONSTRUCTION
Nimangesh
Proprietor

Corporation (South South Suburban Unit) under Ward No. 121 being Assessee No. 41-121-14-0338-3, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title interest and right of easement attached thereto which is delineated by "RED" colour in the **MAP** or **PLAN** annexed herewith and the same is butted & bounded as follows :

ON THE NORTH : Building of Mr. S R Das.
 ON THE SOUTH : 10' ft. wide K.M.C. Road.
 ON THE EAST : Others Building.
 ON THE WEST : 10' ft. wide K.M.C. Road.

ZONE : J.L. Sarani to Netaji Sarak Crossing
 Premises Not located on Raja Ram Mohan Roy Road

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the undivided share of the said Property hereby conveyed)

ALL THAT undivided and undemarcated $1/5^{\text{th}}$ share of Bastu land measuring 11 Chittaks 18 Sq.ft. out of total land measuring more or less 3 (Three) Cottahs 9 (Nine) Chittaks 0 (Zero) Sq.ft. lying and situated at Mouza - Muradpur, Pargana Magura, J.L. No. 13, R.S. No. 192, Touzi Nos. 74-77 & 82, under Khatian No. 117, appertaining to Dag Nos. 36 & 37, being undemarcated portion of Municipal premises No. 0108, Raja Ram Mohan Roy Road, under Police Station Behala, Kolkata - 700008, within limits of Kolkata Municipal Corporation (South

For NESAB CONSTRUCTION

Nemanghol

Proprietor

South Suburban Unit) under Ward No. 121, being Assessee No 41-121-14-0338-3, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title interest and right of easement attached thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures this the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the Parties at Kolkata in the Presence of :

WITNESSES :

1. Sonnat Kutta
53/15 Hem Chandra
Mukherjee Road
KOL 3

Tapati Bag
SIGNATURE OF THE OWNER/
VENDOR

2. Sanjit Kutta
620-2, H. Road
KOL 34.

Naman Chandra Ghosh
SIGNATURE OF THE PURCHASER

Drafted and prepared by me

Bimal Ch. Lahiri

Advocate

BIMAL CH. LAHIRI, M.A., LL.B.

Advocate

Alipore Judges Court

Kolkata 700 027

Post Bag WB-398/A2

For NESAB CONSTRUCTION
Naman Chandra Ghosh
Proprietor

MEMO OF CONSIDERATION

RECEIPT of and from the within named Purchaser the within mentioned sum of **Rs. 11,50,000/- (Rupees Eleven Lac Fifty Thousand)** only towards the full and final consideration of this Deed, as per Memo below :-

MEMO

Sl. No.	Date	Cheque No	Bank & Branch	Amount (Rs.)
1.	04.08.2020	035658	Allahabad Bank Barisha	8,00,000/-
2.	06.08.2020	035659	do	1,50,000/-
3.	25.08.2020	035674	do	2,000/-
		By cash -	-	1,98,000/-
(Rupees Eleven Lac Fifty Thousand only)				11,50,000/-

WITNESSES :-

1. Sanjay Dutt

2. Sanjay Dutt

Tapati Bag.

SIGNATURE OF THE OWNER/
VENDOR

For NESAB CONSTRUCTION
Nesab Construction
 Proprietor

Tapati Bag.

