

DEED OF CONVEYANCE

BETWEEN

1. SAYAN GHOSH
2. SOHAM GHOSH

VENDORS

AND

1. DEBADITYA PAUL
2. RATAN PRASAD

PURCHASERS

2258/2023

2-1941/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 077015

2/359279/23

12-32
14/02/23

Additional Registrar
Kolkata

Certified that the document is admitted to Register and the Sheet and the are the per
Registrar of Assurances II Kolkata

14 FEB 2023

THIS DEED OF CONVENYANCE made on the 14th day of February, 2023 BETWEEN 1. SAYAN GHOSH, (PAN BECPG2834M, AADHAAR No. 2218 3208 3420) son of Late Jnanananda Ghosh, by faith-Hindu, by occupation-Service, Indian Nationality, presently residing at 5551, Centre Avenue Apartment, 112, Pittsburgh, PA 15232, USA, permanently residing at 48, Akhil Mistry Lane, P.O. Raja Ram Mohan Sarani, P.S. Muchipara, Kolkata

457249

NAME: *A. K. Roy Adv*
 A Lic
 Rs... 10 FEB 2023
 S. CHATTERJEE
 Licensee and Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, KOL-1

10 FEB 2023

10 FEB 2023



10 FEB 2023

Identified by me
 Aniya Kumar Roy
 Advocate
 8/0 K. S. Roy
 High Court, Calcutta
 P.O. - G.P.O. P.S. Horse Street
 Kolkata - 700001



Enrollment NO - W.B-660/85

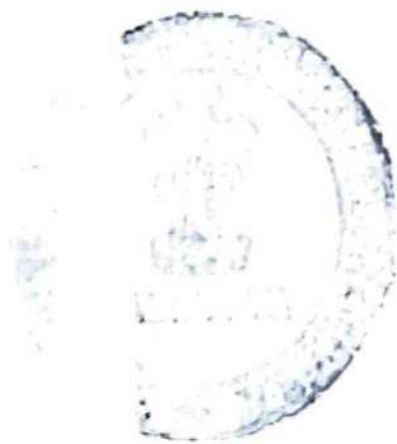
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 14 FEB 2023

– 700009 Mr. Sayan Ghosh being represented by his brother and Constituted Attorney Soham Ghosh son of Late Jnanananda Ghosh, by faith- Hindu, by occupation – Business, residing at 48, Akhil Mistry Lane, P.O. Raja Ram Mohan Sarani, P.S. Muchipara, Kolkata – 700009 who empowered to represent Sayan Ghosh by a Power of Attorney authenticated by India V Davis, Notary Public , Pennsylvania being Commission No. 1345591 dated 24th December, 2020 and 2. **SOHAM GHOSH**, (PAN AUOPG2821P, AADHAAR No. 9866 4912 4879) son of Late Jnanananda Ghosh, by faith-Hindu, by occupation-Business, Indian Nationality ., residing at 48, Akhil Mistry Lane, P.O. Raja Ram Mohan Roy Sarani, P.S. Muchipara, Kolkata – 700009 hereinafter called and referred to as the **VENDORS** (which terms or expression shall repugnant to the context be deem to mean and includes their heirs, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

1. **DEBADITYA PAUL**, (PAN AHQPP2340H, AADHAAR No. 929833569702) son of Late Suresh Chandra Paul, by faith-Hindu, by occupation-Business, Indian Nationality residing at 164/1, Baithakkhana Road (Second floor), P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata-700 009 and 2. **RATAN PRASAD**, (PAN BZEPP7809J, AADHAAR No. 597270480267), son of Ram Chandra Prasad, by faith-Hindu, by occupation-Business, Indian Nationality, residing at 10/11, A.P.C. Road, P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata-700009 hereinafter called and referred to as the **PURCHASERS** (which terms or expression shall repugnant to the context be deem to means and includes their heirs legal representatives, administrators and assigns) of the **SECOND PART.**

WHEREAS One Kedarnath Basu was the owner of so many immovable properties including the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009. The said Kedarnath Basu during his lifetime made settlement of his all the immovable properties including the premises 48, Akhil Mistry Lane, Kolkata - 700009 by a Registered Deed of Settlement which was



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duly registered in the Office of Additional District Sub-Registrar, Kolkata , Deed no. 190 for the year 1936. In the said Deed of Settlement Kalidas Basu was appointed as Trustee and in the said Deed of Settlement it is clearly written that all the immovable properties including the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 to be vested to Kalidas Basu. It is also mentioned in the said Deed of Trust, on the death of Kedarnath Basu and his wife the Trust shall become an end and/or dissolve and the properties mentioned in the Deed of Trust including the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 shall inherit by the legal of Kedarnath Bose only.

AND WHEREAS Kedarnath Bose and his wife died tested leaving behind their only son Kalidas Basu as their only legal heir and successor. Accordingly as per provision of the Deed of Settlement and on the death of Kedarnath Basu and his wife, their only son and legal heir Kalidas Basu inherited all the immovable properties including the premises no.48, Akhil Mistry Lane, Kolkata – 700009 more fully and particularly described in the Schedule written hereunder.

