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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Deed of Conveyance

Additional District Subregistrar
 Sodepur, Murshidabad Pargana
 09 FEB 2022

THIS DEED OF CONVEYANCE made this the 09th day of February, Two
 Thousand Twenty Two (2022)

BETWEEN

Happy Developer
 Chanchal Mukherjee
 Partner

(1) **SMT. SUSAMA SAHA** (PAN CTSPS6562E) (Mobile No. 9330226146), widow of late Nitya Nanda Saha , by faith Hindu, by Nationality Indian, by occupation house wife, (2) **SMT. UMA SAHA** (PAN DLPPS3542Q) (Mobile No. 9073428278), widow of late Subal Saha, by faith Hindu, by Nationality Indian, by occupation house wife both are residing at Saha Bagan, Sukchar, P.O. Sukchar, P.S. Khardah, Kolkata-700115, District North 24 Parganas & (3) **SRI SHIRSHENDU SAHA**

(2) (PAN JIKPS5756Q) (Mobile No. 8371836945), son of Sri Mihir Saha, by faith Hindu, by Nationality Indian, by occupation business, residing at Pabna Colony, Chakdaha, P.O. & P.S. Chakdaha , Pin-741222, District Nadia hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators and legal representatives & assigns) of the **ONE PART**

AND

(1) **SRI SUBHENDU BISWAS** (PAN EQQPB0432M) (Mobile No. 9851562761) & (2) **SRI GOPAL BISWAS** (PAN DMLPB3539R) (Mobile No. 8293890577), both are sons of Sri Adhir Biswas, both are by faith Hindu, by Nationality Indian, by occupation business, both are residing at Pritinagar, Ukilnara, P.O Pritinagar, P.S. Ranaghat, Pin-741247, District Nadia hereinafter jointly referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS one Gobordhan Jana was the absolute owner of ALL THAT land measuring an area of 2.39 Acres in Dag no. 3222 & ALL THAT land measuring an area of 0.24 Acres in Dag no. 3231 totaling to 2.63 Acres appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Zamindar Khatian No. 984 under Proja Khatian No. 985, P.S. Khardah, District 24 Parganas

AND WHEREAS by a Bengali Deed of Saaf Bikroy Kobala sometime in the year 1933 made by and between the Gobordhan Jana therein referred to

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 Chanchal Mukherjee
 Partner

as the vendor of the one part and Sri Kali Charan Ghosh therein referred to as the purchaser of the other part and registered in Book No. I, Being No. 300 wherein the said vendor duly sold transferred and conveyed his right title and interest of ALL THAT land measuring an area of 2.39 Acres in Dag no. 3222 & ALL THAT land measuring an area of 0.24 Acres in Dag no. 3231 totaling to 2.63 Acres appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Zamindar Khatian No. 984 under Proja Khatian No. 985, P.S. Khardah, District 24 Parganas, unto and in favour of the said Sri Kali Charan Ghosh

AND WHEREAS by a Bengali Deed of Gift sometime in the year 1938 made by and between the Sri Kali Charan Ghosh therein referred to as the donor of the one part and Smt. Tulshi Bala Dasi therein referred to as the donee of the other part and registered at the office of the the then Sub Registrar, Barrackpore in Book No. I, Volume No. 9, Pages from 46 to 49, Being No. 510 for the year 1938 wherein the said donor duly gifted transferred and conveyed his right title and interest of ALL THAT land measuring an area of 2.39 Acres in Dag no. 3222 & ALL THAT land measuring an area of 0.24 Acres in Dag no. 3231 totaling to 2.63 Acres appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Zamindar Khatian No. 984 under Proja Khatian No. 985, P.S. Khardah, District 24 Parganas, unto and in favour of the said Smt. Tulshi Bala Dasi

AND WHEREAS by a Bengali Deed of Saaf Bikroy Kobala sometime in the year 1947 made by and between the said Smt. Tulshi Bala Dasi therein referred to as the vendor of the one part and Sri Gopal Chandra Ghosh therein referred to as the purchaser of the other part and registered at the Office of the then Sub Registrar, Barrackpore, 24 Parganas in Book No. I, Volume No. 24, Pages from 85 to 87, Being No. 1683 for the year 1947 wherein the said vendor duly sold transferred and conveyed his right title and interest of ALL THAT land measuring an area of 2.39 Acres in Dag no. 3222 & ALL THAT land measuring an area of 0.24 Acres in Dag no. 3231 totaling to 2.63 Acres appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Zamindar Khatian No. 984 under Proja Khatian No. 985,

