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I-314/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8. NO. 1608. 1000014588/19

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entire that the document is admitted for registration. The Signature sheet and endorsement sheets attached with the document are the part of this document.

Advt. Disposal Sub-Registrar,
Distt. South 24 Parganas

[Handwritten Signature]
22/01/19

Suohil chandra gosh
Anita gosh



--- DEED OF CONVEYANCE ---

THIS DEED OF CONVEYANCE is made this the 16th day of January, 2019 (Two Thousand and Nineteen).

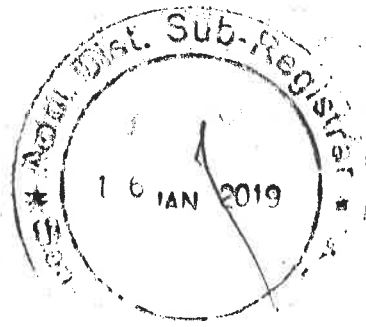
नं 1326 तारीख 15/01/19 5000/2

अभिप्रेत Nikhil Ghosh

साथ 825, Mahamayatala Road, KOL-84

शुद्धर कुमर सरकार
सहायक न्यायाधीश
सोमनाथपुर न्यायाधीश न्यायालय अखिल
कोटा न्यायालय

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Tapanbando
S/O Harenbando
Sonarpur
KOT-150

BETWEEN

(1) SRI SUSHIL CHANDRA GHOSH, PAN - AGCPG8826G, Son of Late Upendra Chandra Ghosh, (2) SMT. ANITA GHOSH, PAN - AGCPG8819R, Wife of Sri Sushil Chandra Ghosh, both by faith - Hindu, by occupation - Business, Residing at - 70, Sreerampore Road (N), P.O. - Garia, P.S. - Patuli, Kolkata - 700084, hereinafter called and referred to as the "VENDORS" (Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

Sushil chandra ghosh

AND

(1) SRI NIKHIL GHOSH, PAN - ADMPG4391D, Son of Late Haran Chandra Ghosh, (2) SMT. SOMA GHOSH, PAN - AENPG2791K, wife of Sri Nikhil Ghosh, both by faith - Hindu, by occupation - Business, Residing at - 825, Mahamayatala Road, P.O. - Garia, P.S. - Sonarpur presently Narendrapur, Kolkata - 700084, hereinafter called and referred to as the "PURCHASERS" (Which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Anita Ghosh

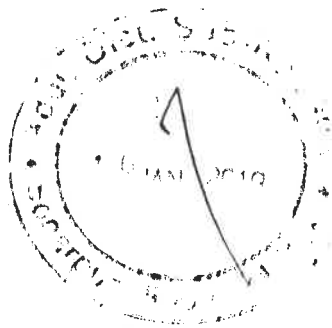
ALL THAT the piece and parcel of land measuring 94.304 Decimals land out of which undivided 01 Decimals land out of 7 Decimals land in R.S.



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Dag No. 1778, L.R. Dag No. 1807 under R.S. Khatian No. 313, undivided 13.72 Decimals land out of 48 Decimals land in R.S. Dag No. 1776, L.R. Dag No. 1806, under R.S. Khatian No. 166, undivided 7.67 Decimals land out of 41 Decimals land in R.S. Dag No. 1772, L.R. Dag No. 1802, under R.S. Khatian No. 379, undivided 14 Decimals land out of 42 Decimals land in R.S. Dag No. 1773, L.R. Dag No. 1803, under R.S. Khatian No. 224, undivided 4.8 Decimals land out of 12 Decimals land in R.S. Dag No. 1788, L.R. Dag No. 1817, under R.S. Khatian No. 484, undivided 9.43 Decimals land out of 33 Decimals land in R.S. Dag No. 1789, L.R. Dag No. 1818, under R.S. Khatian No. 379, undivided 3.72 Decimals land out of 13 Decimals land in R.S. Dag No. 1790, L.R. Dag No. 1819, under R.S. Khatian No. 304, undivided 0.572 Decimals land out of 2 Decimals land in R.S. Dag No. 1792, L.R. Dag No. 1821, under R.S. Khatian No. 304, undivided 3.72 Decimals land out of 13 Decimals land in R.S. Dag No. 1794, L.R. Dag No. 1823, under R.S. Khatian No. 495, undivided 7.72 Decimals land out of 27 Decimals land in R.S. Dag No. 1793, L.R. Dag No. 1822, under R.S. Khatian No. 223, undivided 3.43 Decimals land out of 24 Decimals land in R.S. Dag No. 1791, L.R. Dag No. 1820, under R.S. Khatian No. 223/1, undivided 8.172 Decimals land out of 30 Decimals land in R.S. Dag No. 1782, L.R. Dag No. 1811, under R.S. Khatian No. 492, undivided 1.80 Decimals land out of 7 Decimals land in R.S. Dag No. 1783, L.R. Dag No. 1812, under R.S. Khatian No. 492, undivided 0.62 Decimals land out of 13 Decimals land in R.S. Dag No. 1784, L.R. Dag No. 1813, under R.S. Khatian No. 494, undivided 7.92 Decimals land out of 43 Decimals land in R.S. Dag No. 1785, L.R. Dag No. 1814, under R.S. Khatian No. 494, undivided 03 Decimals land out of 21 Decimals land in R.S. Dag No. 1781, L.R. Dag No.

