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26/06/23 2001336795/23  
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 717712

Certified that the Document is certified to registration. The endorsement sheet attached with this document are the Part of this document.

*Arijal Basu*  
*Suranjay Basu*  
*Sanjay Basu*

*Thama Basu*  
*Thama Basu*  
As a constituted attorney of  
Sulgna Ghosh

GRN No. :- 19-202324-007927422-1

Query No. 2001336795/2023

Add. District Sub-Registrar  
Asansol, Dist-Paschim Bardhaman

02 JUN 2023

**DEED OF SALE**

Mouza - Santa, P.S. Hirapur, Sale Value Rs. 41,96,980/-,  
Market Value assessed Rs. 41,96,980/- , R.S. Plot No. 2333 &  
L.R. Plot No. 2190 under A.M.C., Total Area of land 3 Katha  
7 Chatak Equivalent to 5.6719 Decimal.

\*\*\*\*\*  
THIS DEED OF SALE is made on this the 02<sup>nd</sup> day of  
June, 2023.

-BY-

*Dm*  
*(Ack)*



Anjaly Basu.  
Suranjana Basu  
Sujit Basu

Sumon Sinha  
Tharna Basu  
Tharna Basu

As a constituted attorney of  
Sulagna Ghosh

1. JHARNA BASU, (PAN NO: BKBPB6075J), D/O Binoy Krishna Mitra, W/O Sujit Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, resident of Durga Kutir, Rabindra Nagar, Chelidanga, P.O. chelidanga, P.S. Hirapur, Dist. Paschim Bardhaman, Pin 713304, W.B.
2. SUMONA SINHA, (PAN NO: CWAPS6692E), D/O Late Sujit Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, resident of A3402 Oberoi Exquisite 34<sup>th</sup> Flr, P.O. Geregaon, P.S. Geregaon, Dist. Mumbai, Pin 400063, Maharashtra.
3. SULAGNA GHOSH, (PAN NO: ATXPG6424E), D/O Late Sujit Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, Husband's house is 46 Master Da Sarani, Italgacha, P.O. Italgacha, P.S. Dum Dum, Dist. North 24 Paraganas, Pin 700079, W.B. and paternal house address Durga Kutir, Rabindra Nagar, Chelidanga, P.O. chelidanga, P.S. Asansol, Dist. Paschim Bardhaman, Pin 713304, W.B.
4. ANJALY BASU, (PAN NO: AQYPB9289N), D/O Purushottom Dutta, W/O Subir Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, resident of durga Kutir, Rabindranagar, Chelidanga, P.O. Chelidanga, P.S. Hirapur, Dist. Paschim Bardhaman, Pin 713304, W.B.
5. SURANJAN BASU, (PAN NO: AIIPB2473N), S/O Subir Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, resident



Ajay Basu  
Subanjan Basu  
Sanjay Basu

Sumon Saha  
Tharna Basu  
Tharna Basu

As a constituted attorney of  
Sulagna Ghosh

of J-4/31-B, 3<sup>rd</sup> Floor, DDA Flats, Kalkaji, P.O. Kalkaji, P.S. Kalkaji,  
Dist. South Delhi, Pin 110019.

6. SANJAY BASU, (PAN NO: ADIPB6953E), S/O Subir Kumar Basu, by  
faith Hindu, by occupation Others, citizenship Indian, resident of  
Apcar Garden, Asansol, Raghunath Chak, P.O. Chelidanga, P.S.  
Asansol, Dist. Paschim Bardhaman, Pin 713304, W.B.

hereinafter called the "VENDORS" (which expression shall unless  
excluded by or repugnant to the subject or context be deemed to mean  
and include their respective, their successors, executors, assigns,  
administrators and legal representatives) of the ONE PART.

