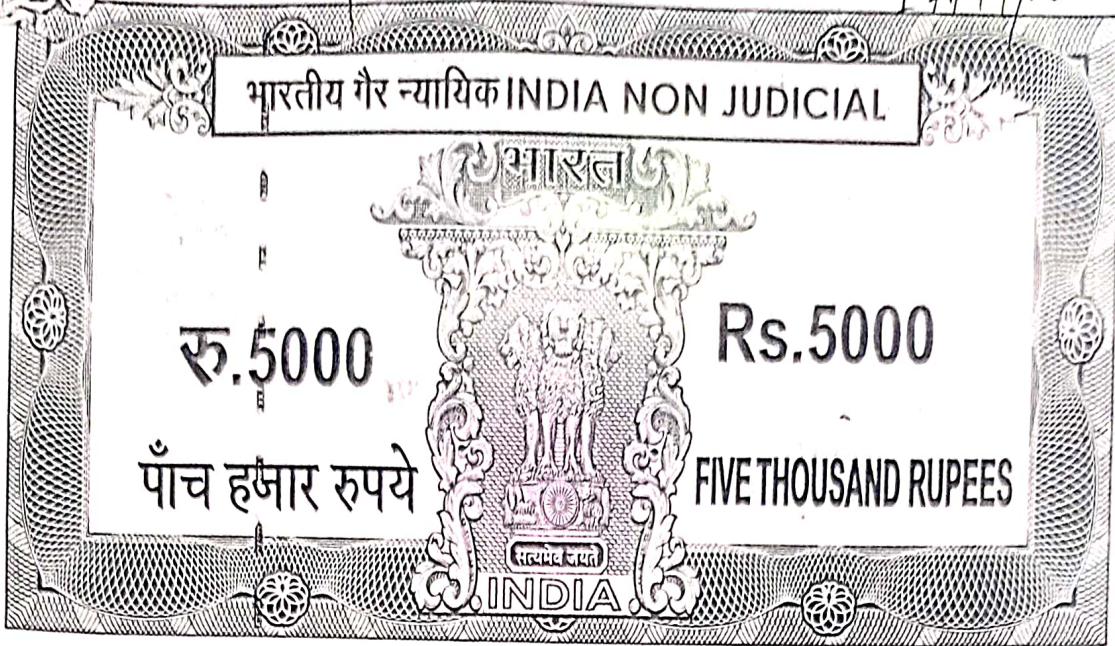


SL-2846/22

17799/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 409634

Handwritten signature and date: 20/5/22

Certified that the document is
admitted to registration. The Signature
sheet / stamp / stamp to this document
are taken as per the instrument

Handwritten signature
District Sub-Registrar-III
North 24-Parganas, Baranagar
20 MAY 2022

DEED OF CONVEYANCE

THIS INDENTURE is made on the 20th day of
May, 2022 (Two Thousand Twenty Two) A. D.

BETWEEN

19/05/22

নাম্বার : 3303

রেকর্ডার নাম : Sophtabarna Das

ঠিকানা :-

3/4 NDP Sorojimpally, Nobeypally, Borset

মূল্য :- 5000/-

Kol-126

জেনারেল :-

40 MAY 2022

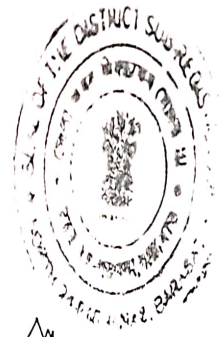
হাওড়া এন্ড এল. আর. ডি. কোম্পানি

ফেলো-উঃ ২৪ পরগনা

38 1000

মেটা স্ট্যাম্প খরিদ :-

ট্রেজারী বাহান্নাত
জেজার :- শ্রী সুধীল ঘোষ
Mantar- Sudip Ghosh



District Sub-Registrar-III
"Part 24, Damans, Baran"

20 MAY 2022

Shri Samir Kumar Banerjee
S/o Late Sri Samir Kumar Banerjee
154, P.G.H. Shah Road Flat-2C,
Geetanjali Apts., Jadavpur, Kol-32