Amto gharsh Suril chandee yash.



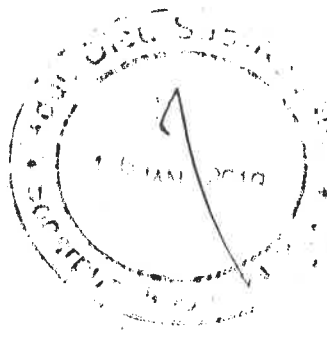
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1810, under R.S. Khatian No. 573 and undivided 03 Decimals land out of 21 Decimals land in R.S. Dag No. 1780, L.R. Dag No. 1809, under R.S. Khatian No. 612, all under L.R. Khatian Nos. 2628, 2631, 2895, 2890, 2795, 2796, 2650 & 2651 at Mouza - Elachi, Pargana - Magura, J. L. No. 70, within the limits of Rajpur - Sonarpur Municipality, Ward No. 26, Holding No. 581 & 579, S. N. Ghosh Avenue and 244 Chakraborty Para Road, District - 24 Parganas (S).

WHEREAS one Smt. Prava Rani Ghosh alias Prabha Rani Ghosh, Smt. Anita Ghosh and other five, Sri Nikhil Ghosh, Smt. Soma Ghosh, Sri Chandan Kumar Ghosh, Sri Adwit Ghosh, Smt. Mousumi Ghosh (Dey) purchased some land by and under 29 Separate Deeds of Sale, which were registered before the office of the A.D.S.R. Sonarpur in the year 2012, vide Deed Nos. 15153, 15154, 15155, 15156, 15157, 15158, 15159, 15160, 15161, 15162, 15164, 15165, 15170, 15174, 15176, 15177, 15179, 15180, 15181, 15183, 15185, 15186, 15191, 15193, 15195 & 15197 from the then owners (1) Smt. Shiba Rani Ghosh, Wife of Late Gopal Chandra Ghosh, (2) Sri Ajit Kumar Ghosh, Son of Late Gopal Chandra Ghosh, (3) Smt. Mala Ghosh, Wife of Late Samit Kumar Ghosh, (4) Sri Biswadeep Ghosh, Son of Late Samit Kumar Ghosh, (5) Smt. Paulami Mitra, Daughter of Late Samit Kumar Ghosh, Wife of Sri Debjyoti Mitra, No. 5 is being represented by her Constituted Attorney her mother Smt. Mala Ghosh, (6) Smt. Manju Ghosh, Wife of Sri Amitava Ghosh, (7) Smt. Leena Ghosh, Wife of Sri Susanta Ghosh, (8) Smt. Shyamali Ghau @ Ghosh, Wife of Sri Manoj Ghau, all of Elachi, P.O. - Narendrapur, P.S. - Sonarpur, District - South 24 Parganas.

Sushilchandra Ghosh
Anita Ghosh



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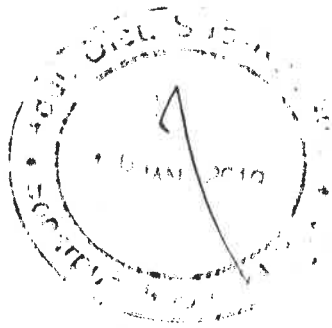
AND WHEREAS by the way of purchase said Smt. Prava Rani Ghosh alias Prabha Rani Ghosh, Smt. Anita Ghosh and other five Sri Nikhil Ghosh, Smt. Soma Ghosh, Sri Chandan Kumar Ghosh, Sri Adwit Ghosh, Smt. Mousumi Ghosh (Dey) became the absolute owner of the said land and others land and while in peaceful possession said Smt. Prava Rani Ghosh alias Prabha Rani Ghosh sold, conveyed and transferred her undivided share of land in favour of Sushil Chandra Ghosh by a Registered Deed of Sale, which was executed on 22.01.2013 and registered on 24.01.2013 at Sonarpur Sub Registry office, Being Deed No. 800, 801 & 802, for the year 2013.