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Ranchal Mukherjee
Partner

P.S. Khardah, District 24 Parganas, unto and in favour of the said Sri Gopal Chandra Ghosh

AND WHEREAS the said Sri Gopal Chandra Ghosh divided the said total land some plots for selling part by part to the intending purchaser/purchasers

AND WHEREAS by a Bengali Deed of Saaf Bikroy Kobala dated 13th day of July, 1959 made by and between the Sri Gopal Chandra Ghosh son of late Prasanna Chandra Ghosh of 4B Netaji Subhas Road, Uttarpara, Hooghly therein referred to as the vendor of the one part and Sri Nityananda Saha son of late Debendra Saha of 109B, Raja Dinendra Street, Calcutta therein referred to as the purchaser of the other part and registered at the Office of the then Sub Registrar, Barrackpore, 24 Parganas in Book No. I, Volume No. 42, Pages from 227 to 230, Being No. 3304 for the year 1959 wherein the said vendor duly sold transferred and conveyed his right title and interest of a plot **ALL THAT** land measuring an area of 3(three) cottahs 1(one) chhattack be the same a little more or less appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touji No. 156, Dag Nos. 3222 & 3231, Zamindar Khatian No. 984 under Proja Khatian No. 985, P.S. Khardah, District 24 Parganas, unto and in favour of the said Sri Nityananda Saha

AND WHEREAS having been owner of the said land the said Sri Nityananda Saha duly mutated his name before the Panihati Municipality and constructed a one storied building having an area of 670 square feet standing on the said land and presently the said property has been reassessed and renumbered as Holding No. 44, Raja Road, under Panihati Municipality, Ward No. 2, P.S. Khardah, Kolkata-700115, District North 24 Parganas

AND WHEREAS the said Sri Nityananda Saha died intestate on 23rd October 2018 leaving behind his widow Smt. Susama Saha, his son Sri

Happy Developer
Chandhal Pruthi
Partner

Subal Saha & his daughter Smt. Radha Saha as his only legal heirs/heirress under the Hindu Succession Act, 1956

AND WHEREAS the said Smt. Radha Saha died intestate on 28th April, 2021 leaving behind her only son Sri Shirshendu Saha as her only legal heirs/heirress under the Hindu Succession Act, 1956

AND WHEREAS the said Subal Saha died intestate issueless on 12th May, 2021 leaving behind his widow Smt. Uma Saha as his only legal heirs/heirress under the Hindu Succession Act, 1956

AND WHEREAS at the time of physical measurement the said land has been found 2(two) cottahs 8(eight) chhattach 11(eleven) square feet be the same a little more or less instead of 3(three) cottahs 1(one) chhattach be the same a little more or less as rest land are used for municipal road

AND WHEREAS in the event that have happened the said SMT. SUSAMA SAHA, SMT. UMA SAHA & SRI SHIRSHENDU SAHA are thus now absolute owner of **ALL THAT** land measuring an area of 2(two) cottahs 8(eight) chhattach 11(eleven) square feet be the same a little more or less together with one storied building having an area of 670 square feet standing on the said land appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touji No. 156, R.S. Dag No. 3222(Part), R.S. Khatian No. 985, 984, lying and situated at Holding No. 44, Raja Road, under Panihati Municipality, Ward No. 2, P.S. Khardah, Kolkata-700115, District North 24 Parganas (hereinafter referred to as the said Property) fully mentioned in the Schedule hereunder written

AND WHEREAS the Vendors herein intends to sale the said **property** i.e. **ALL THAT** land measuring an area of 2(two) cottahs 8(eight) chhattach 11(eleven) square feet be the same a little more or less together with one storied building having an area of 670 square feet standing on the said land appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touji No. 156, R.S. Dag No. 3222(Part), R.S. Khatian No. 985, 984, lying and