The Vendor namely SULAGNA GHOSH, D/O Late Sujit Kumar Basu, originally resident of paternal house address Durga Kutir, Rabindra Nagar, Chelidanga, P.O. chelidanga, P.S. Asansol, Dist. Paschim Bardhaman, Pin 713304, W.B., husband's address 46 Master Da Sarani, Italgacha, P.O. Italgacha, P.S. Dum Dum, Dist. North 24 Paraganas, Pin 700079, W.B. But Presently residing at AI Reef-2, Flat No. 2212, Atnahda, Sharjah, UAE, So that the above named vendor is represent her constituted attorney, i.e. her mother namely JHARNA BASU, D/O Binoy Krishna Mitra, W/O Sujit Kumar Basu, resident of Durga Kutir, Rabindra Nagar, Chelidanga, P.O. chelidanga, P.S. Asansol, Dist. Paschim Bardhaman, Pin 713304, W.B. by way of a registered power of attorney which is issued by office of the Consulate General of India, Dubai, being



Anjali Basu

Subir Basu

Sanjay Basu

Sharmila Basu

Sharna Basu

Sharna Basu

As a constituted attorney of  
Sulagna Ghosh

serial no. UAED 26859023, IVS Global executed on 6.05.2023 and duly authenticated by vice consul Consulate General of India on 06.05.2023 the affixed by stamp superintendent Kolkata Collectorate, dated on 26.05.2023 for execute and register her share of the schedule mention property .

-:: IN FAVOUR OF ::-

1. AVIJIT GHANTY, (PAN: AEBPG4233Q), S/O Subrata Kumar Ghanty,
2. SUBHOJIT GHANTY, (PAN: ACZPG3290R), S/O Subrata Kumar Ghanty,
3. ANWESHA GHANTY, (PAN: BGJPC4470Q), W/O Avijit Ghanty, D/O Biswajit Chattaraj, all are by faith Hindu, citizenship Indian, all are resident of 443/1, Apcar Garden, P.O. – Asansol, P.S- Asansol , Dist. Paschim Bardhaman, W.B, Pin 713304, hereinafter called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrators and legal representatives) of the OTHER PART.



Anjali Basu.

Surajen Basu

Sanjay Basu

Sumona Sinha

Sharna Basu

Sharna Basu

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WHEREAS the Property described in the Schedule below and hereinafter referred to as the said property is owned and possessed by the Vendors who is the absolute owner of the same.

WHEREAS 1. Subir Kumar Basu, 2. Sujit Kumar Basu, both are son of Late Saroj Kumar Basu, purchased the schedule mentioned property from Smt. Basanta Bala Palit, wife of Sri Prabhakar Palit, by virtue registered deed of sale vide deed no 7805 for the year 1972 at Sub-Register Office, Asansol. And became the owner of the schedule mentioned property.

WHEREAS the Schedule mentioned property originally belongs to SUJIT KUMAR BASU, C/O Suroj Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, resident of durga Kutir, Rabindranagar, Chelidanga, P.O. Chelidanga, P.S. Hirapur, Dist. Paschim Bardhaman, Pin 713304, W.B. is the lawful and rightful registered recorded owner and possessor of the schedule mentioned below landed property which he recorded published in the L.R. records of rights in L.R. Khatian No. 5924 of R.S. & L.R. Plot No. 2190. After demise of SUJIT KUMAR BASU his wife namely JHARNA BASU and his two daughters namely SUMONA SINHA & SULAGNA GHOSH are the legal heirs of the schedule mention property.



Anjaly Basu.

Suranjay Basu

Sanjoy Basu

Suman Singh

Sharna Basu

Sharna Basu

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WHEREAS the Schedule mentioned property originally belongs to SUBIR KUMAR BASU, C/O Suroj Kumar Basu, by faith Hindu, by occupation Others, citizenship Indian, resident of durga Kutir, Rabindranagar, Chelidanga, P.O. Chelidanga, P.S. Hirapur, Dist. Paschim Bardhaman, Pin 713304, W.B. is the lawful and rightful registered recorded owner and possessor of the schedule mentioned below landed property which he recorded published in the L.R. records of rights in L.R. Khatian No. 5923 of R.S. & L.R. Plot No. 2190. After demise of SUBIR KUMAR BASU his wife namely ANJALY BASU and his two sons namely SURANJAN BASU & SANJOY BASU are the legal heirs of the schedule mention property.

AND WHEREAS according the vendors are now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in schedule below and delineated in the plan annexed hereto having had acquired the same in the manner aforesaid and in exclusive possession.