WHEREAS one Sri Sushil Chandra Ghosh, Smt. Anita Ghosh and others purchased some land by and under 5 Separate Deeds of Sale, which were registered before the office of the A.D.S.R. Sonarpur in the year 2013, vide Deed Nos. 2397, 902, 903, 904 & 1782.

AND WHEREAS by the way of above mentioned recital Sri Sushil Chandra Ghosh and Smt. Anita Ghosh (Vendors herein) became the absolute owner of undivided land and has been peacefully possessing the same by paying rent and taxes to the proper authority.

AND WHEREAS the above Vendors offered to sell the said 94.304 Decimals land for his urgent need of money, the Vendors have approached the purchaser to purchase the said properties comprising the area of 94.304 Decimals land which is morefully and particularly described in the schedule

Anita Ghosh
Sushil Chandra Ghosh



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herein below and also had delineated in the RED borders in the map annexed herein and the said map is being treated as the part of the Deed. The Purchaser herein being search of such property within the close vicinity of their present place of residence have agreed to purchase at a consideration money for Rs. 2,55,00,000/- (Rupees Two Crore Fifty Five Lac) only which is the highest price available in said locality for that said property.

The Vendor do hereby covenant with the Purchaser -

That the Vendor has good & perfect title to convey right full power absolute authority and indenfeasible title to grant sell convey and transfer the said plot of land hereby granted sold conveyed transfered assignee and secured or expressed intended so to be unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of these present free from all encumbrances and liabilities whatsoever and performance of the terms and conditions of the rules and Regulations under which the said plot of land is held.

That the Vendors assures the purchaser that all rent, taxes and all other outgoing payable in respect of the said plot of land have been paid and cleared off till this day of execution and registration of document of sale on or before this date of registration of this document of sale any rent or taxes are found to be due and payable by the Vendors, the purchaser shall be entitled to reimburse by the Vendors or their heirs, successors, representatived, executors and assigns.

Anita Bhasa
Sushil chandra yash



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AND the purchaser shall hereafter peacefully hold, use and enjoy the said property described hereinbefore as their own property without hindrance, interruption, claims or demands whatsoever by or from the Vendors or any other person whatsoever.

THAT THE VENDORS have assured the purchaser that the aforesaid property fully described herein before is free from all encumbrances or defect in title and if any defect in title is found out for which the purchaser is in any way put to any loss inconvenience or hardship. The Vendors doth hereby undertake to indemnify the loss the Purchaser may be put to due to any defect in title or in case of this possession over the said property or in any portion thereof the purchaser shall be at liberty to realise the entire consideration money from the aforesaid Vendors or their heirs, executors, administrators, representators, representatives, assigness with interest.

That the Purchaser shall and will any may from time to time and at all time hereafter peacebly and quietly enter into hold possess and enjoy the said plot of land hereby granted sold and conveyed according to the tenure and nature there of and received and take the rents issues and profits here of and every part there of without any lawful let suit trouble hindrance eviction interruption claim and demand whatsoever from of or by Vendors or any other person whomsoever.

Anita's Shree
Sushil chandru yashu



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That no notice has been served upon the Vendors for acquisition under the aforesaid Acts and laws and the Vendors have no knowledge.

--- : SCHEDULE OF THE PROPERTY : ---

ALL THAT the piece or parcel of land measuring 94.304 Decimals land out of which undivided 01 Decimals land out of 7 Decimals land in R.S. Dag No. 1778, L.R. Dag No. 1807, under R.S. Khatian No. 313, undivided 13.72 Decimals land out of 48 Decimals land in R.S. Dag No. 1776, L.R. Dag No. 1806, under R.S. Khatian No. 166, undivided 7.67 Decimals land out of 41 Decimals land in R.S. Dag No. 1772, L.R. Dag No. 1802, under R.S. Khatian No. 379, undivided 14 Decimals land out of 42 Decimals land in R.S. Dag No. 1773, L.R. Dag No. 1803, under R.S. Khatian No. 224, undivided 4.8 Decimals land out of 12 Decimals land in R.S. Dag No. 1788, L.R. Dag No. 1817, under R.S. Khatian No. 484, undivided 9.43 Decimals land out of 33 Decimals land in R.S. Dag No. 1789, L.R. Dag No. 1818, under R.S. Khatian No. 379, undivided 3.72 Decimals land out of 13 Decimals land in R.S. Dag No. 1790, L.R. Dag No. 1819, under R.S. Khatian No. 304, undivided 0.572 Decimals land out of 2 Decimals land in R.S. Dag No. 1792, L.R. Dag No. 1821, under R.S. Khatian No. 304, undivided 3.72 Decimals land out of 13 Decimals land in R.S. Dag No. 1794, L.R. Dag No. 1823, under R.S. Khatian No. 495, undivided 7.72 Decimals land out of 27 Decimals land in R.S. Dag No. 1793, L.R. Dag No. 1822, under R.S. Khatian No. 223, undivided 3.43 Decimals land out of 24