Happy Developer

Chandhal Anubhag

situated at Holding No. 44, Raja Road, under Panihati Municipality, Ward No. 2, P.S. Khardah, Kolkata-700115, District North 24 Parganas at or for the price of **Rs. 31,00,000/- (Rupees thirty one lakh)** only and the Purchasers desirous and/or agreeable to purchase the said **property** at the aforesaid price which the Vendors accepted to be the highest consideration for the said **property** fully mentioned in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon enclosed within "**RED**" borders.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of **Rs. 31,00,000/- (Rupees thirty one lakh)** only duly paid to the Vendors by the Purchasers on or before the execution of this Deed of Conveyance (the receipt whereof the Vendors do hereby as also by the Memorandum hereunder written admits and acknowledges of and from the same and every part thereof acquit release and discharge the Purchasers as also the said **property** hereby sold, transferred and conveyed) the Vendors above named doth hereby grant, transfer, convey, sell, assign and assure and each of them doth hereby confirm unto and in favour of the Purchasers above named **ALL THAT** land measuring an area of 2(two) cottahs 8(eight) chhattack 11(eleven) square feet be the same a little more or less together with one storied building having an area of 670 square feet standing on the said land appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touji No. 156, R.S. Dag No. 3222(Part), R.S. Khatian No. 985, 984, lying and situated at Holding No. 44, Raja Road, under Panihati Municipality, Ward No. 2, P.S. Khardah, Kolkata-700115, District North 24 Parganas, more fully described in the schedule hereunder written, hereinafter referred to as the "**said property**", free from all encumbrances, mortgages, charges, liens, lispens, claims, demands, liabilities, acquisitions, requisitions, alignments and trusts whatsoever **TOGETHER WITH** all ways, walls, compounds, areas, paths, passages, sewers, drains, water, water courses and all manner of connections and all other rights comprised in the "**said property**",

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Chandhal mukherjee
 Partner

AND ALL liberties, privileges, easements, appurtenances whatsoever thereunto belonging or held or enjoyed or occupied therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions, remainder or remainders **AND THE** rents issues and profits of the "**said property**", **AND ALL** the estates, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into upon and in any manner concerning the "**said property**", and every part thereof **AND ALSO** all deeds, muniments, pattahs, writings and evidence of title and other documents relating to or concerning the "**said property**", or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure the same, without any action or suit at law or in equity

TO HAVE AND TO HOLD the "**said property**", more fully described in the Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchasers absolutely and forever, without any manner of condition, use, trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, and trusts whatsoever above named; **AND THE VENDORS** above named do and each of them doth hereby covenant with the Purchasers as follows:

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or any other person or party claiming any right under the Vendors, made committed or knowingly suffered to the contrary, the Vendors is lawfully, rightfully and absolutely seized, possessed of or otherwise well and sufficiently entitled as absolute owners in respect of the "**said property**", hereby granted, sold, conveyed, and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter defeat

Happy Developer
Charndal Kumar
 Partner

encumber or make void the same and free from all encumbrances whatsoever;

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendors now has good right full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "**said property**", hereby granted, sold and transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "**said property**", hereby granted sold, conveyed and transferred and receive the rents issues and profits in respect of the "**said property**", without any lawful eviction, interruption, hindrance, claim or demands whatsoever from or by the Vendors or any other person or party having or lawfully or equitably claiming from under or in trust for the Vendors;

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendors or any other person or persons whosoever lawfully, equitably or rightfully claiming any estate or interest or rights as aforesaid;

AND THAT the "**said property**", is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty Authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise;

AND THAT no declaration made nor any notice published nor any proceeding commenced for acquisition or requisition of the "**said**

property", or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force; right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into upon and in any manner concerning the "**said property**", and every part thereof

AND ALSO all deeds, muniments, pattahs, writings and evidence of title and other documents relating to or concerning the "**said property**", or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure the same, without any action or suit at law or in equity.

TO HAVE AND TO HOLD the "**said property**", more fully described in the Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchasers absolutely and forever, without any manner of condition, use, trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, and trusts whatsoever above named;

AND THAT there are no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendors to grant, transfer, sell, assign and assure the "said land" in favour of the Purchasers in the manner aforesaid;

AND THAT the Vendors and all other person having or lawfully or equitably or rightfully claiming any estate rights title or interest whatsoever in the "**said property**", hereby sold transferred conveyed and granted or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers make do execute and perfect or cause to be made, done executed and perfected all such acts, deeds, matters and

thing whatsoever for further better and more perfectly conveying transferring and confirming the "**said property**", and every part thereof unto and to the use and benefit of the Purchasers forever in the manner aforesaid, as shall or may be reasonably required