AND WHEREAS the Vendors above named are in urgent need of money to defray his family expenses as also to meet other lawful necessity have decided and announced to sell the aforesaid property, which is morefully described in the schedule below free from all encumbrances at the price of Rs. 41,96,980/- (Rupees Forty One Lakh

10/11/2017  
TACW



Anjali Basu.  
Srujan Basu  
Sanjay Basu

Suman Singh

Thama Basu  
Thama Basu

As a constituted attorney of  
Sulagna Ghosh

Ninety Six Thousand Nine Hundred eighty) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the purchasers accepted the said offer announced by the Vendors and have agreed to pay the said sum of Rs. 41,96,980/- (Rupees Forty One Lakh Ninety Six Thousand Nine Hundred eighty) only unto the Vendors for purchasing the schedule mentioned property.

NOW THIS DEED WITNESSETH :-

That in consideration of the payment of the sum of Rs. 41,96,980/- (Rupees Forty One Lakh Ninety Six Thousand Nine Hundred eighty) only made by the Purchasers by cash and bank to the Vendors, the price of the property (the receipt whereof the said Vendors do hereby admit and acknowledge) and the Vendors in their personal capacity do hereby convey, grant, transfer and absolutely assign their property to the Purchasers free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT property more specifically mentioned in Schedule below and delineated in the plan annexed hereto.

AND ALL the estate, right, title, interest, claim and demand whatsoever together with all liberties, privileges, easements of the Vendors in or to the Property hereby conveyed and every part thereto TO HOLD the same unto and to the use of the Purchasers and her representatives absolutely.

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(ACK)



Anjali Basu.  
Suman Basu  
Tanuj Basu.

Suman Singh

Thoma Basu  
Thoma Basu

As a constituted attorney of  
Sulagna Ghosh

AND the Vendors and all persons claiming through or under them do hereby further agree with the Purchasers at all times, hereafter and upon any reasonable request and at the costs of the Purchasers to do and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchasers and her representatives and placing her in possession of the same according to the true intent meaning of this Deed.

AND the Vendors do hereby also agree to save harmless and keep indemnified the purchasers against all losses, damages, costs and expenses which she may sustain by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendors do hereby further agree with the Purchasers and declare that she have not done or been party to any act, whereby the Vendors are prevented from conveying or assigning the said property.

AND the vendors do hereby further agree with the Purchasers and declare that the Purchasers shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as her own chattel in any manner as she may like or find necessary from generation to generation without any disturbance of the Vendors or

10/11/11



Anjali Basu.  
Srujan Basu  
Dhanjay Basu

Suman Singh

Tharna Basu

Tharna Basu

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their heirs, executors and legal representatives and have every right to sell, alienate, lease, gift mortgage etc. to any person or authority.

AND the Vendors do hereby give his consent and approval for recording of name of the Purchasers in the Landlord's Sherista and in the Asansol Municipal Corporation and shall help the Purchasers in such recording of and mutation of her name in such place and the Purchasers henceforth shall pay all rents and taxes to the Asansol Municipal Corporation and to the Govt. Revenue Department.

#### SCHEDULE

Within the District of Paschim Bardhaman, under P.S. Hirapur, A.D.S.R. Office Asansol, Mouza - Santa, J.L. No. 20, House No. 0010009, Holding No. 698, Ward No. 01/52, under

1. R.S. Plot No. 2333 & L.R. Plot No. 2190, L.R. Khatian No. 5923, measuring an area 1 (One) Katha 7 (Seven) Chatak, Classification of land "Baid". And the property proposed use is "Bastu". Mutated Land area 2 (Two) Decimal.
2. R.S. Plot No. 2333 & L.R. Plot No. 2190, L.R. Khatian No. 5924, measuring an area 2 (Two) Katha, Classification of land "Baid". And the property proposed use is "Bastu". Mutated Land area 3 (Three) Decimal.



Arindya Basu  
Ananya Basu  
Ananya Basu

Sumantra Sinha

Tharna Basu  
Tharna Basu  
As a constituted attorney of  
Sulagna Ghosh

Total area of the schedule mention property is 3 (Three) Katha 7 (Seven) Chatak, equivalent to 5.6719 Decimal.

Structure-1: Ground Floor, Area of 780 Sq. Ft., Residential Use, Cemented Floor, Roof Type. Pucca, Age of Structure. 30 Years.

Structure-2: First Floor, Area of 620 Sq. Ft., Residential Use, Cemented Floor, Roof Type. Pucca, Age of Structure. 30 Years.