Sushil chandra yashu

Amita Ghosh



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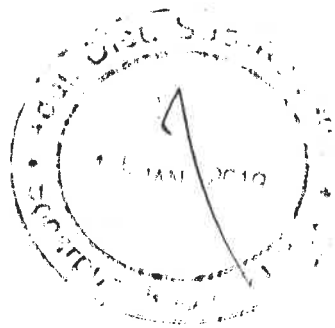
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Decimals land in R.S. Dag No. 1791, L.R. Dag No. 1820, under R.S. Khatian No. 223/1, undivided 8.172 Decimals land out of 30 Decimals land in R.S. Dag No. 1782, L.R. Dag No. 1811, under R.S. Khatian No. 492, undivided 1.80 Decimals land out of 7 Decimals land in R.S. Dag No. 1783, L.R. Dag No. 1812, under R.S. Khatian No. 492, undivided 0.62 Decimals land out of 13 Decimals land in R.S. Dag No. 1784, L.R. Dag No. 1813, under R.S. Khatian No. 494, undivided 7.92 Decimals land out of 43 Decimals land in R.S. Dag No. 1785, L.R. Dag No. 1814, under R.S. Khatian No. 494, undivided 03 Decimals land out of 21 Decimals land in R.S. Dag No. 1781, L.R. Dag No. 1810, under R.S. Khatian No. 573 and undivided 03 Decimals land out of 21 Decimals land in R.S. Dag No. 1780, L.R. Dag No. 1809, under R.S. Khatian No. 612, all under L.R. Khatian Nos. 2628, 2631, 2895, 2890, 2795, 2796, 2650 & 2651 at Mouza - Elachi, Pargana - Magura, J. L. No. 70, within the limits of Rajpur - Sonarpur Municipality, Ward No. 26, Holding No. 581 & 579, S. N. Ghosh Avenue and 244 Chakraborty Para Road, District - 24 Parganas (S).

Anita Ghosh
Surbil chandra ghosh

The yearly Proportionate Rent is Payable to the collector Alipore on behalf of Govt. of West Bengal for the sold land which is free from all encumbrances.

The said land is shown in the annexed Site Plan by RED Colour Border.



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

SIGNED, SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

1. Subrata Dandan
Ganesh, mahamayapur
mondal para kdt-84

2. Tapas Danda
S/O Haran Danda
Sonapur: kdt-150

Sushil chandra yeshu.
Anita Ghosh

SIGNATURE OF THE VENDORS

Anita Ghosh

RECEIVED from the within named Purchaser the within mentioned sum of
Rs. 2,55,00,000/- (Rupees Two Crore Fifty Five Lac) only being full and final
consideration amount as per memo below :-



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--: **MEMO OF CONSIDERATION** :--

| <u>Date</u> | <u>Bank & Branch</u> | <u>Cheque No.</u> | <u>Amount Rs.</u> |
|-------------|--------------------------|-------------------|-------------------|
| 10.01.19 | Bandhan Bank, Garia | 019050 | 16,00,000/- |
| 10.01.19 | Bandhan Bank, Garia | 019049 | 16,00,000/- |
| 08.01.19 | Bandhan Bank, Garia | 019048 | 25,00,000/- |
| 08.01.19 | Bandhan Bank, Garia | 019047 | 25,00,000/- |
| 08.01.19 | Bandhan Bank, Garia | 019045 | 20,00,000/- |
| 08.01.19 | Bandhan Bank, Garia | 019046 | 20,00,000/- |
| 04.01.19 | Bandhan Bank, Garia | 019041 | 35,00,000/- |
| 04.01.19 | Bandhan Bank, Garia | 019042 | 25,00,000/- |
| 04.01.19 | Axis Bank, Garia | 023778 | 25,00,000/- |
| 04.01.19 | Axis Bank, Garia | 023777 | 25,00,000/- |
| 15.12.14 | | 512322 | 02,00,000/- |
| 15.12.14 | | 512324 | 02,00,000/- |
| 15.12.14 | | 512321 | 02,00,000/- |
| 15.12.14 | | 512325 | 02,00,000/- |
| 15.12.14 | | 512320 | 05,00,000/- |
| 15.12.14 | | 512323 | 05,00,000/- |
| 16.01.19 | Axis Bank, Garia | 596306 | 05,00,000/- |
| | | Total | 2,55,00,000/- |