THE SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring an area of 2(two) cottahs 8(eight) chhattack 11(eleven) square feet be the same a little more or less together with one storied building having an area of 670 square feet (cemented floor) standing on the said land appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touji No. 156, R.S. Dag No. 3222(Part), R.S. Khatian No. 985, 984, lying and situated at Holding No. 44, Raja Road, under Panihati Municipality, Ward No. 2, P.S. Khardah, Kolkata-700115, District North 24 Parganas and the same is butted and bounded as follows:

ON THE NORTH : Two feet wide Municipal drain thereafter

House of Shyamapada Debnath;

ON THE SOUTH : 10'-00" wide Raja Road;

ON THE EAST : House of Kalu Dey Plot No. 12 ;

ON THE WEST : House of Samir Saha Plot No. 10.

IN WITNESS WHEREOF the Parties hereto set and subscribed their respective hands and seals hereunto on the day, month and the year first above written.

WITNESSES:

1. Subhanjan Biswas
No 2 Subash Nagan Subaharan
P.S Chardaha Kod. 700115

Subhanjan Biswas

Uma Saha

Shibshendrasaha

SIGNATURE OF THE VENDORS

2. Tapas Saha
Patna Colony
Chardaha. Nadia
741222

স্বাক্ষরিত

স্বাক্ষরিত


SIGNATURE OF THE PURCHASERS

Read over & explain in Bengali
to the parties &

Drafted by Me:

As per instruction & documents

Supplied by the parties



Dilip Kumar Saha

Advocate

High Court, Calcutta

WB/1426/1995

MEMO OF CONSIDERATION

Received of and from the within named Purchasers
the within mentioned sum of Rs. 31,00,000/- Rs. 31,00,000.00
(Rupees Thirty One Lakh) only being the consideration
money paid under under this presence.

M E M O

Date	Cheque No.	Bank	Branch	Rupees
24.01.22	564283	SBI	Payradanga	2,00,000.00
24.01.22	715660	SBI	Payradanga	2,00,000.00
24.01.22	715661	SBI	Payradanga	2,00,000.00
04.02.22	564286	SBI	Payradanga	2,00,000.00
04.02.22	715662	SBI	Payradanga	2,00,000.00
04.02.22	564287	SBI	Payradanga	2,00,000.00
07.02.22	905314	SBI	Payradanga	50,000.00
07.02.22	905315	SBI	Payradanga	50,000.00
07.02.22	905316	SBI	Payradanga	50,000.00
07.02.22	564288	SBI	Payradanga	5,00,000.00
07.02.22	905317	SBI	Payradanga	5,00,000.00
07.02.22	905313	SBI	Payradanga	5,00,000.00
09.02.22	Bank transfer			50,000.00
09.02.22	by cash			2,00,000.00
				31,00,000.00