AND WHEREAS on becoming the absolute owner while said Kalidas Basu was in possession of the aforesaid properties including the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 died intestate on 05.01.1984 leaving behind his wife Gouri Basu and five daughters namely Basanti Ghosh, Urmila Ghosh, Mira Ghosh , Miss Amita Basu and Mitra Roy as his legal heirs and successors. On the death of Kalidas Basu all the aforesaid legal heirs inherited all the immovable properties including the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 more fully and particularly described in the Schedule written hereunder in equal share having $1/6^{\text{th}}$ each.



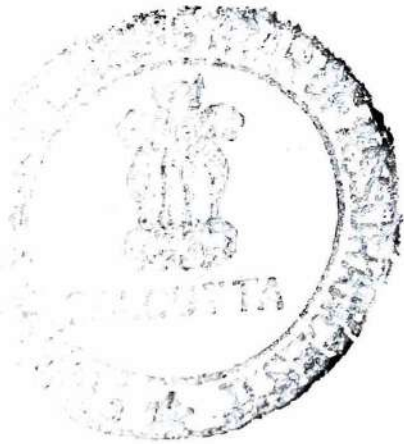
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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
14 FEB 2007

AND WHEREAS while the aforesaid legal heirs were in joint possession Gouri Basu died intestate leaving behind her five daughters namely Basanti Ghosh, Urmila Ghosh, Mira Ghosh , Miss Amita Basu and Mitra Roy who jointly inherited the undivided $1/6^{\text{th}}$ share of all the immovable properties including the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 left by Gouri Bose. On inheriting the undivided $1/6^{\text{th}}$ Share of the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 all the aforesaid legal heirs namely Basanti Ghosh, Urmila Ghosh, Mira Ghosh , Miss Amita Basu and Mitra Roy became the joint owners of the undivided premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 more fully and particularly described in the Schedule written hereunder having $1/5^{\text{th}}$ share each.

AND WHEREAS while Basanti Ghosh was in possession of her undivided $1/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009, Basanti Ghosh died on 17.10.2007 leaving behind her only son Jnanananda Ghosh as her only legal heir and successor. As the husband of Basanti Ghosh predeceased (before the death of Basanti Ghosh). Accordingly as per provision of Dayabhaga School of Hindu Law the said son namely Jnanananda Ghosh inherited the $1/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 left by Basanti Ghosh and became one of the joint owner of the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009.

AND WHEREAS while Mitra Roy was in possession of her $1/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 died intestate on 07.11.2010 leaving behind her three surviving sisters namely Urmila Ghosh, Mira Ghosh and Miss Amita Basu as her legal heirs and successors. As the husband of Mitra Roy namely Ajoy Roy predeceased of Mitra Roy and they had no issue. Accordingly as per provision of Dayabhaga



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
14/03/2008

School of Hindu Law the said three surviving sisters namely Urmila Ghosh, Mira Ghosh and Miss Amita Basu jointly inherited the $1/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 left by Mitra Roy. On inheriting the $1/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 left by Mitra Roy the aforesaid three sisters namely Urmila Ghosh, Mira Ghosh and Miss Amita Basu became the joint owners of the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 having $4/15^{\text{th}}$ each.

AND WHEREAS while the aforesaid sisters namely Urmila Ghosh, Mira Ghosh and Miss Amita Basu were in joint possession with others co-owners Urmila Ghosh died intestate on 14.06.2012 leaving behind her two surviving sisters namely Mira Ghosh and Miss Amita Basu as her legal heirs and successors, as the husband of Urmila Ghosh namely S.N. Ghosh predeceased of Urmila Ghosh and Urmila Ghosh and S.N. Ghosh had no issue . Accordingly as per provision of Dayabhaga School of Hindu Law the said two surviving sisters namely Mira Ghosh and Miss Amita Basu inherited $4/15^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, Kolkata -700009 left by Urmila Ghosh and the said Mira Ghosh and Miss Amita Basu became the owners of the premises no. 48, Akhil Mistry Lane, Kolkata -700009 having $2/5^{\text{th}}$ share each.

AND WHEREAS while Mira Ghosh was in joint possession of her $2/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 with the other co-owners died intestate leaving behind her only surviving sister namely Miss Amita Basu as her only legal heir and successor. As the husband of Mira Ghosh namely Amitava Ghosh predeceased of Mira Ghosh and they had no issue. Accordingly as per provision of Dayabhaga School of Hindu Law the said surviving sister of Mira Ghosh namely Miss Amita Basu inherited the $2/5^{\text{th}}$ share of the premises no.48, Akhil Mistry Lane, Kolkata- 700009 exclusively left by Mira Ghosh and on inheriting the $2/5^{\text{th}}$ share of the premises no. 48,



8

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
14 FEB 2008

Akhil Mistry Lane , Kolkata -700009 left by Mira Ghosh Miss Amita Basu became the owner of the Premises no. 48, Akhil Mistry Lane , Kolkata - 700009, having $4/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane , P.S. Muchipara, Kolkata -700009.