WITNESSES:-

1. Subrata Sarda
Garia maharaj apm
mondalpan kat-84
2. Tapan Sarda
s/o Hare Sarda
Sarepta
kot-130

Sushil chandra ghosh,
Anita Ghosh

SIGNATURE OF THE VENDORS

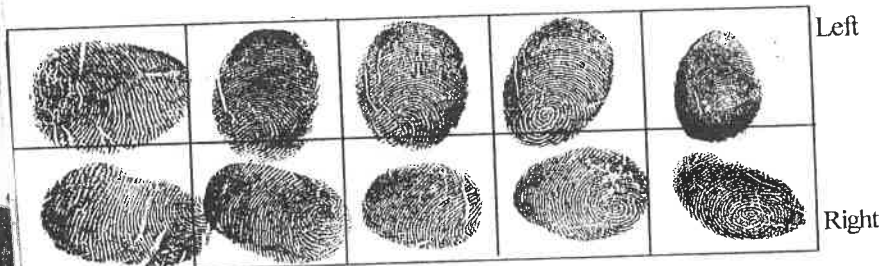
Drafted By Me:-

Prabir Kumar Roy
Advocate. W.B. 828/8,
Alipora criminal court.

Typed By Me:-

S. Roy

Sonarpur Sub Registry Office.



NAME : SUSHIL CHANDRA GHOSH.
 SIGNATURE : *Sushil chandra ghosh*



NAME : ANITA GHOSH
 SIGNATURE : *Anita Ghosh*



NAME : KHIL GHOSH
 SIGNATURE : *Nikhil Ghosh*



NAME : SOMA GHOSH
 SIGNATURE : *Soma Ghosh*



10

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-033053586-2

Payment Mode Counter Payment

GRN Date: 17/01/2019 14:07:59

Bank : AXIS Bank

BRN : 23217012019SST318306220

BRN Date: 17/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16081000014580/6/2019

[Query No./Query Year]

Name : NIKHIL GHOSH

Contact No. :

Mobile No. +91 9831297991

E-mail :

Address : 825 MAHAMAYATALA ROAD KOLKATA 700084

Applicant Name : Mr G Chatterjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount [₹] |
|---------|-----------------------|--|--------------------|--------------|
| 1 | 16081000014580/6/2019 | Property Registration- Stamp duty | 0030-02-103-003-02 | 4040024 |
| 2 | 16081000014580/6/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 577872 |

In Words : Rupees Forty Six Lakh Seventeen Thousand Eight Hundred Ninety Six only

Total




4617896



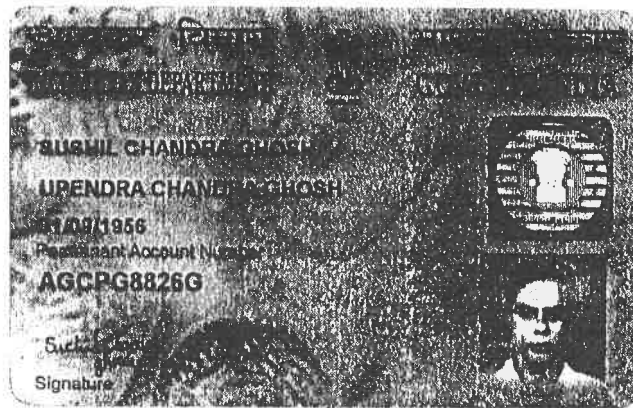
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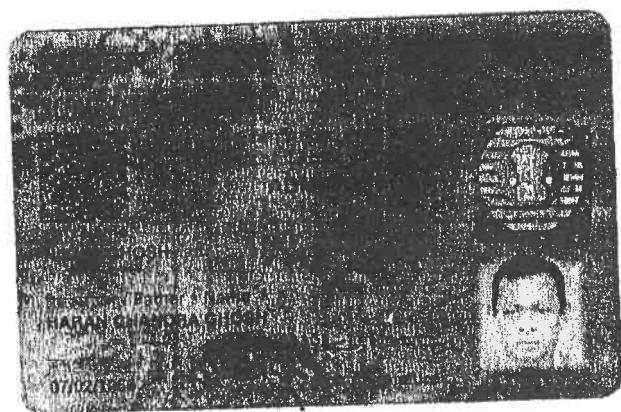
भारत सरकार
INCOME TAX DEPARTMENT
ANITA GHOSH
MANMOHAN GHOSH
08/08/1959
Permanent Account Number
AGOPG8819R
Signature