SRI SOMIRANJAN GHOSH (PAN - BNQPG3318H) (NRI Registration No. - 60513573) (Passport No. - L3491296), son of Late Deva Ranjan Ghosh & Late Anita Ghosh, address in India at P-213, Basunagar, P. O. & P. S. - Madhyamgram, District - North 24 Parganas, Kolkata - 700129 at present residing at 18324, Streamside Drive, Apartment 303, Gaithersburg, Maryland, Washington DC, United States, ZIP - 200879, by faith - Hindu, by Nationality - Indian, by Occupation - Self-employed, hereinafter called and referred to as the VENDOR/ OWNER (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executers, administrators, legal representatives and assigns) of the FIRST PART.

AND

1) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist- North 24 Parganas, 2) SHRI NANI GOPAL DAS (PAN - ADFPD9388L), Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter jointly called and referred to as the PURCHASERS (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include his/ her/ their legal heirs, executers, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Sri Asit Baran Saha, wife of Late Shyama Charan Saha of 36, Rathala Government Colony, P. S. - Belgharia, purchased all that piece and parcel of DANGA land measuring an area of 06 (Six) Cottah 11 (Eleven) Chittaks 17 (Seventeen) sq.ft., be the same a little more or less, being Plot No. - 213 of Scheme No. - 18 of The Housing End Property India Ltd., out of which 02 Cottah 03 Chittaks 36 sq.ft. of land in Dag No. - 505 under Khatian No. - 401 and 04 Cottah 07 Chittaks 26 sq.ft. of land in Dag No. - 504, under Khatian

No. - 521, the said property is lying and situated at Mouza - Udayrajpur, J. L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. - 146, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, by a Registered Deed of Sale, being No. - 13966, dated - 28/09/1966, executed and registered by one Sri Baijnath Das, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. - I, Volume No. - 155, Pages from 177 to 185, being No. - 13966 for the year 1966. (It is pertinent to mention that said Sri Baijnath Das registered the said Deed in favour of Sri Asit Baran Saha on the strength of Final Decree of T. S. 151 of 1964, dated - 28/04/1966, in the Court of Ld. First Munsef at Barasat)

AND WHEREAS after purchasing the said plot of land while said Sri Asit Baran Saha had been possessing and enjoying the said he sold, transferred and conveyed all that the said DANGA land measuring an area of 06 (Six) Cottah 11 (Eleven) Chittaks 17 (Seventeen) sq.ft., be the same a little more or less, being Plot No. - 213 of Scheme No. - 18 of The Housing End Property India Ltd., in favour of Anita Ghosh (Now Deceased, wife of Deb Ranjan Ghosh, the deceased mother of the Present Vendor/ Owner herein, by a Registered Deed of Sale (Bengali Kobala), being No. - 3222, dated - 01/06/1977, and the said Deed was registered with the office of S. R. O. - Barasat, copied in Book No. - I, Volume No. - 64, Pages from 73 to 78, being No. - 3222 for the year 1977.

AND WHEREAS after purchasing the said plot of land said Anita Ghosh got her name duly mutated in the office of local Madhyamgram Municipality and constructed a one storied building over the said plot of land and while she had been possessing and enjoying the same she (Anita Ghosh) died on 13/03/1999 intestate leaving behind her one son and one daughter namely Somiranjn Ghosh & Swati Ghosh as her legal heirs and successors to inherit the said property left by said deceased Anita Ghosh with the provisions of Hindu Succession Act., 1956 and subsequently said Swati Ghosh died on 11/01/2013, as unmarried, intestate leaving behind her only brother said Somiranjn Ghosh as her only legal heirs and successors to inherit the share of