AND WHEREAS while Jnanananda Ghosh was in joint possession of the premises no. 48, Akhil Mistry Lane, Kolkata -700009 died intestate on 14.08.2017 leaving behind his wife namely Gouri Ghosh and two sons namely Sayan Ghosh and Soham Ghosh the Vendor no. 1 and 2 herein. Accordingly on the death of Jnanananda Ghosh the aforesaid legal heirs namely Gouri Ghosh and the vendor no. 1 and 2 herein inherited the $1/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 left by Jnanananda Ghosh in equal share and became the joint owner of the premises no. 48, Akhil Mistry Lane, Kolkata – 700009 having $1/15^{\text{th}}$ share each.

AND WHEREAS while Miss Amita Bose acquired and was in possession of the $4/5^{\text{th}}$ share of the premises no. 48, Akhil Mistry Lane, Kolkata - 700009 with other co-owners died intestate on 06.11.2020 leaving behind her sister's son's sons namely Sayan Ghosh and Soham Ghosh the vendor no.1 and 2 as her legal heirs and successors. As Miss Amita Bose was spinster and the others sisters of Miss Amita Basu had/ have no issue or legal heirs and successors. Accordingly as per provision of Dayabhaga School of Hindu Law the said Sayan Ghosh and Soham Ghosh the vendor no. 1 and 2 herein jointly inherited the $4/5^{\text{th}}$ share of the premises no.48, Akhil Mistry Lane, Kolkata – 700009 more fully and particularly described in the Schedule written hereunder left by Miss Amita Basu.

AND WHEREAS while the said Gouri Ghosh, Sayan Ghosh and Soham Ghosh the vendor no. 1 and 2 were in joint possession, Smt. Gouri Ghosh died intestate on 31.01.2021 leaving behind her two sons namely Sayan Ghosh and



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ADDITIONAL DEPUTY
POSTMASTER GENERAL
CALCUTTA
14 FEB 1953

Soham Ghosh the vendor no. 1 and 2 herein as her legal heirs and successors. As the husband of Gouri Ghosh namely Jnanananda Ghosh predeceased. Accordingly as per provision of Dayabhaga School of Hindu Law the said Sayan Ghosh and Soham Ghosh the vendor no. 1 and 2 herein inherited the 1/15th share of the said premises left by Gouri Ghosh. The vendor no.1 and 2 Sayan Ghosh and Soham Ghosh on inheriting 4/5th share of the premises no. 48, Akhil Mistry Lane , Kolkata -700009 from Miss Amita Basu and 1/15th share of the said premises from their mother Smt. Gouri Ghosh the vendors became the joint owner of the premises no. 48, Akhil Mistry Lane , Kolkata - 700009 having ½ (half) share each.

AND THUS the said Sayan Ghosh and Soham Ghosh became the joint owners of All the land measuring about 2 Cottahs 12 Chittaks together with 50 years old 3 storied building having 4500 Sq Ft. covered area in total on the ground, first and second floor lying and situated at premises no. 48, Akhil Mistry Lane, P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata – 700 009 morefully and particularly described in the Schedule written hereunder under Kolkata Municipal Corporation in Ward no. 49.

AND WHEREAS the vendors due to their urgent need of money intended to sell the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009 morefully and particularly described in the schedule written hereunder. Coming to know the intention of the vendors the purchasers made an offer to the vendors to purchase the premises no. 48, Akhil Mistry Lane, P.S. Muchipara, Kolkata – 700009. Accordingly considering the approach of the purchasers the vendors agreed to sell and purchasers agreed to purchase all that the land measuring about 2 Cottahs 12 Chittaks together with 50 years old 3 storied building having 4500 Sq Ft. covered area in total on the ground, first and second floor lying and situated at premises no. 48, Akhil Mistry Lane, P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata – 700 009 morefully



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ADDITIONAL DEPUTY
OF ASSISTANT COMMISSIONER
KOLKATA
14 FEB 2023

and particularly described in the Schedule written hereunder at and for a price of Rs.81,50,000/- (Rupees Eighty One Lakhs and Fifty Thousands) only.