Anita Ghosh



Sushil chandra yesh,



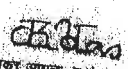
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AENPG2791K


नाम /NAME
SOMA GHOSH

पिता का नाम /FATHER'S NAME
HARENDRA NATH GHOSH

जन्म तिथि /DATE OF BIRTH
22-06-1973

हस्ताक्षर /SIGNATURE
Soma Ghosh


आयकर अधिकारी, प.सं. III
COMMISSIONER OF INCOME-TAX, W.B. - III



Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1608-00314/2019 | Date of Registration | 22/01/2019 |
| Query No / Year | 1608-1000014580/2019 | Office where deed is registered | |
| Query Date | 16/01/2019 4:42:39 PM | A.D.S.R. SONARPUR, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | G Chatterjee Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9830297991, Status : Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2,55,00,020/- | Rs. 5,60,72,313/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,45,024/- (Article:23) | Rs. 5,77,872/- (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.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi Pin Code : 700103

| Sch No | Plot Number | Khatian Number | Land Use | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|----------|-------|--------------|-------------------------|-----------------------|-------------------------------|
| | | | Proposed | ROR | | | | |
| L1 | LR-1807 | LR-2631 | Bastu | Shali | 1 Dec | 2,60,938/- | 5,94,654/- | Width of Approach Road: 7 Ft. |
| L2 | LR-1806 | LR-2631 | Bastu | Shali | 13.72 Dec | 35,80,082/- | 81,58,654/- | Width of Approach Road: 7 Ft. |
| L3 | LR-1802 | LR-2631 | Bastu | Shali | 7.67 Dec | 20,01,400/- | 45,60,997/- | Width of Approach Road: 7 Ft. |
| L4 | LR-1803 | LR-2631 | Bastu | Shali | 14 Dec | 36,53,000/- | 83,25,158/- | Width of Approach Road: 7 Ft. |
| L5 | LR-1817 | LR-2631 | Bastu | Shali | 4.8 Dec | 12,52,500/- | 28,54,340/- | Width of Approach Road: 7 Ft. |
| L6 | LR-1818 | LR-2631 | Bastu | Shali | 9.43 Dec | 24,60,600/- | 56,07,588/- | Width of Approach Road: 7 Ft. |
| L7 | LR-1819 | LR-2631 | Bastu | Shali | 3.72 Dec | 9,70,700/- | 22,12,113/- | Width of Approach Road: 7 Ft. |
| L8 | LR-1821 | LR-2631 | Bastu | Shali | 0.572 Dec | 1,49,000/- | 3,40,142/- | Width of Approach Road: 7 Ft. |
| L9 | LR-1823 | LR-2631 | Bastu | Shali | 3.72 Dec | 9,70,700/- | 22,12,113/- | Width of Approach Road: 7 Ft. |
| L10 | LR-1822 | LR-2631 | Bastu | Shali | 7.72 Dec | 20,14,500/- | 45,90,730/- | Width of Approach Road: 7 Ft. |
| L11 | LR-1820 | LR-2631 | Bastu | Shali | 3.43 Dec | 17,90,000/- | 20,39,663/- | Width of Approach Road: 7 Ft. |
| L12 | LR-1811 | LR-2631 | Bastu | Shali | 8.172 Dec | 21,32,400/- | 48,59,514/- | Width of Approach Road: 7 Ft. |
| L13 | LR-1812 | LR-2631 | Bastu | Shali | 1.8 Dec | 4,69,700/- | 10,70,377/- | Width of Approach Road: 7 Ft. |

Major Information of the Deed :- I-1608-00314/2019-22/01/2019

| | | | | | | | | |
|----------------------|---------|---------|-------|-------|------------------|----------------------|----------------------|--------------------------------|
| L14 | LR-1813 | LR-2631 | Bastu | Shali | 0.62 Dec | 1,61,800/- | 3,68,686/- | Width of Approach Road: 7 Ft., |
| L15 | LR-1814 | LR-2631 | Bastu | Shali | 7.92 Dec | 20,66,700/- | 47,09,660/- | Width of Approach Road: 7 Ft., |
| L16 | LR-1809 | LR-2631 | Bastu | Shali | 3 Dec | 7,83,000/- | 17,83,962/- | Width of Approach Road: 7 Ft., |
| L17 | LR-1810 | LR-2631 | Bastu | Shali | 3 Dec | 7,83,000/- | 17,83,962/- | Width of Approach Road: 7 Ft., |
| TOTAL : | | | | | 94.294Dec | 255,00,020 /- | 560,72,313 /- | |
| Grand Total : | | | | | 94.294Dec | 255,00,020 /- | 560,72,313 /- | |