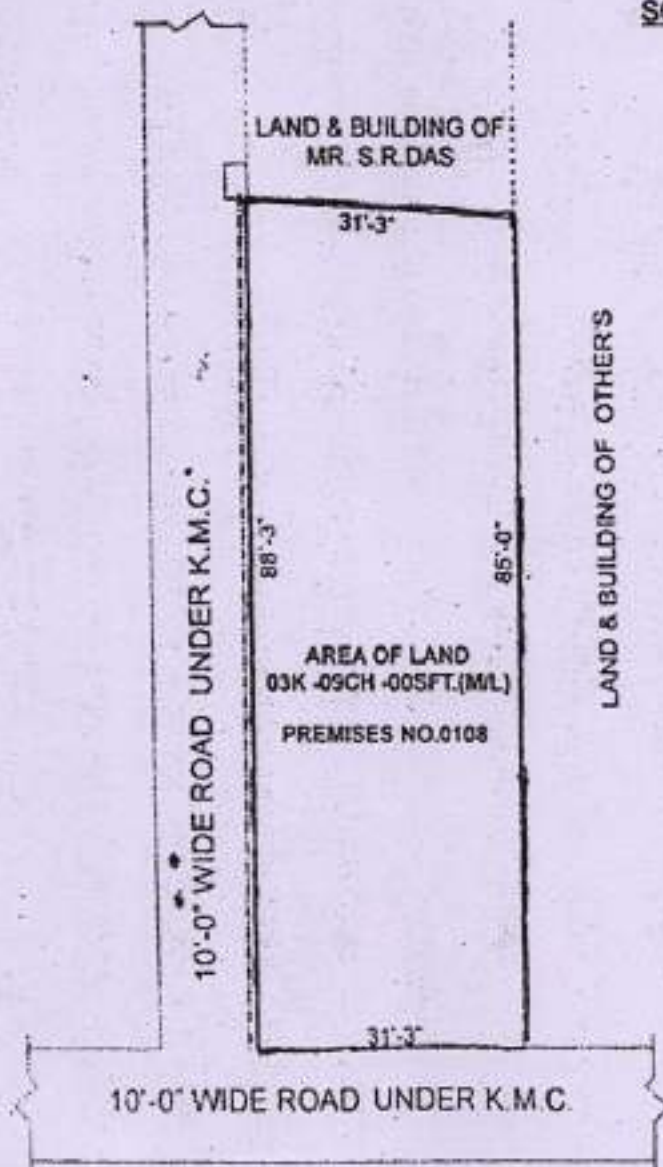
SITE PLAN AT PREMISES NO.0108, RAJA RAM MOHAN ROY ROAD,
UNDER THE KOLKATA MUNICIPAL CORPORATION (S.S.UNIT)
WARD NO. 121, P.S.- BEHALA, DISTRICT - 24PARGANAS (SOUTH)

AREA OF LAND (1/5 th SHARE) : 00K -11CH -18Sq.ft.(M/L) OUT OF
UNDIVIDED TOTAL LAND AREA : 03K - 09CH -00 Sq.ft(M/L)

AREA SHOWN BY RED BORDER

PURCHASER: NEMAI CHANDRA GHOSH

SCALE - 1" = 20'-0"



For NESAB CONSTRUCTION

Nimai Chandra Ghosh
Proprietor

Tapati Bay.
SIGNATURE OF VENDOR

Nimai Chandra Ghosh
SIGNATURE OF PURCHASER

Debashish Chandra
(DEBASHISH CHANDRA)
SURVEYOR
BUILDING SURVEYOR
1942, P. R. C.

DRAWN BY

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Signature *Tatati Bag*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature *Nema Chandra Ghosh*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

PUNESAB CONSTRUCTION
Nema Chandra Ghosh
 Proprietor



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16073000893484/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Tapati Bag 76 Biren Roy Road East. P.O. - Behala P.S. - Thakurpukur District South 24-Parganas West Bengal, India. PIN - 700008	Seller			Tapati Bag 26.08.2020
2	Smt Nimai Chandra Ghosh 339X/2 Kalipada Mukherjee Road, east Park, P.O. - Barisha, P.S. - Thakurpukur, District - South 24- Parganas West Bengal India. PIN - 700008	Buyer			Nimai Chandra ghosh 26.08.2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Sarat Dutta Son of Late S. C. Dutta 53/15 Hem Chandra Mukherjee Road P.O. - Barisha P.S. - Thakurpukur District - South 24- Parganas, West Bengal India. PIN - 700008	Smt Tapati Bag, Smt Nimai Chandra Ghosh			Sarat Dutta 26.08.2020

(Sudikshit Roy Barmal)

For NESAB CONSTRUCTION

Nimai Chandra Ghosh
Proprietor

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas West
Bengal

For NESAB CONSTRUCTION
Munir Khan
Proprietor

Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-006199512-1

Payment Mode Online Payment

GRN Date: 17/08/2020 11:56:38

Bank: State Bank of India

BRN: IK0AQOELE7

BRN Date: 17/08/2020 11:58:42

DEPOSITOR'S DETAILS

Id No.: 3000893484/7/2020

[Query No./Query Year]

Name: Subhendu Banerjee

Contact No.: Mobile No. +91 9830381134

E-mail: subhendubanerjee556@gmail.co

Address: 23 Parul Das Para Road ss pally koi 61

Applicant Name: Mr Nemai Chandra Ghosh

Office Name:

Office Address:

Status of Depositor: Deed Writer

Purpose of payment / Remarks: Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
	3000893484/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	65220
	3000893484/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	11754