AND WHEREAS the vendors have agreed to sale and purchasers have agreed to purchase ALL THAT the land measuring about 2 Cottahs 12 Chittaks together with 50 years old 3 storied building having 4500 Sq Ft. covered area in total on the ground, first and second floor lying and situated at premises no. 48, Akhil Mistry Lane, P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata – 700 009 morefully and particularly described in the Schedule written hereunder in the town of Kolkata free from all encumbrances TOGETHER WITH all rights, privileges, advantage, easements, underground sewerage filtered and unfiltered, water pipe telephone line, electric line gas connection, cable connection etc. morefully described in the schedule written hereunder and delineated in the map or plan annexed hereto and there on bordered by RED colour at and for consideration being consolidated price of Rs.81,50,000/- (Rupees Eighty One Lakhs and Fifty Thousands) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement and payment of total consideration of Rs.81,50,000/- (Rupees Eighty One Lakhs and Fifty Thousands) only paid by the purchasers to the vendors on or before the execution of these presents (the receipt where-of the vendors do hereby as well as by the receipt hereunder) written admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and forever discharge to the purchasers as well as the premises hereby granted sold, conveyed, transferred assigned and assured) and the Vendors do hereby grant, transfer, sell convey, assign and assure ALL THAT the land measuring about 2 Cottahs 12 Chittaks together with 50 years old partly 3 and partly 2 storied building having 4500 Sq Ft. covered area in total on the ground, first and second floor lying and situated at premises no. 48, Akhil Mistry Lane, P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata – 700 009 morefully and particularly described in the Schedule written



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
14 FEB 2007

hereunder demarcated in the plan annexed hereto and marked with RED border, under P.S.- Muchipara, Kolkata - 700009 ALL THAT land heridatements and premises morefully and particularly described in Schedule hereunder written and delineated in the plan or map annexed hereto and thereon bordered RED and all the estate right, title and interest inheritance use trust property claim and demand whatsoever of the Vendors unto and upon the said premises (hereinafter referred to as the said premises OR HOWSOEVER OTHERWISE the said land heridatements and premises hereby intended to be sold or any part or portion thereof now were/are or at any time theretofore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all sewers, drain, walls, yards, areas, ways, parts, passage, water, water courses and all and every manner of former and other rights, lights, privileges, easements, profits, appendages and appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders and rents, issues, profits, thereof AND all the estate, right, title and interest property claim and demand whatsoever both at law or on equity of the Vendors into and upon the said premises and every part thereto TO HAVE AND TO HOLD the said premises unto and to the use of the Purchasers absolutely to the intend that the Purchasers herein shall be absolutely entitled to the said premises and forever hereby granted and sold AND the Vendors do hereby covenant with the Purchasers the NOTWITHSTANDING any act deed or thing by the Vendors made, done or executed or knowingly suffered to the contrary the Vendors are now absolutely seized and possessed or otherwise well and sufficiently entitled to the said premises indented to be hereby granted sold, transferred and conveyed as and for an absolute and indefeasible estate or inheritance in fee simple in possession or an estate equivalent thereto free from all mortgages, changes, attachments, liens, lispenses, judgments, orders, decrees, trusts and encumbrances, whatsoever created or made by the Vendors AND THAT the Vendors now have good right, full power and absolute authority to grant, transfer, sell and convey the premises hereby granted, transferred sold and conveyed or expressed or intended so to be unto and to the use of the



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 FEB 2022

PURCHASERS in manner aforesaid AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land heridetaments messuage, tenement building and premises and every part or portion thereof without interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND freely and clearly and absolutely acquitted exonerated and released and well and sufficiently indemnified by and at the costs of the Vendors from and against all manner of claim, mortgage, charges liens, debts, attachments, judgements, order, decrees and encumbrances created or made by the Vendors AND THAT the Vendors and all persons having or lawfully or equitably claim or any right, title and interest into and upon the said premises in respect of the premises thereof from under or in trust for them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers to execute or cause to be done or executed all such acts deeds matters things and assurances whatsoever for further and more perfectly assuring the said premises and every part thereof hereby granted transferred and conveyed or expressed or intended so to be UNTO and to the use of the, Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

Debit to the Panch
for self and as
constituted Attorney
of Sayan Ghosh
Sham Chh
Eastern Bengal.

ALL THAT piece or parcel of the bastu land measuring about 2 Cottahs 12 Chittaks together with 50 years old cemented floor partly 3 and partly 2 storied ~~residential~~ building having 1850 Sq Ft. covered area in the ground and 1850 Sq. ft covered area on the first and 800 Sq. ft covered area on the second floor in total 4500 Sq. Ft covered area lying and situated at premises no. 48, Akhil Mistry Lane, P.O. Raja Rammohan Roy Sarani, P.S. Muchipara, Kolkata - 700 009 under Kolkata Municipal Corporation in Ward no. 49, Assessee no. 11-049-02-0050-2, under Holding no. 371 and 372, Block-I, in the North Division town of Kolkata, which is butted and bounded in the manner as follows:

On the North : By Premises no. 40 and 47, Akhil Mistry Lane,



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On the South : By Akhil Mistry Lane

On the East : By 8 feet wide Akhil Mistry Lane

On the West : By premises no. 49, Akhil Mistry Lane

IN WITNESS WHEREOF the Vendors and Purchasers do hereby set and subscribed their respective hands and signatures on the day of month year first above written.

SIGNED SEALED & DELIVERED by the
above named Vendors at Kolkata

in presence of :

Witnesses :

1. Biplab Ghosh
15/1A J.M.M. ROW KOL-9.

2. Uttam Dey
25, Haladhar Bardham
Lane, Kolkata-70012

For self and as constituted
Attorney of Sayan Ghosh (Vendor no.1)



(VENDORS)

Debaul + Sa Paul
Guten Benseel.