All along with a total structure of 1400 Sq. Ft.

The land is butted and bounded by:

On the East : Property of the Purchasers.

On the West : Property of Prosun Bose.

On the North : Property of Sujit Mukherjee.

On the South : 17 Ft. Wide Road.

ROAD : RADHANAGAR ROAD - SANTA.

under Asansol Municipal Corporation, with all privileges, enjoyment etc. with all easement right with right to use common passage and the property hereby sold with entire right, title and possession,

DM  
(A/W)



Avijit Basu.

Subhojit Basu

Subhojit Basu.

Simon Saha

Tharna Basu

Tharna Basu

As a constituted attorney of  
Sulagna Ghosh

MEMO OF CONSIDRATION

1. Rs. 6,54,170/- (Six Lakh Fifty Four Thousand One Hundred Seventy) only paid by RTGS, vide UTR No. IOBAR52023053100424839, dated on 31.05.2023 at Indian Overseas Bank under Asansol Branch issued by Avijit Ghanty.

2. Rs. 5,24,622/- (Five Lakh Twenty Four Thousand Six Hundred Twenty Two) only paid by RTGS, vide UTR No. IOBAR52023053100411481, dated on 31.05.2023 at Indian Overseas Bank under Asansol Branch issued by Subhojit Ghanty.

3. Rs. 6,54,170/- (Six Lakh Fifty Four Thousand One Hundred Seventy) only paid by RTGS, vide UTR No. IOBAR52023053100406907, dated on 31.05.2023 at Indian Overseas Bank under Asansol Branch issued by Avijit Ghanty.

4. Rs. 5,24,622/- (Five Lakh Twenty Four Thousand Six Hundred Twenty Two) only paid by RTGS, vide UTR No. IOBAR52023053100404411, dated on 31.05.2023 at Indian Overseas Bank under Asansol Branch issued by Subhojit Ghanty.

5. Rs. 4,19,698/- (Four Lakh Nineteen Thousand Six Hundred Ninety Eight ) only paid by RTGS, vide UTR No. IOBAR52023053100422459, dated on 31.05.2023 at Indian Overseas Bank under Asansol Branch issued by Anwasha Ghanty.

AW  
(AW)



Arijaly Basu.

Sourangam Nam

Sanjaybasu

Sumon Saha

Tharna Basu

Tharna Basu

As a constituted attorney of  
Sulagna Ghosh

6. Rs. 4,19,698/- (Four Lakh Nineteen Thousand Six Hundred Ninety Eight ) only paid by RTGS, vide UTR No. IOBAR52023053100423701, dated on 31.05.2023 at Indian Overseas Bank under Asansol Branch issued by Anwasha Ghanty.

7. Rs. 5,00,000/- (Five Lakh) only paid by Cheque, vide no 722757, dated on 12.04.2023 at Indian Overseas Bank under Asansol Branch.

8. Rs. 5,00,000/- (Five Lakh) only paid by Cheque, vide no 722758, dated on 12.04.2023 at Indian Overseas Bank under Asansol Branch.

Total amount of Rs. 41,96,980/- (Rupees Forty One Lakh Ninety Six Thousand Nine Hundred eighty) only paid by Bank.

The Proportionate rent is payable to the Government of West Bengal through the B.L. & L.R.O., Asansol.

IN WITNESSES WHEREOF the Vendors hereof have execute and signed these presents on the day, month and year written at the outset.





This Deed writing completed in 13 pages and in Sheet No.1(a). Ten Fingers Print and self attested photo given by the Parties, being the part of this Deed.

WITNESSES:-

1. Susanta Ghosh  
c/o Lt. Aditya Charan Ghosh  
Rabindra Nagar  
Asansol - 4  
P.S - Hirapur  
Pin - 713304

2. Subrata Mukherjee  
S/o - Nabraj Mukherjee  
Rabindranagar  
Asansol - 4  
P.S - Hirapur  
Pin - 713304

Drafted and prepared by me as per the instructions of the parties & read over and explained the contents of this deed before the parties in vernacular and printed in my office

Debojyoti Mukhopadhyay

(MR. DEBOJYOTI MUKHOPADHYAY)  
ADVOCATE

Supreme Court Of India  
High Court Calcutta

(Bar Association No - 5)

Asansol District & Judges Court.