Total

76934

In Words

Rupees: Seventy Six Thousand Nine Hundred Thirty Four only

For NESAR CONSTRUCTION
Nemai Chandra Ghosh
Proprietor



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	3000893484/2020	Office where deed will be registered
Query Date	03/08/2020 1:22:23 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Nimai Chandra Ghosh 339X/2 Kalipada Mukherjee Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9474096919, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 11,50,000/-	Rs. 11,70,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70,220/- (Article 23)	Rs. 11,714/- (Article A(1) E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-

Remarks

Land Details :

District: South 24-Parganas P.S. - Thakurpukur, Corporation KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L. Saran - Netaji Saran) Crossing Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115, 121, 122)), Premises No. 0108, Ward No. 121 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	11 Chatak 18 Sq Ft	11,20,000/-	11,40,000/-	Width of Approach Road: 10 Ft.
Grand Total:				1.1756Dec	11,20,000/-	11,40,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land 1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure

Gr Floor Area of floor: 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles
Shed Extent of Completion: Complete

Total: 100 sq ft 30,000/- 30,000/-



Query No. 3000893484 / 2020, Deed No. 160705481 / 2020
Reg. & Stamp Duty calculated from
Reg. & Stamp Duty

AS- 1 of 3

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Tapati Bag Wife of Tapan Bag 76, Biren Roy Road East, P.O - Behala, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No - AWHPB9583C, Aadhaar No 77xxxxxxx0410, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Nema: Chandra Ghosh Son of Late: Guiram Ghosh 339X/2 Kalpada Mukherjee Road, East Park, P.O - Barsha, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ADYPG5755G, Aadhaar No 35xxxxxxx4159, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Shri Sanjay Dutta Son of Late: S. C. Dutta 53/15 Hem Chandra Mukherjee Road, P.O - Barsha, P.S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Smt Tapati Bag Shri Nema: Chandra Ghosh

Transfer of property for L1

Sl No	From	To, with area (Name-Area)
1	Smt Tapati Bag	Shri Nema: Chandra Ghosh-1 17563 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Smt Tapati Bag	Shri Nema: Chandra Ghosh-100.00000000 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No. 411211401079 Premises No. 108 Ward No. 121 Street Name RAJA RAM MOHAN ROY ROAD	Ref Deed No Date Of Registration Office Where Registered	Owner Name SRI SUNIL KR. DAS Owner Address SRI SUNIL KR. DAS, 24/B RAJA RAM MOHAN ROY ROAD, MONMOHAN PARK, CALCUTTA 700 008 Pin No.	Character of Premises Total Area of Land

Note:

1. If the given information are found incorrect, then the assessment made stands invalid
2. Query is valid for 30 days (i.e. upto 02-09-2020) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-09-2020)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office
11. This e-Assessment Slip can be used for registration of respective deed in any of the following offices
D.S.R. - I SOUTH 24-PARGANAS D.S.R. - II SOUTH 24-PARGANAS D.S.R. - III SOUTH 24-PARGANAS D.S.R. - IV SOUTH 24-PARGANAS A.D.S.R. BEHALA D.S.R. - V SOUTH 24-PARGANAS A.R.A. - I KOLKATA A.R.A. - II KOLKATA A.R.A. - III KOLKATA A.R.A. - IV KOLKATA

PERMANENT ACCOUNT NUMBER
 ADYPGE736C
 TAX NAME
 NEMAI CHANDRA GHOSH
 THE V. THE EAST-GROUND
 DEBATE GHOSH
 07-09-1948
 COMMISSIONER OF INCOME-TAX, W. P.

For NESAB CONSTRUCTION
Nemai Ghosh
 Proprietor



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0000/00366/34308

To
Newart, Nandini Ghosh
S/O Late Guram Ghosh
339 X/2
Kandada Mukherjee Road
P.S. Handevpur
East Park
Kolkata
Barisha
South Twenty Four Parganas West Bengal - 700056
9030535502

CHANDRA GHOSH 23/03/1964

MALE



आपका आधार क्रमांक / YOUR Aadhaar No.