(PURCHASERS)

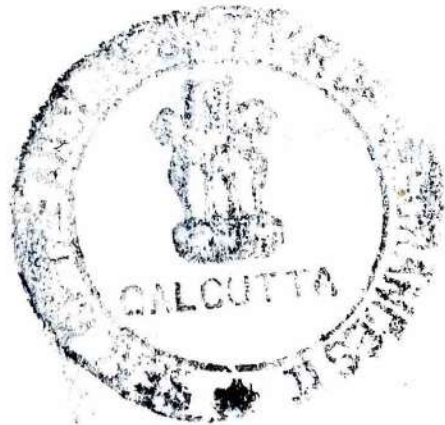
Identified and drafted by me



Advocate

High Court, Calcutta

Enrolment No. WB-660/85



9

ADDITIONAL REGISTRAR
OF ASSURANCE - I, KOLKATA
14 FEB 2023

MEMO OF CONSIDERATION

Received a Sum of Rs. 81,50,000/- (Rupees Eighty One Lakhs and Fifty Thousand) only from the above named Purchasers as full and final consideration as per Memo of Receipt written below.

MEMO OF RECEIPT

- | | |
|---|------------------|
| 1. By RTGS CNRBR52022060984018546 | Rs. 5,00,000.00 |
| 2. By RTGS CNRBR52023020999060255 | Rs. 35,00,000.00 |
| 3. By RTGS done through Bank of Baroda
Cheque no. 000073 | Rs. 36,50,000.00 |
| 4. By RTGS done through Bank of Baroda
Cheque no. 000087 | Rs. 5,00,000.00 |

Total Rs. 81,50,000.00

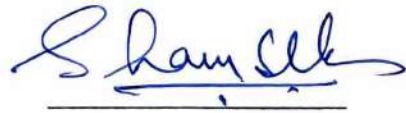
(Rupees Eighty One Lakhs and Fifty Thousand only)

In presence of :

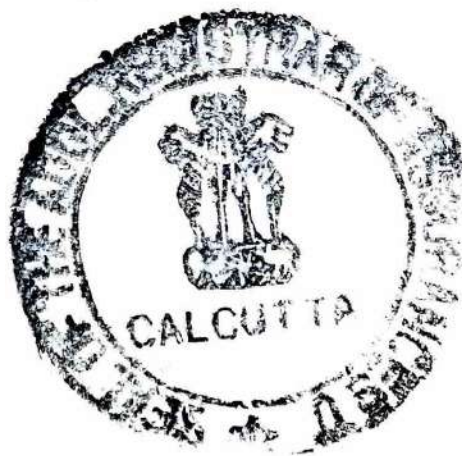
WITNESSES :

1. Biplab Ghosh
15/1A J.M.M. ROW
KOL - 700009.
2. Uttam Dey
25, Haladhar, Gardhan
Lane, Kolkata - 700012

For Self and as Constituted
Attorney of Sayan Ghosh (Vendor no-1)



(Vendors)