Member of Bar Council of West Bengal.

Enrolment No. F/2570/2019

Mr. Debojyoti Mukhopadhyay  
Advocate

Asansol District & Judges Court  
(Member of Bar Council of West Bengal)

Anjali Basu.  
Suranjana Basu  
Lanjay Basu.

Sarmam Saha  
Tharna Basu  
Tharna Basu

As a constituted attorney of  
Sulagna Ghosh

SIGNATURE OF THE VENDORS





Anujit Ghanty

<i>Anujit Ghanty</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Anujit Ghanty

<i>Anujit Ghanty</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Anvesha Ghanty

<i>Anvesha Ghanty</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Thoma Bazar

<i>Thoma Bazar</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						





*Sumera Siche*

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



*Anjali Bhan*

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



*Babu Suryanaban*

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



*Anjay Bhan*

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





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



192023240079274221

GRN Details

GRN: 192023240079274221 Payment Mode: Online Payment  
GRN Date: 01/06/2023 14:41:36 Bank/Gateway: AXIS Bank  
BRN : 326991515 BRN Date: 01/06/2023 14:47:45  
GRIPS Payment ID: 010620232007927421 Payment Init. Date: 01/06/2023 14:41:36  
Payment Status: Successful Payment Ref. No: 2001336795/16/2023  
[Query No\*/Query Year]

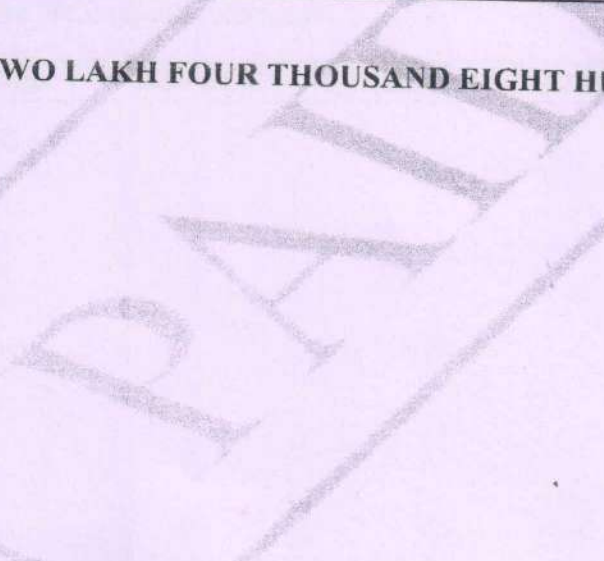
Depositor Details

Depositor's Name: Debojyoti & Co. Advocates and Associates  
Address: Asansol  
Mobile: 7001255840  
Contact No: 8918923079  
Depositor Status: Advocate  
Query No: 2001336795  
Applicant's Name: Mr DEBOJYOTI MUKHOPADHYAY  
Identification No: 2001336795/16/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 01/06/2023  
Period To (dd/mm/yyyy): 01/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001336795/16/2023	Property Registration- Stamp duty	0030-02-103-003-02	162889
2	2001336795/16/2023	Property Registration- Registration Fees	0030-03-104-001-16	41977
			<b>Total</b>	<b>204866</b>

IN WORDS: TWO LAKH FOUR THOUSAND EIGHT HUNDRED SIXTY SIX ONLY.





## Major Information of the Deed

Deed No :	I-2305-04710/2023	Date of Registration	02/06/2023
Query No / Year	2305-2001336795/2023	Office where deed is registered	
Query Date	24/05/2023 4:08:48 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	DEBOJYOTI MUKHOPADHYAY ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8918923079, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 41,96,980/-	Rs. 41,96,980/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,67,889/- (Article:23)	Rs. 41,977/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325





















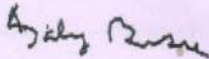


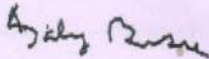


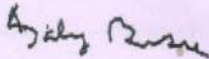
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2190 (RS :-2333 )	LR-5923	Bastu	Baid	1 Katha 7 Chatak	13,90,968/-	13,90,968/-	Width of Approach Road: 10 Ft.,
L2	LR-2190 (RS :-2333 )	LR-5924	Bastu	Baid	2 Katha	20,02,762/-	20,02,762/-	Width of Approach Road: 10 Ft.,
<b>TOTAL :</b>					<b>5.6719Dec</b>	<b>33,93,730 /-</b>	<b>33,93,730 /-</b>	
<b>Grand Total :</b>					<b>5.6719Dec</b>	<b>33,93,730 /-</b>	<b>33,93,730 /-</b>	