(Rupees thirty one lakh) only

WITNESSES

1. Subhan Bisoias

SBI 5/2/22

Uma Saha

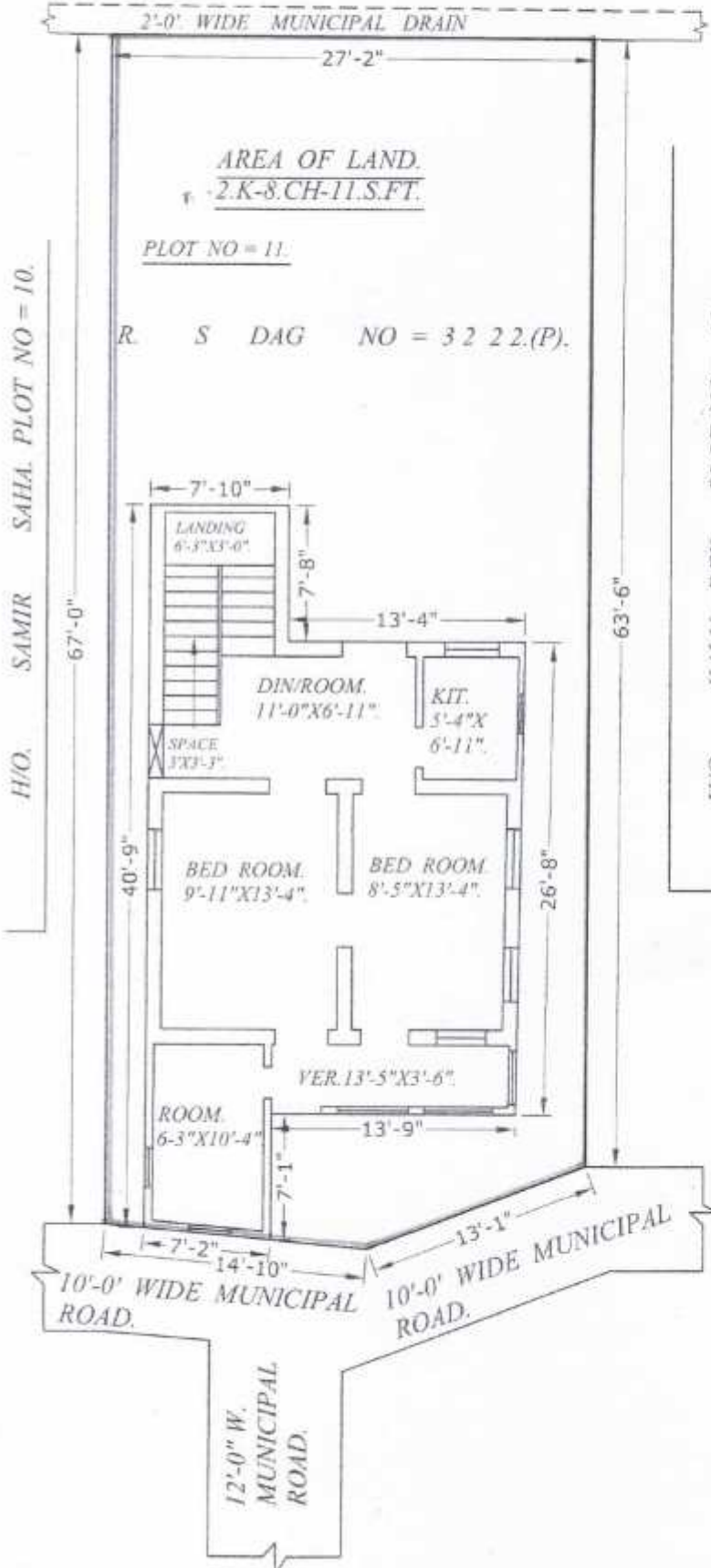
2. Tapas Saha

Shirshendu Saha

.....
SIGNATURE OF THE VENDORS

SITE PLAN OF R.S.DAG. NO. = 3222.(PART). KHATIAN NO =985, 984. J.L. NO=9. R.S. NO =14. TOUJI NO = 156. MOUZA = SUKCHAR. P.S.= KHardHA. H/NO =44. W/NO=2. PLOT-NO=11. RAJA ROAD.. UNDER PANIHATI MUNICIPALITY. DIST. =24.PARGANAS.(N). KOLKATA. = 700115. TOTAL AREA OF LAND.= 02.K-08.CH-11.S.FT.(M/L). SCALE - 10'-0"=1".INCH. COVERED AREA = 670.5-FT.(R.C.C.SLAB).

H/O. SHYAMAPADA DEBNATH.



H/O. SAMIR SAHA. PLOT NO = 10.

H/O. KALU DEY. PLOT NO = 12.

VENDOR SIGNATURE.
1. <i>[Signature]</i>
2. Uma Saha
3. Shitghendu Saha
VENDEE SIGNATURE.
1. <i>[Signature]</i>
2. <i>[Signature]</i>
DRAWN BY.
<i>[Signature]</i>
SUSHIL KUMAR CHATTERJEE
' .B.S. No.- 3113208 DATE 4/22
SUKCHAR,
KALITALA, N. D. BISWAS RD
24 PARGS (N). KOL-115

SPECIMEN FORM FOR TEN FINGERPRINTS

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

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

Shirshendu saha



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

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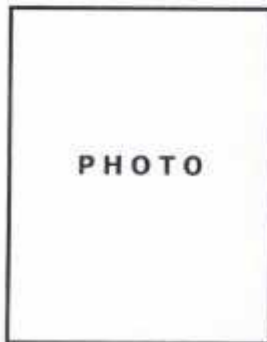
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

SPECIMEN FORM FOR TEN FINGERPRINTS



श्रीधर शिंदे

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



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



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



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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSAMA SAHA
JANDRA SAHA

