

11/9/22

I-11058/200



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 251712

2/3259233/22

so that the document is admitted to  
ration. The signature sheet / sheet's  
to the endorsement sheet/sheet's  
and with this document's are the part  
of this document

Local District Sub-Registrar  
Mour. North 24-Parganas

## Deed of Conveyance

**THIS DEED OF CONVEYANCE** made this the 08<sup>th</sup> day of December, Two  
Thousand Twenty Two (2022)

8 DEC 2022

**BETWEEN**

Happy Developer

*Chandhal Kumar*

Partner

(1) **SMT. PAPIA SAHA** (PAN BAZPS4626N) (Aadhaar No. 5065 2003 8476) (Mobile No. 8777054796), widow of late Samir Saha, by faith Hindu, by Nationality Indian, by occupation house wife & (2) **SMT. ADITI SAHA** (PAN NOMPS9452F) (Aadhaar No. 7552 1686 6090) (Mobile No. 9163228854), daughter of late Samir Saha, by faith Hindu, by Nationality Indian, by occupation student both are residing at 105, Indra Biswas Road, Belgachia, P.O. Belgachia, P.S. Tala, Kolkata-700037 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**

(2)

**AND**

(1) **SMT. ALPANA BISWAS**, (PAN BDKPB5096H) (Aadhaar No. 7879 5476 4074) (Mobile No. 9874207727) wife of Sri Subhankar Biswas, by religion Hindu, by Nationality Indian, by occupation Business & (2) **SRI PRONAY BISWAS**, (PAN DDKPB9159P) (Aadhaar No. 4833 7564 3703) (Mobile No. 9836822565) son of Sri Subhankar Biswas, by religion Hindu, by Nationality Indian, by occupation student, both are residing at No. 2, Subhas Nagar, P.O Sukchar, P.S. Khardah, Kolkata- 700115, District North 24 Parganas 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** by a Bengali Deed of Saaf Bikroy Kobala dated 07<sup>th</sup> day of April, 2011 made by and between the (1) Smt. Lalita Saha wife of Sri Naba Chaitanya Saha, (2) Sri Gopeswar Saha Roy, son of late Sri Krishna Chaitanya Saha Roy, (3) Sri Jogyeswar Saha Roy, son of late Krishna Chaitanya Saha Roy, (4) Smt. Mandira Saha Roy wife of late Krishna Chaitanya Saha Roy, (5) Smt. Lipika Das wife of Sri Bipul Das, (6) Smt. Shilpika Saha, wife of Sri Rabi Saha, (7) Smt. Arati Saha Roy wife of late Sri Krishna Chaitanya Saha Roy, (8) Sri Netai Das Saha Roy son of late

Happy Developer

*Sanchal Anshariya*

Partner

Gopal Chandra Saha Roy, (9) Smt. Broja Saha wife of late Jitendra Saha (10) Smt. Nandita Saha wife of Sri Benoy Krishna Saha & (11) Smt. Joshoda Saha wife of Sri Ashim Saha the vendors 1 to 6 represented by their constituted attorney Smt. Arati Saha Roy wife of late Sri Krishna Chaitanya Saha Roy the vendor no. 7 herein vide registered power of Attorney in Book No. IV, Volume No. 1, Pages from 1111 to 1120, Being No. 00112 for the year 2008 registered at the office of the A.D.S.R. Barrackpore therein jointly referred to as the vendors of the one part and Sri Samir Saha son of late Ganesh Chandra Saha & Smt. Papia Saha wife of Sri Samir Saha therein jointly referred to as the purchasers of the other part and registered at the Office of the Additional District Sub Registrar, Barrackpore, North 24 Parganas entered in Book No. I, CD Volume No. 12, Pages from 2411 to 2426, Being No. 03391 for the year 2011 wherein the said vendors jointly sold transferred and conveyed their respective right title and interest of **ALL THAT** land measuring an area of 2(two) cottahs 6(six) chhattack 40 (forty) square feet be the same a little more or less together with 100 square feet RT Shed standing thereon appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, R.S. Dag No. 3222, R.S. Khatian No. 985, lying and situated at Holding No. 88, Raja Road (Saha Bagan), under Panihati Municipality, Ward No. 2, P.S. Khardah, District North 24 Parganas, unto and in favour of the said Sri Samir Saha & Smt. Papia Saha

**AND WHEREAS** having been owner of the said Property the said Sri Samir Saha & Smt. Papia Saha duly mutated their names before the Panihati Municipality and presently the said property has been reassessed and renumbered as Holding No. 43, Raja Road, under Panihati Municipality, Ward No. 2, P.S. Khardah, Kolkata-700115, District North 24 Parganas