property left by said deceased Swati Ghosh with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance, as depicted above, said Somiranjana Ghosh, the Owner/ Vendor herein, become the sole and absolute owner of all that piece and parcel of land measuring an area of 06 Cottah 11 Chittaks 17 sq.ft., at present in physical measurement the land area stands 06 Cottah 11 Chittaks equivalent to 11 Decimals, be the same a little more or less, along with one storied building standing thereon, comprised in Dag No. – 505 & 504 under Khatian No. – 401 & 521, lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Re. Sa. No. – 6, Pargana – Anowarpur, Touzi No. – 146, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas, and he got his name duly mutated in the office of local Madhyamgram Municipality, under Ward No. – 11, Holding No. – 9, Premises at Basu Nagar Gate No. – 3, and he has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS it is pertinent to mention that the said 06 Cottah 11 Chittaks equivalent to 11 Decimals of land, more or less, has been recorded in the present L. R. Settlement Operation under L. R. Khatian No. – 4816 (stands in the name of Anita Ghosh), vide L. R. Dag No. – 1531, Area of Land = 07 Decimals, as 10000 share, Nature of Land – “DANGA” & vide L. R. Dag No. – 1532, Area of Land = 04 Decimals, as 1203 share out of 33 Decimals, Nature of Land – “DANGA”.

AND WHEREAS due to some unavoidable circumstances and urgent need of money the Vendor/ Owner herein decided to dispose of all that piece and parcel of **DANGA** land measuring an area of **11 (Eleven) Decimals**, more or less, along with one storied building measuring an area of 700 sq.ft., more or less, standing thereon, lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Re. Sa. No. – 6, Pargana – Anowarpur, Touzi No. – 146, comprised in Dag No. – 505 & 504, L. R. Dag No. – 1531 & 1532, under Khatian No. – 401 & 521,

L. R. Khatian No. – 4816 (Stands in the name of Anita Ghosh), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. – 11, Holding No. – 9, Premises at Basu Nagar Gate No. – 3, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written, with a total consideration of Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs) only (including 23.92% TDS) and the Purchasers herein having come to know the said intention of the Vendor have agreed to purchase the same with the said consideration of Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs) only (including 23.92% TDS) only.

AND WHEREAS it is also pertinent to mention that the Owner/ Vendor herein also got Sale Permission from the local Madhyamgram Municipality, on 07/05/2022, being Memo No. – 16371.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs) only (including 23.92% TDS) received by the Vendor in full from the Purchasers hereof and this Vendor is executing and registering this Deed of Conveyance in favour of the Purchasers in respect of the land along with one storied building referred to above and as described in detail in the schedule hereunder written and that from this day the Vendor is totally divested of all rights, title of the land along with one storied building sold to the Purchasers who have become the absolute joint owners with absolute right and title to the land along with one storied building sold hereby and the Purchasers are entitled and empowered to mutate their names with the Govt. Sheristha and also in the Local Madhyamgram Municipality and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the land also vest to the Purchasers who will enjoy the property sold to them in their absolute right through their successor-in-interest, executors and assigns and further the Purchasers will have all right and power to transfer the said land along with one storied building to anyone they like by sell, gift, lease, mortgage, gift or by any other lawful means and right

to improve it change its nature and character and make any construction over the said land.

THIS DEED ALSO WITNESSES that the property sold hereby has not been transferred by the Vendor hereto to any one by sell, gift, lease or mortgage nor has contracted to sell the same to anybody else for such transfer nor has encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchasers is hereby put in open peaceful possession thereof and the Vendor and/or its/his/her/their heirs, executors, administrators and assigns shall, and will and for all times to come at the request and cost of the Purchasers do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Purchasers to the said property and every part thereof and if the title to and possession in the land along with one storied building sold to the Purchasers be in any way hampered in consequence of any action/fraud/deed performed or done by the Vendor and if it is found that the said property hereby is not free from all encumbrances as herein before stated the Vendor, and/or its/his/her/their heirs, successors, executors and assigns will be liable to the Purchasers and will be bound to refund the aforesaid consideration money with interest and all costs thereon, and also the property hereby sold is not Debuttar and Pirottor Property and free from all encumbrances.