15/01/1950

Permanent Account Number
CTSPS6562E

SUSAMA SAHA
Signature



SUSAMA SAHA



भारत सरकार
Government of India



Susama Saha
DOB: 15/01/1960
Female

08/05/2015

8397 7407 3420

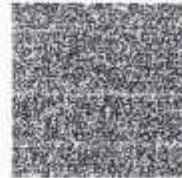
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: W/O: Nityananda Saha, SAHA
BAGAN, SUKCHAR, Panitahi (M), North 24
Parganas, West Bengal, 700115



8397 7407 3420



1947



help@uidai.gov.in



www.uidai.gov.in

सुसमा साहा

आयकर विभाग
INCOME TAX DEPARTMENT
UMA SAHA
KRISHNA LAL SAHA

भारत सरकार
GOVT. OF INDIA

23/12/1980
Permanent Account Number
DLPPS3542Q

Uma Saha
Signature



Uma Saha



ভারত সরকার

Government of India

উমা সাহা
UMA SAHA



জন্মতারিখ/DOB: 03/05/1975
লিঙ্গ / Female



4442 9382 8212

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: /: সুবল সাহা, রাজা রোড
সাহা বাগান, পানিহাটি (এম), সুখার
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Subal Saha,
RAJA ROAD, SAHA BAGAN,
Panihati (M), North 24
Parganas, Sukchar, West
Bengal, 700115

4442 9382 8212



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

uma saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारतीय रिज़र्व बैंक
Permanent Account Number Card
JIKPS5756Q

नाम / Name
SHIBSHENDU SAHA

पिता का नाम / Father's Name
MIHIR SAHA

व्यवस्थापक / Date of Issue
14/10/1999

हस्ताक्षर / Signature
Shibshendu Saha



Shibshendu Saha


ভারত সরকার
Government of India


 শিশুন্দু সাহা
 Shishendu Saha
 পিতা : মিহির সাহা
 Father: MIHIR SAHA
 জন্মতারিখ / DOB : 14/10/1999
 পুংসব / Male



9811 1199 9360

আধার - সাধারণ মানুষের অধিকার


আধার
 ভারতীয় বৈদিক পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা:
 পাবনা কলনী, চাকদাহ,
 চাকদাহ, চাকদাহ, নদিয়া, পশ্চিম
 বঙ্গ, 741222

Address:
 PABNA COLONY, CHAKDAH,
 Chakdah, Chakdah, Nadia, West
 Bengal, 741222

9811 1199 9360


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 1500 230 1947


 India Post


 www.digital.gov.in

Shishu Shenda Saha

आयकर विभाग
INCOME TAX DEPARTMENT

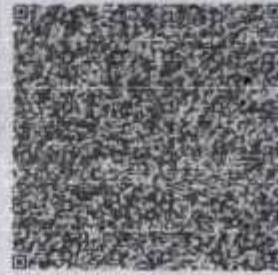


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EQQP80432M



नाम / Name
SUBHENDU BISWAS

पिता का नाम / Father's Name
ADHIR BISWAS

21072019

जन्म की तारीख /
Date of Birth
12/05/1990

हस्ताक्षर / Signature

सुभेन्दु बिस्वास



भारत सरकार

Government of India

Enrollment No. : 1052/01046/04421

To
Subhendu Biswas

28/05/2018

PRITINAGAR
Uklnara
Pritinagar, Nadia
West Bengal - 741247



KH42358228FT

42358228



आपका क्रमांक / Your No. :

8219 7507 5711

- आम आदमी का अधिकार



भारत सरकार
Government of India

Subhendu Biswas

Father : ADHIR BISWAS

DOB: 12/05/1990
Male



8219 7507 5711



- आम आदमी का अधिकार

शुद्ध विश्वास

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


DMLPB3539R



नाम / Name
GOPAL BISWAS

पिता का नाम / Father's Name
ADHR BISWAS

जन्म की तारीख / Date of Birth
25/03/1986


हस्ताक्षर / Signature



20122017

जीमल बिस्वास



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Government of India



Enrolment No/Enrolment No.: 1062/01046/04424

Date: 09/01/2017

GOPAL BISWAS (GOPAL BISWAS)

PRITINAGAR, Uklina, Nadia,
 West Bengal - 741247

Your Aadhaar No/ Your Aadhaar No.:

6208 5525 0655



MERA AADHAAR, MERI PEHACHAN



help@uidai.gov.in

www.uidai.gov.in

- ✔ Aadhaar is valid throughout the country.
- ✔ You need to enrol only once for
- ✔ Please update your mobile number and e-mail address.
 This will help you to avail various services in future.