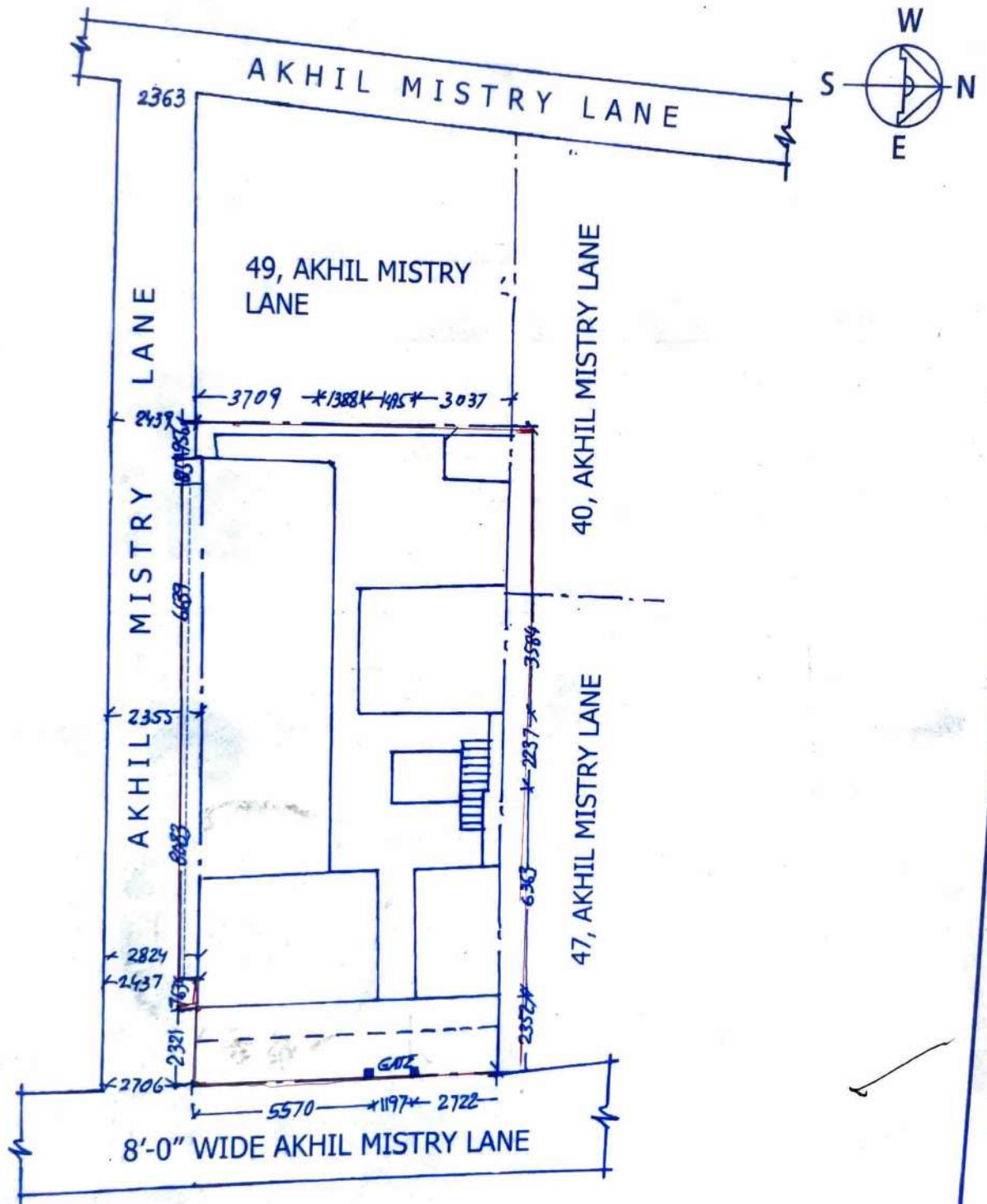


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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 FEB 2022

SITE PLAN OF PREMISES NO. 48, AKHIL MISTRY LANE, P.S. - MUCHIPARA, KOLKATA - 700 009.

AREA OF LAND :- 2 K. - 12 CH. - 0 SQ.FT. (MORE OR LESS) SHOWN IN RED COLOUR



For Self and as constituted
Authority of Satyan Ghosh (Vendor
NO1)

Deba Prasad Paul.

Shay Sik

Prasen Beasree

SIG. OF VENDORS

SIG. OF PURCHASERS



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



S. Ram Selva

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



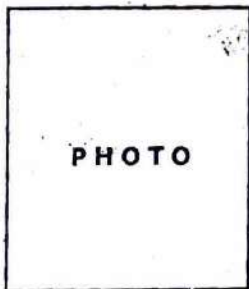
Debaraj Paul

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Pranav Prasad

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
14 FEB 2023

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



192022230294439068

GRN Details

GRN: 192022230294439068 Payment Mode: SBI Epay
GRN Date: 13/02/2023 18:58:44 Bank/Gateway: SBIEpay Payment Gateway
BRN: 8541809020413 BRN Date: 13/02/2023 18:59:33
Gateway Ref ID: IGAPDETRH4 Method: State Bank of India NB
GRIPS Payment ID: 130220232029443905 Payment Init. Date: 13/02/2023 18:58:44
Payment Status: Successful Payment Ref. No: 2000359279/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Surajit Dutta
Address: 90, Khetra Mohan Banerjee Lane, Shibpur, Howrah -711102
Mobile: 9830632748
EMail: duttasurajit2007@gmail.com
Period From (dd/mm/yyyy): 13/02/2023
Period To (dd/mm/yyyy): 13/02/2023
Payment Ref ID: 2000359279/5/2023
Dept Ref ID/DRN: 2000359279/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000359279/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	375962
2	2000359279/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	94025
			Total	469987

IN WORDS: FOUR LAKH SIXTY NINE THOUSAND NINE HUNDRED EIGHTY SEVEN ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SAYAN GHOSH

JNANANDA GHOSH

08/09/1988

Permanent Account Number

BECPG283411

Sayan Ghosh

Signature



25072012



ভারত সরকার
Government of India



সায়ন ঘোষ
Sayan Ghosh
পিতা : জনন নন্দ ঘোষ
Father : Jnana Nanda Ghosh

জন্মতারিখ / DOB: 08/09/1988
পুরুষ / Male



2218 3208 3420

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: , অখিল মিস্ত্রি লেন
মুচিপাড়া, রাজা রাম মোহন সারণী
রাজা রাম মোহন সারণী, কোলকাতা
পশ্চিম বঙ্গ,

Address: 48, AKHIL MISTRY
LANE, MUCHIPARA, Raja
Ram Mohan Sarani, Kolkata,
Raja Ram Mohan Sarani,
West Bengal, 700009