PROVIDED ALWAYS the **PURCHASERS** shall have the absolute right to sell, transfer, gift, mortgage, let out, rent the said land along with one storied building in any manner as they like.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of DANGA land measuring an area of 11 (Eleven) Decimals, be the same a little more or less, along with one storied cemented finished flooring building measuring an area of 700 sq.ft., more or less, standing thereon, lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Re. Sa. No. – 6, Pargana – Anowarpur, Touzi No. – 146, comprised in Dag

No. - 505 & 504, L. R. Dag No. - 1531 & 1532, under Khatian No. - 401 & 521, L. R. Khatian No. - 4816 (Stands in the name of Anita Ghosh), the details are as under :-

L. R. Dag No.	L. R. Khatian No.	Sold Area of Land (Undivided)
1531	4816 (Stands in the name of .Anita Ghosh)	07 Dec.
1532	4816 (Stands in the name of Anita Ghosh)	04 Dec.
Total Sold Area of Land -		11 Dec. (M/l)

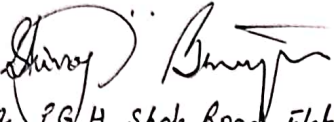
Total Sold Area of Land - 11 (Eleven) Decimals, be the same a little more or less, along with one storied cemented finished flooring building measuring an area of 700 sq.ft., more or less, standing thereon, lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, which is fully shown and delineated in the plan annexed hereto and boundary line marked by colour RED and the said plan will be the treated as part of this Deed of Conveyance; and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District North 24 Parganas, Which is butted and bounded in the manner as follows:-

ON THE NORTH BY : 12 feet wide Road (Basu Nagar Gate No. - 3).
ON THE SOUTH BY : 12 feet wide Road.
ON THE EAST BY : Plot No. - 212.
ON THE WEST BY : 12 feet wide Road.

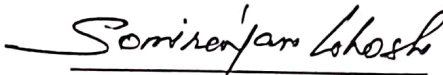
Annexed Blue Print Map or Plan, Finger Prints and Photographs of the Parties will be treated as a Part of this Deed of Conveyance.

IN WITNESS WHERE OF the parties hereto and hereunto set and subscribes their hands and seals on the day month and year first above written.

Signed sealed and delivered by the
VENDOR and the PURCHASERS in
presence of the following witnesses :-

1. 
154, P.G.H. Shah Road, Flat-2C
Geetanjali Apts., Jadavpur, Kd-32

2 Subhasish Kr Mitra
44E, Gariahat Road,
Flat-1A, Kolkata-700029


SIGNATURE OF THE
VENDOR/ OWNER

Drafted by :

Shreyasee Biswas

Advocate
District Judges' Court at Barasat
Barasat, North 24 Parganas.


Shreyasee Biswas
Advocate
Judge's Court Barasat, 24 Pgs.(N)
Enroll. No.- F/628/382/2012

1. Saptarnada Das

2. 

SIGNATURE OF THE
PURCHASERS

Computerized by :-


Barasat

MEMO OF CONSIDERATION

Received of and from the within the named Purchasers the sum of Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs) only (including 23.92% TDS) as total consideration by the Owner as per schedule below:-

Paid by Saptaparna Das (Purchaser No. 1)

Date	Cheque No.	Bank	Branch	Rupees
20.05.2022	UTIBR52022052000350123	Axis Bank	Barasat	Rs. 40,32,240/-
20.05.2022	TDS ON PROPERTY	Axis Bank	Barasat	Rs. 12,67,760/-
Total -				Rs. 53,00,000/-

Paid by Nani Gopal Das (Purchaser No. 2)

Date	Cheque No.	Bank	Branch	Rupees
26.04.2022	000030	Bandhan Bank	Champadali More Branch	Rs. 10,00,000/-
20.05.2022	BDBLR52022052000000509	Bandhan Bank	Champadali More Branch	Rs. 30,32,240/-
20.05.2022	TDS ON PROPERTY	Bandhan Bank	Champadali More Branch	Rs. 12,67,760/-
Total -				Rs. 53,00,000/-

Total - Rs. 1,06,00,000/- (Rupees One Crore Six Lakhs) only.