### Structure Details :



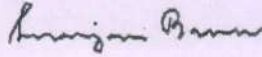


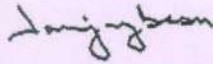
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1400 Sq Ft.	8,03,250/-	8,03,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 780 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 620 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1400 sq ft</b>	<b>8,03,250 /-</b>	<b>8,03,250 /-</b>	



er Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>JHARNA BASU</b>                      Daughter of BINOY KRISHNA MITRA                      Executed by: Self, Date of Execution: 02/06/2023                      , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>02/06/2023</td> <td>LTI 02/06/2023</td> <td>02/06/2023</td> <td></td> </tr> </tbody> </table> <p>DURGA KUTIR, RABINDRA NAGAR, CHELIDANGA, City:- Asansol, P.O:- CHELIDANGA, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BKxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>JHARNA BASU</b> Daughter of BINOY KRISHNA MITRA Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office				02/06/2023	LTI 02/06/2023	02/06/2023	
Name	Photo	Finger Print	Signature										
<b>JHARNA BASU</b> Daughter of BINOY KRISHNA MITRA Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office													
02/06/2023	LTI 02/06/2023	02/06/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>SUMONA SINHA</b>                      Daughter of Late SUJIT KUMAR BASU                      Executed by: Self, Date of Execution: 02/06/2023                      , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>02/06/2023</td> <td>LTI 02/06/2023</td> <td>02/06/2023</td> <td></td> </tr> </tbody> </table> <p>A3402 OBEROI EXQUISITE 34TH FLR, City:- , P.O:- GEREGAON, P.S:-GOREGAON, District:-Mumbai, Maharashtra, India, PIN:- 400063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CWxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>SUMONA SINHA</b> Daughter of Late SUJIT KUMAR BASU Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office				02/06/2023	LTI 02/06/2023	02/06/2023	
Name	Photo	Finger Print	Signature										
<b>SUMONA SINHA</b> Daughter of Late SUJIT KUMAR BASU Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office													
02/06/2023	LTI 02/06/2023	02/06/2023											
3	<p><b>SULAGNA GHOSH</b>                      Daughter of Late SUJIT KUMAR BASU 46 MASTER DA SARANI, ITALGHACHA, City:- , P.O:- ITALGHACHA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>												
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>ANJALY BASU (Presentant )</b>                      Daughter of PURUSHOTTOM DUTTA                      Executed by: Self, Date of Execution: 02/06/2023                      , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>02/06/2023</td> <td>LTI 02/06/2023</td> <td>02/06/2023</td> <td></td> </tr> </tbody> </table> <p>DURGA KUTIR, RABINDRANAGAR, CHELIDANGA, City:- Asansol, P.O:- CHELIDANGA, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>ANJALY BASU (Presentant )</b> Daughter of PURUSHOTTOM DUTTA Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office				02/06/2023	LTI 02/06/2023	02/06/2023	
Name	Photo	Finger Print	Signature										
<b>ANJALY BASU (Presentant )</b> Daughter of PURUSHOTTOM DUTTA Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office													
02/06/2023	LTI 02/06/2023	02/06/2023											





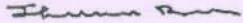
Name	Photo	Finger Print	Signature
<b>SURANJAN BASU</b> Son of Late SUBIR KUMAR BASU Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office	 02/06/2023	 LTI 02/06/2023	 02/06/2023
J-4/31-B, 3RD FLOOR, DDA FLATS KALKAJI, City:- , P.O:- KALKAJI, P.S:-KALKAJI, District:-South, Delhi, India, PIN:- 110019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>SANJAY BASU</b> Son of Late SUBIR KUMAR BASU Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office	 02/06/2023	 LTI 02/06/2023	 02/06/2023
APCAR GARDEN, ASANSOL, RAGHUNATH CHAK, City:- Asansol, P.O:- CHELIDANGA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office			