3579 6159 4159

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
Newart, Nandini Ghosh
Date of Birth/DOS: 03/03/1964
Male: MALE

3579 6159 4159

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नगरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- अपना अधिपत्र से सत्यापनी और ऑनलाइन सेवाएं से लाभ उठाने से सुविधा हो पाएगी।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
S/O Late Guram Ghosh, 339 X/2
Kandada Mukherjee Road, East
Park, P.S. Handevpur, Kolkata
South Twenty Four Parganas
West Bengal - 700056

3579 6159 4159

For NESAB CONSTRUCTION
Newart, Nandini Ghosh
Proprietor



Government of India

নাম: - তপন

Tapati Bag

পিতা: অরুণ কুমার দাস

Father: ARUN KUMAR DAS

জন্ম তারিখ: ১৫/০৫/১৯৮৫

জাতীয়তা: ভারতীয়



7722 2529 0410

আধার - সাধারণ মানুষের অধিকার



ভারতীয় এককীয় পরিচয় প্রদান

Unique Identification Authority of India

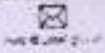
ঠিকানা

১৬, বীরেন রায় রোড, পূর্ব
বটিকা, বর্ডিশা, পি. ১৬, বর্ডিশা,
কলিকতা, ৭০০০০৬

Address

16, BIREN RAY ROAD EAST,
BORDISHA, BORDISHA DISTRICT,
TOWN: PO: BORDISHA, West
Bengal 700006

7722 2529 0410



Tapati Bag

7722 2529 0410



Major Information of the Deed

Deed No :	I-1607-05461/2020	Date of Registration	28/08/2020
Query No / Year	1607-3000893484/2020	Office where deed is registered	
Query Date	03/08/2020 1:22:23 PM	1607-3000893484/2020	
Applicant Name, Address & Other Details	Nemai Chandra Ghosh 339X/2 Kalipada Mukherjee Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9474096919, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 11,50,000/-	Rs. 11,70,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 70,220/- (Article:23)	Rs. 11,714/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani – Netaji Sarak Crossing Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Premises No: 0108, , Ward No: 121 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	11 Chatak 18 Sq Ft	11,20,000/-	11,40,000/-	Width of Approach Road: 10 Ft,
Grand Total :				1.1756Dec	11,20,000 /-	11,40,000 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt Tapati Bag Wife of Tapan Bag 76, Biren Roy Road East, P.O:- Behala, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : AWxxxxxx3C, Aadhaar No: 77xxxxxxxx0410, Status : Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Nemai Chandra Ghosh (Presentant) Son of Late Guiram Ghosh 339X/2 Kalipada Mukherjee Road ,east Park, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6G, Aadhaar No: 35xxxxxxxx4159, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sanat Dutta Son of Late S. C. Dutta 53/15 Hem Chandra Mukherjee Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008			
Identifier Of Smt Tapati Bag, Shri Nemai Chandra Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tapati Bag	Shri Nemai Chandra Ghosh-1.17563 Dec

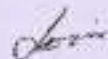
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Tapati Bag	Shri Nemai Chandra Ghosh-100.00000000 Sq Ft

On 03-08-2020

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 11,70,000/-



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 26-08-2020

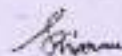
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:05 hrs on 26-08-2020, at the Private residence by Shri Nema Chandra Ghosh, Claimant.

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

Execution is admitted on 26/08/2020 by 1. Smt Tapati Bag, Wife of Tapan Bag, 76, Biren Roy Road East, P.O: Behala, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Shri Nema Chandra Ghosh, Son of Late Guiram Ghosh, 339X/2 Kalipada Mukherjee Road, east Park, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Shri Sanat Dutta, , Son of Late S. C. Dutta, 53/15 Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business



Sudikshit Roy Barma
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 28-08-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,714/- (A(1) = Rs 11,700/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2020 11:58AM with Govt. Ref. No: 192020210061996121 on 17-08-2020, Amount Rs: 11,714/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQOELE7 on 17-08-2020, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,220/- and Stamp Duty paid by Stamp Rs 5,000/- by online ** Rs 65,220/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 252656, Amount: Rs.5,000/-, Date of Purchase: 06/08/2020, Vendor name: Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2020 11:58AM with Govt. Ref. No: 192020210061996121 on 17-08-2020, Amount Rs: 65,220/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQOELE7 on 17-08-2020, Head of Account 0030-02-103-003-02


Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2020, Page from 193969 to 194005
being No 160705461 for the year 2020.



Digitally signed by SANDIP BISWAS
Date: 2020.09.03 15:29:57 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2020/09/03 03:29:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

COPY PREPARED BY

M. S. S.
12.04.2022

Certified to be a True Copy

Add. District Sub-Registrar
Behala, South-24 Parganas

12.04.2022

(This document is digitally signed.)