Witnesses :-





1) *Shivop Banerjee*
154, R.C.R. Shek Rd, Flat-2C
Seebanigali Apts. Jadavpur, Kd-32

2) *Seebhasish Kr Mitra*
49R, Gariahat Road
Flat-1A, Kolkata-700029

Somirajen Ghosh
SIGNATURE OF THE
VENDOR/OWNER

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **SRI SOMIRANJAN GHOSH**












LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Somiranjana Ghosh</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Somiranjana Ghosh

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SMT. SAPTAPARNA DAS**

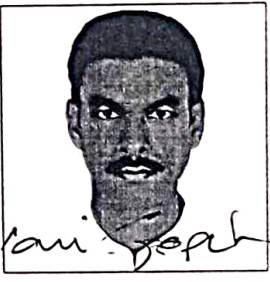










LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Saptaparna Das</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Saptaparna Das

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **SHRI NANI GOPAL DAS**

LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Nani Gopal Das</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Nani Gopal Das

Signature of the Presentant

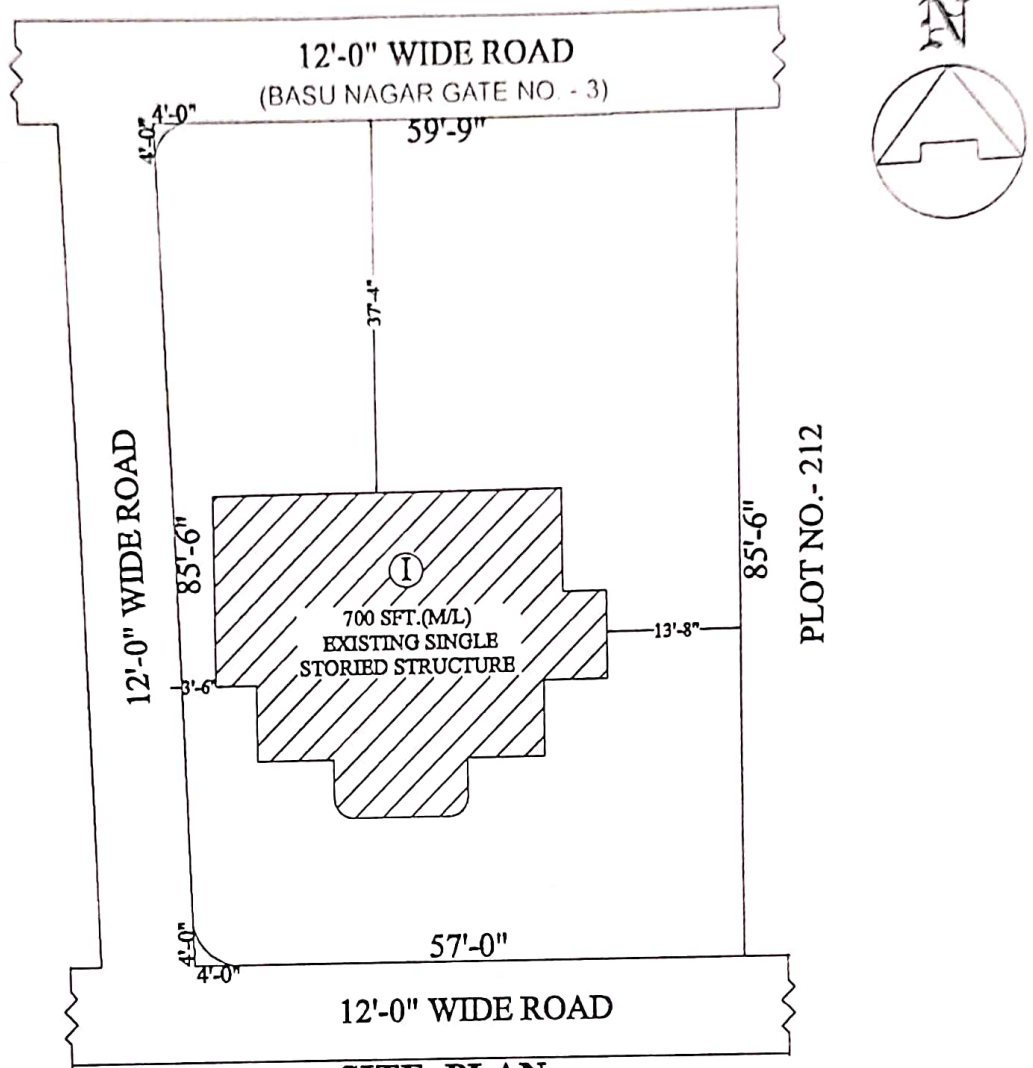
Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person