**AND WHEREAS** the said Samir Saha died intestate on 16<sup>th</sup> December, 2021 leaving behind his widow Smt. Papia Saha and his only daughter Smt. Aditi Saha as his only legal heirs/heirress under the Hindu Succession Act, 1956

Happy Developer  
*Chanchal मुखर्जी*  
 Partner

**AND WHEREAS** in the event that have happened the said Smt. Papia Saha & Smt. Aditi Saha are thus now absolute joint owners of **ALL THAT** land measuring an area of 2(two) cottahs 6(six) chhattack 40 (forty) square feet be the same a little more or less together with 100 square feet RT Shed standing thereon appertaining to Mouza Sukhchar, J.L. No. '9, Re. Su. No. 14, Touzi No. 156, R.S. Dag No. 3222, R.S. Khatian No. 985, lying and situated at Holding No. 43, 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 intend to sale the said **Property** at or for the price of **Rs. 27,20,000/- (Rupees twenty seven lakh twenty thousand)** only and the Purchaser 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. 27,20,000/- (Rupees twenty seven lakh twenty thousand)** only duly paid to the Vendors by the Purchaser 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 Purchaser 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 purchaser above named **ALL THAT** land measuring an area of 2(two) cottahs 6(six) chhattack 40 (forty) square feet be the same a little more or less together with 100 square feet RT Shed standing thereon appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touzi No.

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*Charudal Mukherjee*

Partner

156, R.S. Dag No. 3222, R.S. Khatian No. 985, lying and situated at Holding No. 43, 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, lispendens, 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**",

**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 Vendor 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 Purchaser 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;

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*Chandhal Musherjee*  
 Partner

**AND THE VENDORS** above named do and each of them doth hereby covenant with the Purchaser 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 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 purchaser 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 Vendor 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

Happy Developer

*Chandhal Anshu Singh*

Partner

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 Purchaser 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 Vendor to grant, transfer, sell, assign and assure the "said land" in favour of the Purchaser 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 Purchaser 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 6 (six) chhattack 40 (forty) square feet be the same a little more or less together with 100 square feet RT Shed standing thereon appertaining to Mouza Sukhchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, R.S. Dag No. 3222, R.S. Khatian No. 985, lying and situated at Holding No. 43, 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 :** House of Pradip & Kartick Kundu;

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

**ON THE EAST :** House of Sri Nityananda Saha;

**ON THE WEST :** Plot No. 3222.



**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. Subhamjit Biswas  
 No. 2 Subash Nagar P.O. Sukchar  
 P.S. Khardaha Kol. 700115

Patia Saha

Aditi Saha

.....  
**SIGNATURE OF THE VENDORS**

2. Kabeerj Day  
 D/O - Cr. Day  
 OF - Sukchar  
 Kol - 115

Alpamer Biswas

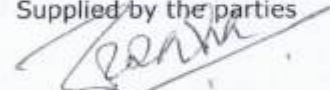
Pronay Biswas

.....  
**SIGNATURE OF THE PURCHASER**

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. 27,20,000/- Rs. 27,20,000.00  
 (Rupees Twenty Seven Lakh Twenty Thousand)  
 only being the consideration money paid under  
 under this presence.

**M E M O**

Date	Cheque No.	Bank	Branch	Rupees
21.11.22	193180	Canara	Panihati	5,00,000.00
21.11.22	382322	Canara	Panihati	7,00,000.00
01.12.22	382323	Canara	Panihati	2,50,000.00
01.12.22	344796	Canara	Panihati	3,00,000.00
01.12.22	193181	Canara	Panihati	2,50,000.00
08.12.22	344797	Canara	Panihati	6,10,000.00
08.12.22	344801	Canara	Panihati	1,10,000.00
				<b>27,20,00.00</b>

(Rupees twenty seven lakh twenty thousand) only

**WITNESSES**

1. Subhangam Biswa  
 No 2 Subash Nagar P.O. Subchar  
 P. S Khardaha Dist. 700115

2. Kabir Dey

Papia Saha  
 Aditi Saha

**SIGNATURE OF THE VENDORS**

Happy Developer,  
 chanchal mukherjee  
 Partner

Happy Developer

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Papia Saha

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



Aditi Saha

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



Arpana Biswas

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



Pranay Biswas

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

THE PLAN SHOWS THE LAND & BUILDING AT J.L. NO- 9,  
MOUZA- SUKCHAR, PART OF R.S. DAG NO- 3222, R.S.  
KHATIAN NO- 985, R.S.NO-14, TOUZI NO- 156, IN WARD  
NO- 2, HOLDING NO- 43, RAJA ROAD, UNDER P.S.- KHARDAH,  
MUNICIPALITY- PANIHATI, DIST 24 PGS.(N). KOL.- 115.