Seller Details :

| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|--|--|---|---|--|
| 1 | <p>Name</p> <p>Mr Sushil Chandra Ghosh (Presentant) Son of Late Upendra Chandra Ghosh Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p> | <p>Photo</p>  <p>16/01/2019</p> | <p>Fingerprint</p>  <p>LTI 16/01/2019</p> | <p>Signature</p>  <p>16/01/2019</p> |
| 70, Sreerampur Road North, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGCPG8826G, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office | | | | |
| 2 | <p>Name</p> <p>Smt Anita Ghosh Wife of Mr Sushil Chandra Ghosh Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p> | <p>Photo</p>  <p>16/01/2019</p> | <p>Fingerprint</p>  <p>LTI 16/01/2019</p> | <p>Signature</p>  <p>16/01/2019</p> |
| 70, Sreerampur Road North, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGCPG8819R, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office | | | | |

Major Information of the Deed :- I-1608-00314/2019-22/01/2019

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Nikhil Ghosh Son of Late Haran Chandra Ghosh 825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADMPG4391D, Status :Individual, Status : Not Executed |
| 2 | Smt Soma Ghosh Wife of Mr Nikhil Ghosh 825, Mahamayatala Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AENPG2791K, Status :Individual, Status : Not Executed |

Identifier Details :

| Name & address | |
|---|------------|
| Mr Tapas Panda Son of Mr Haren Panda Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Sushil Chandra Ghosh, Smt Anita Ghosh | 16/01/2019 |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.25 Dec, Smt Soma Ghosh-0.25 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.25 Dec, Smt Soma Ghosh-0.25 Dec |

Transfer of property for L10

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-1.93 Dec, Smt Soma Ghosh-1.93 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-1.93 Dec, Smt Soma Ghosh-1.93 Dec |

Transfer of property for L11

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.8575 Dec, Smt Soma Ghosh-0.8575 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.8575 Dec, Smt Soma Ghosh-0.8575 Dec |

Transfer of property for L12

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-2.043 Dec, Smt Soma Ghosh-2.043 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-2.043 Dec, Smt Soma Ghosh-2.043 Dec |

Transfer of property for L13

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.45 Dec, Smt Soma Ghosh-0.45 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.45 Dec, Smt Soma Ghosh-0.45 Dec |

Transfer of property for L14

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.155 Dec, Smt Soma Ghosh-0.155 Dec |

Major Information of the Deed :- I-1608-00314/2019-22/01/2019

| | | |
|-------------------------------------|-------------------------|---|
| | Smt Anita Ghosh | Mr Nikhil Ghosh-0.155 Dec, Smt Soma Ghosh-0.155 Dec |
| Transfer of property for L15 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-1.98 Dec, Smt Soma Ghosh-1.98 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-1.98 Dec, Smt Soma Ghosh-1.98 Dec |
| Transfer of property for L16 | | |
| SI.No | From | To. with area (Name-Area) ; |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.75 Dec, Smt Soma Ghosh-0.75 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.75 Dec, Smt Soma Ghosh-0.75 Dec |
| Transfer of property for L17 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.75 Dec, Smt Soma Ghosh-0.75 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.75 Dec, Smt Soma Ghosh-0.75 Dec |
| Transfer of property for L2 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-3.43 Dec, Smt Soma Ghosh-3.43 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-3.43 Dec, Smt Soma Ghosh-3.43 Dec |
| Transfer of property for L3 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-1.9175 Dec, Smt Soma Ghosh-1.9175 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-1.9175 Dec, Smt Soma Ghosh-1.9175 Dec |
| Transfer of property for L4 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-3.5 Dec, Smt Soma Ghosh-3.5 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-3.5 Dec, Smt Soma Ghosh-3.5 Dec |
| Transfer of property for L5 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-1.2 Dec, Smt Soma Ghosh-1.2 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-1.2 Dec, Smt Soma Ghosh-1.2 Dec |
| Transfer of property for L6 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-2.3575 Dec, Smt Soma Ghosh-2.3575 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-2.3575 Dec, Smt Soma Ghosh-2.3575 Dec |
| Transfer of property for L7 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.93 Dec, Smt Soma Ghosh-0.93 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.93 Dec, Smt Soma Ghosh-0.93 Dec |
| Transfer of property for L8 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.143 Dec, Smt Soma Ghosh-0.143 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.143 Dec, Smt Soma Ghosh-0.143 Dec |
| Transfer of property for L9 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr Sushil Chandra Ghosh | Mr Nikhil Ghosh-0.93 Dec, Smt Soma Ghosh-0.93 Dec |
| 2 | Smt Anita Ghosh | Mr Nikhil Ghosh-0.93 Dec, Smt Soma Ghosh-0.93 Dec |