SITE PLAN OF A LAND WITH ONE STORIED PUCCA BUILDING, AT MOUZA - UDAYRAJPUR, J. L. NO. - 43, RE. SA. NO. - 6, DAG NO. - 505 & 504, L. R. DAG NO. - 1531 & 1532, KHATIAN NO. - 401 & 521, L. R. KHATIAN NO. - 4816, WARD NO. - 11, HOLDING NO. - 9, BASU NAGAR GATE NO. - 3, UNDER MADHYAMGRAM MUNICIPALITY, P. S. - BARASAT AT PRESENT MADHYAMGRAM, DISTRICT - NORTH 24 PARGANAS.

AREA OF LAND = 11 DECIMALS (M/L)

WITH 700 SFT. (M/L) ONE STORIED PUCCA BUILDING



SITE PLAN

SCALE- 1"=16'-0"

Somrajjan Ghosh

 SIGNATURE OF VENDOR

1) *Saptaparnadas*
 2) *Nani Gopal An.*

 SIGNATURE OF PURCHASERS

A 20/05/22

Arnab Kumar Das
 B.E. (CIVIL), M. Tech. (Structure), M.L.E.
 Consultant Civil & Structural Engineer
 3/A, N.D.P-1, Sarojini Pally, Barasat, Kolkata- 126
 Licence No. BMA-019/S.T.E.

DRAWN BY



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

GRN Details

GRN: 192022230030761291 Payment Mode: Online Payment
GRN Date: 20/05/2022 11:15:04 Bank/Gateway: AXIS-Bank
BRN : 323418807 BRN Date: 20/05/2022 11:16:03
Payment Status: Successful Payment Ref. No: 2001427851/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SAPTAPARNA DAS & NANI GOPAL DAS
Address: 3/A,N. D. P. 1 Sarojini Pally, Nabapally, Barasat, 700126
Mobile: 9831935807
Depositor Status: Solicitor firm
Query No: 2001427851
Applicant's Name: Mrs Shreyasee Biswas
Identification No: 2001427851/5/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 20/05/2022
Period To (dd/mm/yyyy): 31/03/2023

Payment Details

Sl-No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001427851/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	528645
2	2001427851/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	106739
			Total	635384

IN WORDS: SIX LAKH THIRTY FIVE THOUSAND THREE HUNDRED EIGHTY FOUR ONLY.

आयकर विभाग
 INCOME TAX DEPARTMENT
 SOMIRANJAN GHOSH
 DEVARANJAN GHOSH
 01/01/1964
 Permanent Account Number
 BNQPG3318H
Somiranjana Ghosh
 Signature

भारत सरकार
 GOVT. OF INDIA




In case this card is lost, found, found inform / return to
 Income Tax PAN Service Unit, UTIUSL
 Plot No. 3, Sector 13, CBD, Leapur,
 New Mumbai - 400 614
 इस कार्ड को खोने / पाए जाने पर कृपया जानकारी दें / वापस करें
 आयकर पैन सेवा यूनिट, UTIUSL
 प्लॉट नं. 3, सेक्टर 13, सीबीडी, लेअर,
 नया मुंबई - 400 614

*Self Done
 Somiranjana Ghosh*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NANI GOPAL DAS
NARAYAN CHANDRA DAS

01/05/1971
Permanent Account Number

ADFPD9388L

Nani Gopal Das
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAPTAPARNA DAS
BISWANATH GHOSH