SCALE= 1:100

AREA OF LAND - 2 K - 6 CH - 40 SFT.

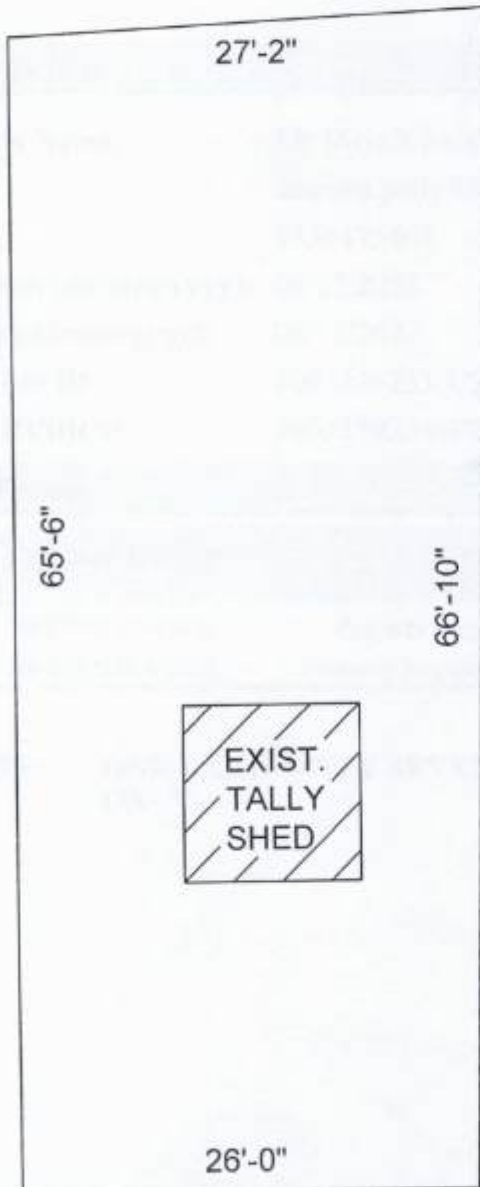
COVD. AREA (TALLY SHED) - 100 SFT.

NORTH



MUNICIPAL DRAIN  
THEREAFTER LAND  
OF PRADIP KUNDU &  
KARTIC KUNDU

H/O, RANJIT TALUKDAR



H/O, GOPAL BISWAS & SUBENDU BISWAS

*Papia Saha*

*Aditi Saha*

OWNER'S SIGNATURE

*Alpama Biswas*

*Pronay Biswas*

PURCHASER'S SIGNATURE

10'-0" WIDE RAJA ROAD  
( BY LANE SAHA BAGAN )

*Ajit Das*  
Ajit Das  
8/8, Balaknathpara  
Rashkhoia, Khardah  
LIC No - 11723438

DELT



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



192022230205375418

GRN Details

GRN: 192022230205375418 Payment Mode: SBI Epay  
GRN Date: 06/12/2022 23:31:23 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 1106866597423 BRN Date: 06/12/2022 23:31:52  
Gateway Ref ID: IGAOTRAHMS Method: State Bank of India NB  
GRIPS Payment ID: 061220222020537540 Payment Init. Date: 06/12/2022 23:31:23  
Payment Status: Successful Payment Ref. No: 2003259233/4/2022  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: Mr Dilip Kumar Saha  
Address: adarsha pally khardah, kol-116  
Mobile: 9830475463  
Period From (dd/mm/yyyy): 06/12/2022  
Period To (dd/mm/yyyy): 06/12/2022  
Payment Ref ID: 2003259233/4/2022  
Dept Ref ID/DRN: 2003259233/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003259233/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	133256
2	2003259233/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	34573

Total 167829

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND EIGHT HUNDRED TWENTY NINE ONLY.