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

Signature valid

Digitally signed by Gopal Biswas
 IDENTIFICATION AUTHORITY OF INDIA/01
 Date: 2017.01.09 10:06:15T



भारत सरकार
 Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
 IDENTIFICATION AUTHORITY OF INDIA



GOPAL BISWAS
 DOB: 25/03/1986
 Male / MALE



Address:
 PRITINAGAR, Uklina, Nadia,
 West Bengal - 741247.

6208 5525 0655

MERA AADHAAR, MERI PEHACHAN

6208 5525 0655

MERA AADHAAR, MERI PEHACHAN

गोपाल बिस्वास



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB23 20190013818

Name : RAHUL RAUTH

Address :

8 LAL MOHAN BANERJEE ROAD PO-PANIHATI PS-
KHARDAH,
Barrackpur - 8, North Twenty Fe, WB, 700114



Form / ফর্ম 13(2)

S/D/W/O: BADAL RAUTH

Date of Issue	29-08-2019
Valid Till (NT)	28-08-2039
Valid Till (TR)	

Blood Group:

Date of Birth:

02-10-1999

Licence holder sign

Licensing Authority: L.A. BARRACKPUR

Licensing Authority Sign

Rahul Rauth



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

GRN Details

GRN: 192021220178989108 Payment Mode: Online Payment (SBI Epay)
GRN Date: 07/02/2022 23:30:00 Bank/Gateway: SBlePay Payment Gateway
BRN : 0276784599826 BRN Date: 07/02/2022 23:02:29
Gateway Ref ID: IGAMYWCPN3 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000407532/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dilip Kumar Saha
Address: Adarsha Pally Khardah, Kol-116
Mobile: 9830475463
Depositor Status: Advocate
Query No: 2000407532
Applicant's Name: Mr D K Saha
Identification No: 2000407532/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000407532/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	155047
2	2000407532/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	40021
Total				195068

IN WORDS: ONE LAKH NINETY FIVE THOUSAND SIXTY EIGHT ONLY.

Happy Developer
Chandhal mukherjee
Partner

Major Information of the Deed

Deed No :	I-1524-01351/2022	Date of Registration	09/02/2022
Query No / Year	1524-2000407532/2022	Office where deed is registered	
Query Date	05/02/2022 1:43:41 PM	1524-2000407532/2022	
Applicant Name, Address & Other Details	D K Saha High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830475463, 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. 31,00,000/-	Rs. 40,00,678/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,047/- (Article:23)	Rs. 40,021/- (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:- Khardaha, Municipality: PANIHATI, Road: Raja Road, Mouza: Sukhchar, JI No: 0, Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3222	RS-985	Bastu	Bastu	2 Katha 8 Chatak 11 Sq Ft	27,00,000/-	35,48,428/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					4.1502Dec	27,00,000 /-	35,48,428 /-	



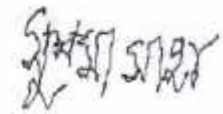


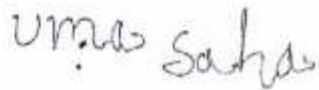


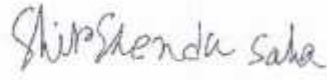
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	670 Sq Ft.	4,00,000/-	4,52,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 670 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		670 sq ft	4,00,000 /-	4,52,250 /-	

Happy Developer,
Dhanchal mukherjee
Partner





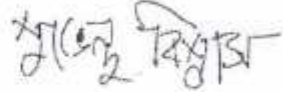


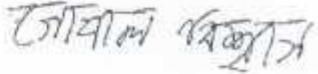
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUSAMA SAHA (Presentant) Wife of Late Nitya Nanda Saha Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	09/02/2022	LTI 09/02/2022	09/02/2022	
Saha Bagan, Sukchar,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				
2	Name Mrs UMA SAHA Wife of Late Subal Saha Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	09/02/2022	LTI 09/02/2022	09/02/2022	
Saha Bagan, Sukchar,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DLxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				
3	Name Mr SHIRSHENDU SAHA Son of Mr Mihir Saha Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	09/02/2022	LTI 09/02/2022	09/02/2022	
Pabna Colony, Chakdaha, City:- Chakdah, P.O:- Chakdaha, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: JIxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				