07/12/1984

Permanent Account Number

APLPD2481E

Saptaparna Das

Signature



Major Information of the Deed

Deed No :	I-1525-07799/2022	Date of Registration	20/05/2022
Query No / Year	1525-2001427851/2022	Office where deed is registered	
Query Date	16/05/2022 2:15:37 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shreyasee Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836469506. Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,06,00,000/-	Rs. 1,06,72,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,33,645/- (Article:23)	Rs. 1,06,771/- (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:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur. .
Ward No: 11, Holding No:9 JI No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1531 (RS :-)	LR-4816	Bastu	Danga	0.07 Acre	64,90,909/-	64,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-1532 (RS :-)	LR-4816	Bastu	Danga	0.04 Acre	37,09,091/-	37,09,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					11Dec	102,00,000 /-	102,00,000 /-	
Grand Total :					11Dec	102,00,000 /-	102,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	700 Sq Ft.	4,00,000/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	4,00,000 /-	4,72,500 /-	

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SHIVAJI BANERJEE Son of Late Samir Kumar Banerjee 154 Prince Golam Hossein Shah Road, Block/Sector: Geetanjali Apartment, Flat No: 2 C, City:- , P.O:- Jadavpur, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Shri SOMIRANJAN GHOSH, Smt SAPTAPARNA DAS, Shri NANI GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SOMIRANJAN GHOSH	Smt SAPTAPARNA DAS-3.5 Dec, Shri NANI GOPAL DAS-3.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SOMIRANJAN GHOSH	Smt SAPTAPARNA DAS-2 Dec, Shri NANI GOPAL DAS-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SOMIRANJAN GHOSH	Smt SAPTAPARNA DAS-350.00000000 Sq Ft, Shri NANI GOPAL DAS-350.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, .
 Ward No: 11, Holding No:9 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1531, LR Khatian No:- 4816	Owner:অনিতা ঘোষ, Gurdian:দেবরঞ্জন, Address:নিজ, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1532, LR Khatian No:- 4816	Owner:অনিতা ঘোষ, Gurdian:দেবরঞ্জন, Address:নিজ, Classification:ডাঙ্গা, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152507799 / 2022

On 20-05-2022

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

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

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

Presented for registration at 12:25 hrs on 20-05-2022, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri SOMIRANJAN GHOSH, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,72,500/-

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

Execution is admitted on 20/05/2022 by 1. Shri SOMIRANJAN GHOSH, Son of Late Devaranjan Ghosh, 18324 STREAMSIDE DRIVE, Flat No: 303, P.O: Gaithersburg, Maryland, United States, PIN - 200879, by caste Hindu, by Profession Others, 2. Smt SAPTAPARNA DAS, Wife of Shri Arnab Kumar Das, 3/A, N. D. P. 1 Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 3. Shri NANI GOPAL DAS, Son of Late Narayan Chandra Das, Nibedita Place, Taki Road, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business

Indetified by Shri SHIVAJI BANERJEE, . . Son of Late Samir Kumar Banerjee, 154 Prince Golam Hossoin Shah Road, Sector: Geetanjali Apartment, Flat No: 2 C, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,06,771/- (A(1) = Rs 1,06,725/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,06,739/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/05/2022 11:16AM with Govt. Ref. No: 192022230030761291 on 20-05-2022, Amount Rs: 1,06,739/-

Bank: AXIS Bank (UTIB0000005), Ref. No. 323418807 on 20-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,33,645/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,28,645/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3303, Amount: Rs.5,000/-, Date of Purchase: 19/05/2022, Vendor name: Sudip Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/05/2022 11:16AM with Govt. Ref. No: 192022230030761291 on 20-05-2022, Amount Rs: 5,28,645/-

Bank: AXIS Bank (UTIB0000005), Ref. No. 323418807 on 20-05-2022, Head of Account 0030-02-103-003-02

Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2022, Page from 218544 to 218566
being No 152507799 for the year 2022.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2022.05.24 14:48:24 +05:30
Reason: Digital Signing of Deed.

Prasanta

(Prasanta Mukhopadhyay) 2022/05/24 02:48:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)