### Buyer Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AVIJIT GHANTY</b> Son of SUBRATA KUMAR GHANTY 443/1, APCAR GARDEN, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed
2	<b>SUBHOJIT GHANTY</b> Son of SUBRATA KUMAR GHANTY 443/1, APCAR GARDEN, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed
3	<b>ANWESHA GHANTY</b> Wife of AVIJIT GHANTY 443/1, APCAR GARDEN, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed



**Attorney Details :**

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	<b>JHARNA BASU</b> Daughter of BINOY KRISHNA MITRA Date of Execution - 02/06/2023, , Admitted by: Self, Date of Admission: 02/06/2023, Place of Admission of Execution: Office	 Jun 2 2023 1:02PM	 LTI 02/06/2023
Signature:  02/06/2023			
DURGA KUTIR, RABINDRA NAGAR, CHELIDANGA, City:- Asansol, P.O:- CHELIDANGA, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BKxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : SULAGNA GHOSH			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SUSANTA GHOSH</b> Son of Late ADITYA CHARAN GHOSH RABINDRA NAGAR, City:- Asansol, P.O:- CHELIDANGA, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304			
	02/06/2023	02/06/2023	02/06/2023
Identifier Of JHARNA BASU, SUMONA SINHA, ANJALY BASU, SURANJAN BASU, SANJAY BASU, JHARNA BASU			



Transfer of property for L1

No	From	To. with area (Name-Area)
	JHARNA BASU	AVIJIT GHANTY-0.131771 Dec, SUBHOJIT GHANTY-0.131771 Dec, ANWESHA GHANTY-0.131771 Dec
2	SUMONA SINHA	AVIJIT GHANTY-0.131771 Dec, SUBHOJIT GHANTY-0.131771 Dec, ANWESHA GHANTY-0.131771 Dec
3	SULAGNA GHOSH	AVIJIT GHANTY-0.131771 Dec, SUBHOJIT GHANTY-0.131771 Dec, ANWESHA GHANTY-0.131771 Dec
4	ANJALY BASU	AVIJIT GHANTY-0.131771 Dec, SUBHOJIT GHANTY-0.131771 Dec, ANWESHA GHANTY-0.131771 Dec
5	SURANJAN BASU	AVIJIT GHANTY-0.131771 Dec, SUBHOJIT GHANTY-0.131771 Dec, ANWESHA GHANTY-0.131771 Dec
6	SANJAY BASU	AVIJIT GHANTY-0.131771 Dec, SUBHOJIT GHANTY-0.131771 Dec, ANWESHA GHANTY-0.131771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	JHARNA BASU	AVIJIT GHANTY-0.183333 Dec, SUBHOJIT GHANTY-0.183333 Dec, ANWESHA GHANTY-0.183333 Dec
2	SUMONA SINHA	AVIJIT GHANTY-0.183333 Dec, SUBHOJIT GHANTY-0.183333 Dec, ANWESHA GHANTY-0.183333 Dec
3	SULAGNA GHOSH	AVIJIT GHANTY-0.183333 Dec, SUBHOJIT GHANTY-0.183333 Dec, ANWESHA GHANTY-0.183333 Dec
4	ANJALY BASU	AVIJIT GHANTY-0.183333 Dec, SUBHOJIT GHANTY-0.183333 Dec, ANWESHA GHANTY-0.183333 Dec
5	SURANJAN BASU	AVIJIT GHANTY-0.183333 Dec, SUBHOJIT GHANTY-0.183333 Dec, ANWESHA GHANTY-0.183333 Dec
6	SANJAY BASU	AVIJIT GHANTY-0.183333 Dec, SUBHOJIT GHANTY-0.183333 Dec, ANWESHA GHANTY-0.183333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	JHARNA BASU	AVIJIT GHANTY-77.77777800 Sq Ft, SUBHOJIT GHANTY-77.77777800 Sq Ft, ANWESHA GHANTY-77.77777800 Sq Ft
2	SUMONA SINHA	AVIJIT GHANTY-77.77777800 Sq Ft, SUBHOJIT GHANTY-77.77777800 Sq Ft, ANWESHA GHANTY-77.77777800 Sq Ft
3	SULAGNA GHOSH	AVIJIT GHANTY-77.77777800 Sq Ft, SUBHOJIT GHANTY-77.77777800 Sq Ft, ANWESHA GHANTY-77.77777800 Sq Ft
4	ANJALY BASU	AVIJIT GHANTY-77.77777800 Sq Ft, SUBHOJIT GHANTY-77.77777800 Sq Ft, ANWESHA GHANTY-77.77777800 Sq Ft
5	SURANJAN BASU	AVIJIT GHANTY-77.77777800 Sq Ft, SUBHOJIT GHANTY-77.77777800 Sq Ft, ANWESHA GHANTY-77.77777800 Sq Ft
6	SANJAY BASU	AVIJIT GHANTY-77.77777800 Sq Ft, SUBHOJIT GHANTY-77.77777800 Sq Ft, ANWESHA GHANTY-77.77777800 Sq Ft



## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2190, LR Khatian No:- 5923	Owner:সুবীর কুমার বসু, Gurdian:সরোজ কুমার, Address:হীরাপুর , Classification:বাইদ, Area:0.02000000 Acre,	JHARNA BASU
L2	LR Plot No:- 2190, LR Khatian No:- 5924	Owner:সুজিত কুমার বসু, Gurdian:সরোজ কুমার, Address:হীরাপুর , Classification:বাইদ, Area:0.03000000 Acre,	ANJALY BASU



on 02-06-2023

**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 12:52 hrs on 02-06-2023, at the Office of the A.D.S.R. ASANSOL by ANJALY BASU , 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 41,96,980/-

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

Execution is admitted on 02/06/2023 by 1. JHARNA BASU, Daughter of BINOY KRISHNA MITRA, DURGA KUTIR, RABINDRA NAGAR, CHELIDANGA, P.O: CHELIDANGA, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 2. SUMONA SINHA, Daughter of Late SUJIT KUMAR BASU, A3402 OBEROI EXQUISITE 34TH FLR, P.O: GEREGAON, Thana: GOREGAON, , Mumbai, MAHARASHTRA, India, PIN - 400063, by caste Hindu, by Profession Others, 3. ANJALY BASU, Daughter of PURUSHOTTOM DUTTA, DURGA KUTIR, RABINDRANAGAR, CHELIDANGA, P.O: CHELIDANGA, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 4. SURANJAN BASU, Son of Late SUBIR KUMAR BASU, J-4/31-B, 3RD FLOOR, DDA FLATS KALKAJI, P.O: KALKAJI, Thana: KALKAJI, , South, DELHI, India, PIN - 110019, by caste Hindu, by Profession Others, 5. SANJAY BASU, Son of Late SUBIR KUMAR BASU, APCAR GARDEN, ASANSOL, RAGHUNATH CHAK, P.O: CHELIDANGA, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others

Indetified by SUSANTA GHOSH, , , Son of Late ADITYA CHARAN GHOSH, RABINDRA NAGAR, P.O: CHELIDANGA, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

**Executed by Attorney**

Execution by JHARNA BASU, , Daughter of BINOY KRISHNA MITRA, DURGA KUTIR, RABINDRA NAGAR, CHELIDANGA, P.O: CHELIDANGA, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others as constituted attorney for SULAGNA GHOSH 46 MASTER DA SARANI, ITALGHACHA, P.O: ITALGHACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079 is admitted by him

Indetified by SUSANTA GHOSH, , , Son of Late ADITYA CHARAN GHOSH, RABINDRA NAGAR, P.O: CHELIDANGA, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,977.00/- ( A(1) = Rs 41,970.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 41,977/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 2:47PM with Govt. Ref. No: 192023240079274221 on 01-06-2023, Amount Rs: 41,977/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326991515 on 01-06-2023, Head of Account 0030-03-104-001-16



**Statement of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,67,889/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 1,62,889/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8586, Amount: Rs.5,000.00/-, Date of Purchase: 31/05/2023, Vendor name: P GHANTY

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 01/06/2023 2:47PM with Govt. Ref. No: 192023240079274221 on 01-06-2023, Amount Rs: 1,62,889/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 326991515 on 01-06-2023, Head of Account 0030-02-103-003-02



**Manoj Kumar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Paschim Bardhaman, West Bengal**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2305-2023, Page from 91975 to 92000  
being No 230504710 for the year 2023.



Digitally signed by MANOJ KUMAR  
MANDAL  
Date: 2023.06.05 11:28:07 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/06/05 11:28:07 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)