Happy Developer
 Chanchal Mukherjee
 Partner



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBHENDU BISWAS Son of Mr Adhir Biswas Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
Son of Mr Adhir Biswas Pritinagar, Ukilnara,, City:- , P.O:- Pritinagar, P.S:-Ranaghat, District:-Nadia, West Bengal, India, PIN:- 741247 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EQxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr GOPAL BISWAS Son of Mr Adhir Biswas Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			
	09/02/2022	LTI 09/02/2022	09/02/2022	
Son of Mr Adhir Biswas Pritinagar, Ukilnara,, City:- , P.O:- Pritinagar, P.S:-Ranaghat, District:-Nadia, West Bengal, India, PIN:- 741247 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DMxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Rauth Son of Mr B Rauth Sodepur, City:- , P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114			
	09/02/2022	09/02/2022	09/02/2022
Identifier Of Mrs SUSAMA SAHA, Mrs UMA SAHA, Mr SHIRSHENDU SAHA, Mr SUBHENDU BISWAS, Mr GOPAL BISWAS			

Happy Developer
Manohar Mukherjee
 Partner



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUSAMA SAHA	Mr SUBHENDU BISWAS-0.691701 Dec,Mr GOPAL BISWAS-0.691701 Dec
2	Mrs UMA SAHA	Mr SUBHENDU BISWAS-0.691701 Dec,Mr GOPAL BISWAS-0.691701 Dec
3	Mr SHIRSHENDU SAHA	Mr SUBHENDU BISWAS-0.691701 Dec,Mr GOPAL BISWAS-0.691701 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUSAMA SAHA	Mr SUBHENDU BISWAS-111.66666700 Sq Ft,Mr GOPAL BISWAS-111.66666700 Sq Ft
2	Mrs UMA SAHA	Mr SUBHENDU BISWAS-111.66666700 Sq Ft,Mr GOPAL BISWAS-111.66666700 Sq Ft
3	Mr SHIRSHENDU SAHA	Mr SUBHENDU BISWAS-111.66666700 Sq Ft,Mr GOPAL BISWAS-111.66666700 Sq Ft

Happy Developer
Chanchal mukherjee
 Partner



Endorsement For Deed Number : I - 152401351 / 2022

On 09-02-2022

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 12:55 hrs on 09-02-2022, at the Office of the A.D.S.R. SODEPUR by Mrs SUSAMA SAHA , 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 40,00,678/-

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

Execution is admitted on 09/02/2022 by 1. Mrs SUSAMA SAHA, Wife of Late Nitya Nanda Saha, Saha Bagan, Sukchar,, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 2. Mrs UMA SAHA, Wife of Late Subal Saha, Saha Bagan, Sukchar,, P.O: Sukchar Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 3. Mr SHIRSHENDU SAHA, Son of Mr Mihir Saha, Pabna Colony, Chakdaha, P.O: Chakdaha, Thana: Chakdaha, , City/Town: CHAKDAH, Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 4. Mr SUBHENDU BISWAS, Son of Mr Adhir Biswas, Pritinagar, Ukilnara,, P.O: Pritinagar, Thana: Ranaghat, , Nadia, WEST BENGAL, India, PIN - 741247, by caste Hindu, by Profession Business, 5. Mr GOPAL BISWAS, Son of Mr Adhir Biswas, Pritinagar, Ukilnara,, P.O: Pritinagar, Thana: Ranaghat, , Nadia, WEST BENGAL, India, PIN - 741247, by caste Hindu, by Profession Business

Indetified by Mr Rahul Rauth, , Son of Mr B Rauth, Sodepur, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,021/- (A(1) = Rs 40,007/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2022 11:31PM with Govt. Ref. No: 192021220178989108 on 07-02-2022, Amount Rs: 40,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0276784599826 on 07-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,047/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,55,047/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 387081, Amount: Rs.5,000/-, Date of Purchase: 20/01/2022, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2022 11:31PM with Govt. Ref. No: 192021220178989108 on 07-02-2022, Amount Rs: 1,55,047/-, Bank: SBI EPay (SBlePay), Ref. No. 0276784599826 on 07-02-2022, Head of Account 0030-02-103-003-02

Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Happy Developer
Chanchal mukherjee
Partner



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 67196 to 67231
being No 152401351 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.02.24 15:42:02 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/02/24 03:42:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

Happy Developer
Chanchal Mukherjee
Partner



(This document is digitally signed.)