2218 3208 3420



1947
1800 300 1947



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www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOHAM GHOSH

JNANANDA GHOSH

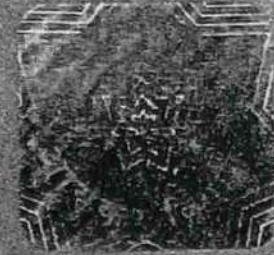
23/10/1989

Permanent Account Number

AUOPG2821P

Soham Ghosh

Signature



2007/2012

Soham Ghosh



ভারত সরকার

Government of India



সোহম ঘোষ

Soham Ghosh

পিতা : জনন নন্দ ঘোষ

Father : Jnana Nanda Ghosh

জন্মতারিখ / DOB: 23/10/1989

পুরুষ / Male



9866 4912 4879

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: , অখিল মিস্ত্রি লেন
মুচিপাড়া, রাজা রাম মোহন সারানী
রাজা রাম মোহন সারানী, কোলকাতা
পশ্চিম বঙ্গ,

ভারত সরকারের পরিচালিত প্রাধিকরণ
Unique Identification Authority of India

Address: 48, AKHIL MISTRY
LANE, MUCHIPARA, Raja
Ram Mohan Sarani, Kolkata,
Raja Ram Mohan Sarani,
West Bengal, 700009

9866 4912 4879

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1800 300 1947

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Soham Ghosh

नाम / PERMANENT ACCOUNT NUMBER
AHQPP2340H

नाम / NAME
DEBADITYA PAUL

पिता का नाम / FATHER'S NAME
SURESH CHANDRA PAUL

जन्म तिथि / DATE OF BIRTH
07-08-1984

हस्ताक्षर / SIGNATURE
Debaditya Paul

DEB
COMMISSIONER OF INCOME-TAX, W.B. - III

Debaditya Paul

भारत सरकार
GOVERNMENT OF INDIA

आधार

मेवामिता पान
Debaditya Paul
जन्मतिथि / DOB: 17/09/1964
पुरुष / MALE

Issue Date: 20/10/2012

9298 3356 9702

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

आधार

ठिकाना: १६४/१, बैठक खाना रोड, आम्हर्स्ट स्ट्रीट,
राजा राममोहन सरानी, कोलकाता, पश्चिम बंगाल,
700009

Print Date: 24/02/2021

Address: 164/1, BAITHAK KHANA ROAD,
AMHERST STREET, Raja Ram Mohan
Sarani S.O, Kolkata, West Bengal, 700009

9298 3356 9702

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Debaditya Paul

आयकर विभाग

INCOME TAX DEPARTMENT

RATAN PRASAD

RAMCHANDRA PRASAD

10/03/1995

Permanent Account Number

BZEPP7809J

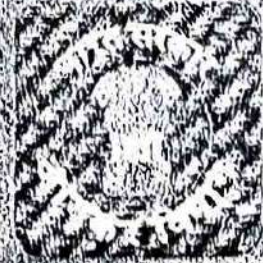
Ratan Prasad

Signature



भारत सरकार

GOVT. OF INDIA



23122016

Ratan Prasad



Ratan Prasad
 DOB: 10/03/1995
 MALE



5972 7048 0267

MEERA AADHAAR, MERI PEHACHAN



UIDAI
 DEPARTMENT OF INDIA

Address

S/O Ram Chandar Prasad, 10/11 A.P.C
 Road, Sealdah, Amherstreet, Kolkata
 West Bengal - 700009



1947
 1800 300 1947



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P.O. Box No. 1947
 Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1902-01941/2023	Date of Registration	14/02/2023
Query No / Year	1902-2000359279/2023	Office where deed is registered	
Query Date	09/02/2023 5:14:46 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Uttam Dey 2 And 3, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123050668, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 81,50,000/-	Rs. 94,01,062/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,76,062/- (Article:23)	Rs. 94,025/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Akhil Mistri Lane, , Premises No: 48, , Ward No: 049 Pin Code : 700009

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 12 Chatak	70,00,000/-	73,50,750/-	Width of Approach Road: 8 Ft.,
Grand Total :				4.5375Dec	70,00,000 /-	73,50,750 /-	



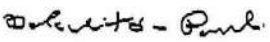



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	4500 Sq Ft.	11,50,000/-	20,50,312/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4500 sq ft	11,50,000 /-	20,50,312 /-	

Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Sayan Ghosh Son of Late Jnanananda Ghosh 48, Akhil Mistry Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BExxxxxx4M, Aadhaar No: 22xxxxxxxx3420, Status :Individual, Executed by: Attorney, Executed by: Attorney			
2	Name Mr Soham Ghosh Son of Late Jnanananda Ghosh Executed by: Self, Date of Execution: 14/02/2023 , Admitted by: Self, Date of Admission: 14/02/2023 ,Place : Office	Photo  14/02/2023	Finger Print  LTI 14/02/2023	Signature  14/02/2023
48, Akhil Mistry Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx1P, Aadhaar No: 98xxxxxxxx4879, Status :Individual, Executed by: Self, Date of Execution: 14/02/2023 , Admitted by: Self, Date of Admission: 14/02/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Debaditya Paul (Presentant) Son of Late Suresh Chandra Paul Executed by: Self, Date of Execution: 14/02/2023 , Admitted by: Self, Date of Admission: 14/02/2023 ,Place : Office	Photo  14/02/2023	Finger Print  LTI 14/02/2023	Signature  14/02/2023
Son of Late Suresh Chandra Paul 164/1, Baithakkhana Road, City:- Not Specified, P.O:- Raja Ram Mohan Roy Sarani, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx0H, Aadhaar No: 92xxxxxxxx9702, Status :Individual, Executed by: Self, Date of Execution: 14/02/2023 , Admitted by: Self, Date of Admission: 14/02/2023 ,Place : Office				
2	Name Mr Ratan Prasad Son of Mr Ram Chandra Prasad Executed by: Self, Date of Execution: 14/02/2023 , Admitted by: Self, Date of Admission: 14/02/2023 ,Place : Office	Photo  14/02/2023	Finger Print  LTI 14/02/2023	Signature  14/02/2023

Son of Mr Ram Chandra Prasad 10/11, APC Road, City:- Not Specified, P.O:- Raja Ram Mohan Roy Sarani, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZxxxxxx9J, Aadhaar No: 59xxxxxxxx0267, Status : Individual, Executed by: Self, Date of Execution: 14/02/2023 , Admitted by: Self, Date of Admission: 14/02/2023 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Soham Ghosh Son of Late Jnanananda Ghosh Date of Execution - 14/02/2023, , Admitted by: Self, Date of Admission: 14/02/2023, Place of Admission of Execution: Office	Photo  Feb 14 2023 4:44PM	Finger Print  LTI 14/02/2023	Signature  14/02/2023
48, Akhil Mistry Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Sayan Ghosh				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amiya Kumar Ruj Son of Late N K Ruj High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 14/02/2023	 14/02/2023	 14/02/2023

Identifier Of Mr Soham Ghosh, Mr Debaditya Paul, Mr Ratan Prasad, Mr Soham Ghosh

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Sayan Ghosh	Mr Debaditya Paul-1.13437 Dec,Mr Ratan Prasad-1.13437 Dec
2	Mr Soham Ghosh	Mr Debaditya Paul-1.13437 Dec,Mr Ratan Prasad-1.13437 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Sayan Ghosh	Mr Debaditya Paul-1125.00000000 Sq Ft,Mr Ratan Prasad-1125.00000000 Sq Ft
2	Mr Soham Ghosh	Mr Debaditya Paul-1125.00000000 Sq Ft,Mr Ratan Prasad-1125.00000000 Sq Ft

On 14-02-2023

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 16:32 hrs on 14-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr Debaditya Paul, one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,01,062/-

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

Execution is admitted on 14/02/2023 by 1. Mr Soham Ghosh, Son of Late Jnanananda Ghosh, 48, Akhil Mistry Lane, P.O: Amherst Street, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 2. Mr Debaditya Paul, Son of Late Suresh Chandra Paul, 164/1, Baithakkhana Road, P.O: Raja Ram Mohan Roy Sarani, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 3. Mr Ratan Prasad, Son of Mr Ram Chandra Prasad, 10/11, APC Road, P.O: Raja Ram Mohan Roy Sarani, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business

Indetified by Mr Amiya Kumar Ruj, , Son of Late N K Ruj, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr Soham Ghosh, , Son of Late Jnanananda Ghosh, 48, Akhil Mistry Lane, P.O: Amherst Street, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business as constituted attorney for Mr Sayan Ghosh 48, Akhil Mistry Lane, P.O: Amherst Street, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700009 is admitted by him

Indetified by Mr Amiya Kumar Ruj, , Son of Late N K Ruj, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,025.00/- (A(1) = Rs 94,011.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 94,025/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2023 6:59PM with Govt. Ref. No: 192022230294439068 on 13-02-2023, Amount Rs: 94,025/-, Bank SBI EPay (SBlePay), Ref. No. 8541809020413 on 13-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,76,062/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,75,962/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 45749, Amount: Rs.100.00/-, Date of Purchase: 10/02/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2023 6:59PM with Govt. Ref. No: 192022230294439068 on 13-02-2023, Amount Rs: 3,75,962/-, Bank: SBI EPay (SBlePay), Ref. No. 8541809020413 on 13-02-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 69159 to 69181
being No 190201941 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.16 13:46:20 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/02/16 01:46:20 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

1. SAYAN GHOSH
2. SOHAM GHOSH

VENDORS

AND

1. DEBADITYA PAUL
2. RATAN PRASAD

PURCHASERS

DEED OF CONVEYANCE

Mr. Amiya Kumar Ruj
Advocate
High Court, Calcutta
Calcutta - 700 001.