PAID

## Major Information of the Deed

Deed No :	I-1524-11058/2022	Date of Registration	08/12/2022
Query No / Year	1524-2003259233/2022	Office where deed is registered	
Query Date	16/11/2022 6:57:55 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
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. 27,20,000/-	Rs. 34,55,906/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,38,256/- (Article:23)	Rs. 34,573/- (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






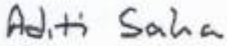
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3222	RS-985	Bastu	Bastu	2 Katha 6 Chatak 40 Sq Ft	27,00,000/-	34,28,906/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.0104Dec</b>	<b>27,00,000 /-</b>	<b>34,28,906 /-</b>	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>20,000 /-</b>	<b>27,000 /-</b>	

Happy Developer  
*Chanchal mukherjee*  
Partner




**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs PAPIA SAHA</b> Wife of Late Samir Saha Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
	08/12/2022	LTI 08/12/2022	08/12/2022	
105, Indra Biswas Road, Belgachia, City:- , P.O:- Belgachia, P.S:-Tala, District:-North24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mrs ADITI SAHA (Presentant)</b> Daughter of Late Samir Saha Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
	08/12/2022	LTI 08/12/2022	08/12/2022	
105, Indra Biswas Road, Belgachia, City:- , P.O:- Belgachia, P.S:-Tala, District:-North24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: NOxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs ALPANA BISWAS</b> Wife of Mr Subhankar Biswas Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
	08/12/2022	LTI 08/12/2022	08/12/2022	
Wife of Mr Subhankar Biswas 2, Subhaas Nagar, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office				

Happy Developer  
*Chandrabhushan Mukherjee*  
 Partner

Name	Photo	Finger Print	Signature
<b>Mr PRONAY BISWAS</b> Son of Mr Subhankar Biswas Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
08/12/2022	08/12/2022	LTI 08/12/2022	08/12/2022
Son of Mr Subhankar Biswas 2, Subhas Nagar, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of India, PAN No.:: DDxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Miss Kabery Dey</b> Daughter of Mr G Dey Sukchar, City:- , P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115			
08/12/2022	08/12/2022	08/12/2022	08/12/2022

Identifier Of Mrs ALPANA BISWAS, Mrs PAPIA SAHA, Mrs ADITI SAHA, Mr PRONAY BISWAS

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs PAPIA SAHA	Mrs ALPANA BISWAS-1.0026 Dec, Mr PRONAY BISWAS-1.0026 Dec
2	Mrs ADITI SAHA	Mrs ALPANA BISWAS-1.0026 Dec, Mr PRONAY BISWAS-1.0026 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs PAPIA SAHA	Mrs ALPANA BISWAS-25.00000000 Sq Ft, Mr PRONAY BISWAS-25.00000000 Sq Ft
2	Mrs ADITI SAHA	Mrs ALPANA BISWAS-25.00000000 Sq Ft, Mr PRONAY BISWAS-25.00000000 Sq Ft

Happy Developer  
 Chanchal Anand  
 Partner



Cn 08-12-2022

**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 11:36 hrs on 08-12-2022, at the Office of the A.D.S.R. SODEPUR by Mrs ADITI 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 34,55,906/-

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

Execution is admitted on 08/12/2022 by 1. Mrs ALPANA BISWAS, Wife of Mr Subhankar Biswas, 2, Subhaas Nagar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 2. Mrs PAPIA SAHA, Wife of Late Samir Saha, 105, Indra Biswas Road, Belgachia, P.O: Belgachia, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 3. Mrs ADITI SAHA, Daughter of Late Samir Saha, 105, Indra Biswas Road, Belgachia, P.O: Belgachia, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Student, 4. PRONAY BISWAS, Son of Mr Subhankar Biswas, 2, Subhas Nagar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Student

Indetified by Miss Kabery Dey, , , Daughter of Mr G Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 34,573.00/- ( A(1) = Rs 34,559.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 34,573/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 11:31PM with Govt. Ref. No: 192022230205375418 on 06-12-2022, Amount Rs: 34,573/-, Bank SBI EPay ( SBlePay), Ref. No. 1106866597423 on 06-12-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,38,256/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,33,256/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 395158, Amount: Rs.5,000.00/-, Date of Purchase: 28/11/2022, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 11:31PM with Govt. Ref. No: 192022230205375418 on 06-12-2022, Amount Rs: 1,33,256/-, Bank: SBI EPay ( SBlePay), Ref. No. 1106866597423 on 06-12-2022, 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  
Chandhal Anubharyic  
Partner

(This document is digitally signed)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 362770 to 362790

being No 152411058 for the year 2022.



Digitally signed by DEBJANI HALDER  
Date: 2022.12.30 19:34:07 +05:30  
Reason: Digital Signing of Deed.

*Debjani Halder*

(Debjani Halder) 2022/12/30 07:34:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)