Major Information of the Deed :- I-1608-00314/2019-22/01/2019

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi Pin Code : 700103

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 1807(Corresponding RS Plot No:- 1778), LR Khatian No:- 2631 | Owner:অনিভা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-৪৪ , Classification:ডাঙ্গা, Area:0.01000000 Acre, | Smt Anita Ghosh |
| L2 | LR Plot No:- 1806(Corresponding RS Plot No:- 1776), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 1802(Corresponding RS Plot No:- 1772), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L4 | LR Plot No:- 1803(Corresponding RS Plot No:- 1773), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L5 | LR Plot No:- 1817(Corresponding RS Plot No:- 1788), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L6 | LR Plot No:- 1818(Corresponding RS Plot No:- 1789), LR Khatian No:- 2631 | Owner:অনিভা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-৪৪ , Classification:ডাঙ্গা, Area:0.04000000 Acre, | Smt Anita Ghosh |
| L7 | LR Plot No:- 1819(Corresponding RS Plot No:- 1790), LR Khatian No:- 2631 | Owner:অনিভা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-৪৪ , Classification:ডাঙ্গা, Area:0.01000000 Acre, | Smt Anita Ghosh |
| L8 | LR Plot No:- 1821(Corresponding RS Plot No:- 1792), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L9 | LR Plot No:- 1823(Corresponding RS Plot No:- 1794), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L10 | LR Plot No:- 1822(Corresponding RS Plot No:- 1793), LR Khatian No:- 2631 | Owner:অনিভা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-৪৪ , Classification:ডাঙ্গা, Area:0.04000000 Acre, | Smt Anita Ghosh |

| | | | |
|-----|---|--|--|
| L11 | LR Plot No:- 1820(Corresponding RS Plot No:- 1791), LR Khatian No:- 2631 | Owner:অনিতা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-84 , Classification:ডাঙ্গা, Area:0.03000000 Acre, | Smt Anita Ghosh |
| L12 | LR Plot No:- 1811(Corresponding RS Plot No:- 1782), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L13 | LR Plot No:- 1812(Corresponding RS Plot No:- 1783), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L14 | LR Plot No:- 1813(Corresponding RS Plot No:- 1784), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |
| L15 | LR Plot No:- 1814(Corresponding RS Plot No:- 1785), LR Khatian No:- 2631 | Owner:অনিতা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-84 , Classification:পুকুর, Area:0.06000000 Acre, | Smt Anita Ghosh |
| L16 | LR Plot No:- 1809(Corresponding RS Plot No:- 1780), LR Khatian No:- 2631 | Owner:অনিতা ঘোষ, Gurdian:সুশীল চন্দ, Address:শ্রীরামপুর রোড, কোল-84 , Classification:ডাঙ্গা, Area:0.03000000 Acre, | Smt Anita Ghosh |
| L17 | LR Plot No:- 1810(Corresponding RS Plot No:- 1781), LR Khatian No:- 2631 | | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 160800314 / 2019

On 16-01-2019

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

Presented for registration at 14:00 hrs on 16-01-2019, at the Office of the A.D.S.R. SONARPUR by Mr Sushil Chandra Ghosh , one of the Executants.

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 5,60,72,313/-

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

Execution is admitted on 16/01/2019 by 1. Mr Sushil Chandra Ghosh, Son of Late Upendra Chandra Ghosh, 70, Sreerampur Road North, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Smt Anita Ghosh, Wife of Mr Sushil Chandra Ghosh, 70, Sreerampur Road North, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Major Information of the Deed :- I-1608-00314/2019-22/01/2019

certified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Barun Kumar Bhunia

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 22-01-2019

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 5,60,737/- (A(1) = Rs 5,60,723/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,77,872/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2019 12:00AM with Govt. Ref. No: 192018190330535862 on 17-01-2019, Amount Rs: 5,77,872/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 23217012019SST3183062205 on 17-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,25,082/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 40,40,024/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1326, Amount: Rs.5,000/-, Date of Purchase: 15/01/2019, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2019 12:00AM with Govt. Ref. No: 192018190330535862 on 17-01-2019, Amount Rs: 40,40,024/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 23217012019SST3183062205 on 17-01-2019, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 6591 to 6616

being No 160800314 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA

Date: 2019.01.24 11:51:41 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 24-01-2019 11:50:59

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)