

SI-5628/22

I-5582/2022 5580/22

6



Sub-Registrar
West Bengal

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
V. C NO-588 Date: 21.09.2022 Time: 17:10 PM
AE 627124
D-(2) 2807814/22

Verified that the document in accordance
to registration. The signature sheet
and certificate are the part of the
document.

Additional District Sub-Registrar
Raighata, 24 Pgs (N)

21 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS 20th DAY OF,
September, TWO THOUSAND TWENTY-TWO (2022) CHRISTIAN ERA.

BETWEEN

MAA BHABATARINI UDYOG
[Signature] Partner
[Signature] Partner

MRS. TANUJA MUKHERJEE having PAN-ADUPM9812F W/o Mr. Anjan Bhattacharjee D/o Late B.R. Mukherjee, by Faith-Hindu, by Nationality-Indian, by Occupation-Business residing at 41/13, A.C. Banerjee Road, P.O. Ariadaha, P.S. Previously Belghoria, presently Dakshineswar, Kolkata-700057, Dist- North 24 Paraganas, West Bengal, hereinafter called and referred to as the "**OWNER/ VENDOR**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

MR. JAYANTA GHOSH, having PAN-ALMPG0122C son of Late Dilip Kumar Ghosh, by Nationality-Indian, by Faith-Hindu, by Occupation-Business, residing at 2, South Nowdapara, P.O. Ariadaha, Police Station-Belghoria, Kolkata-700057, District-North 24 Parganas, West Bengal, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs legal representatives executors administrators and assigns) of the **SECOND PART.**

WHEREAS ALL THAT piece and parcel of land measuring about 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same a little more or less out of total land measuring about 1 (One) Bigha 2 (Two) Cottahs 15 (Fifteen) Chittacks 3 (Three) Sq.ft. be the same a little more or less comprised in C.S. Dag Nos. 5663 & 5665, under Khatian Nos. 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195, at Mouja-Ariadaha Kamarhati, J.L. No. 1, Re.Su. No.-12, Touji No.-173, District North 24-Parganas, A.D.S.R.O. at Cossipore Dum Dum, within the local limits of Kamarhati Municipality under

MAA BHABATARINI UDYOG

 Partner

 Partner

Ward No. 10 being Holding No. 174 at Premises No. 42/C, A.C. Banerjee Road, P.O. Ariadaha, P.S. Belghoria, Kolkata-700057, is the property detail of which mentioned in the Schedule written therein, along with other landed properties belonged to one Satya Bhusan Mitra since deceased who was a recorded Rayat under the Government of West Bengal.

AND WHEREAS while he was in possession of the property died intestate leaving behind his sole legal heirs and successors namely (1) Sri Surendra Lal Mitra, (2) Sri Samarendra Krishna Mitra, (3) Sri Sudhindra Bijoy Mitra (4) Sri Shymandra Saran Mitra, (5) Sri Sidhandra Kumar Mitra and (6) Sri Sibendra Kumar Mitra. Therefore they being legal heirs of said Satya Bhusan Mitra since deceased, inherited the property mentioned in the schedule therein along with other landed properties, in respect of unpartitioned $1/6^{\text{th}}$ share each. They were in joint possession of the property without any interruption by paying all rent and taxes before the competent authorities. It is necessary to mention here that two co-sharers namely (1) Sri Surendra Lal Mitra and (2) Sri Samarendra Krishna Mitra jointly transferred their proportionate unpartitioned $1/6^{\text{th}}$ share each equivalent to $(1/6^{\text{th}} + 1/6^{\text{th}}) = 1/3^{\text{rd}}$ share of the property by dint of two registered Deed of Conveyances Being No.-651 & 652 dated 22nd January 1982 duly registered at A.D.S.R.O. at Cossipore Dum Dum. Therefore the remaining co-shares namely (1) Sri Sudhindra Bijoy Mitra, (2) Sri Shymandra Saran Mitra, (3) Sri Sidhandra Kumar Mitra and (4) Sri Sibendra Kumar Mitra became the joint owners of proportionate $2/3^{\text{rd}}$ share of the property and they were in exclusive possession without any interruption by paying all rent and taxes before the competent authority during their possession due to disturbance of physical possession (1) Sri Sudhindra Bijoy Mitra,

MAA BHASATARINI UDYOG

[Signature]
Partner

[Signature]
Partner

(2) Sri Shymandra Saran Mitra, (3) Sri Sidhandra Kumar Mitra and (4) Sri Sibendra Kumar Mitra duly partitioned their entire property amongst themselves in respect of proportionate 1/6th share each by dint of a registered deed of partition being No. 683 for the year 1982, duly registered at A.D.S.R.O. at Cossipore Dum Dum, copied in Book No. 1, pages from 169 to 190. According to the said Deed of partition the "Kha" schedule property, marked as Lot "D", measuring about 3 (Three) Cottahas 12 (Twelve) Chittaks more or less comprised in C.S. Dag No. 5663 the "Ga" schedule property marked as Lot "E" measuring about 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet more or less comprised in C.S. Dag No. 5665 allotted in favour of Sri Sudhindra Bijoy Mitra, Son of Late Satya Bhusan Mitra, by Faith-Hindu, by Nationality-Indian, by Occupation-Retired Person, residing at A.C. Banerjee Road, P.O. Ariadaha, P.S. Belgharia, Kolkata-700057, District-North 24 Parganas.

AND WHEREAS after obtaining the above noted property by virtue of the above said registered Deed of partition the said Sri Sudhindra Bijoy Mitra became the absolute owner of the property as mentioned in the below schedule and he constructed a R.T.S. measuring about 100 Sq.ft. upon the land and started to enjoy the right title and interest of the property without any disturbances from any corner by paying all rent and taxes before the competent authority which is free from all sorts of encumbrances, attachments, charges, mortgages, liens, lispendences etc.

AND WHEREAS while enjoying the same the said Sri Sudhindra Bijoy Mitra from C.S. Plot No. 5665 under C.S. Khatian Nos. 3184 to 3195, sold conveyed and transferred his property by virtue of a Deed of Conveyance in favour of Tanuja Mukherjee executed on 22.02.2008

MAA BHABATARINI UDYOG

 Partner

 Partner

informed from a reliable source expressed his desire to purchase the under mentioned schedule properties at agreed consideration of **Rs. 20,00,000/- (Rupees Twenty Lakhs) only**. The vendor accepted the proposal of the purchaser. It should be mentioned here that before the execution of these presents the VENDOR herein entered into an oral agreement for sale with the purchaser. More over the VENDOR received in advance amount as earnest money which will be adjusted with the total consideration.

AND WHEREAS the VENDOR herein is well seized and possessed of or otherwise well and sufficiently entitled ALL THAT piece and parcel of Bastu land measuring about 9(Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a R.T.S. measuring about 200 Sq.ft. covered area comprised in C.S./R.S. Dag No. 5665 under C.S./R.S. Khatian Nos. 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195, Mouja-Ariadaha Kamarhati, J.L. No. 1, Revenue Survey No. 12, Touji No.173, District North 24-Parganas, Additional District Sub-Registrar Office at Belgharia, North 24 Parganas, within the jurisdiction of Kamarhati Municipality, Ward No. 10, Holding No 174/1, Premises No. 42/C, A.C. Banerjee Road, P.O. Ariadaha, P.S. previously Belgharia at present Dakshineswar, Kolkata-700057, with good marketable title and have every right to transfer the same to anybody against valuable consideration prevailing in the market.

AND WHEREAS the VENDOR herein is well seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring about 9 (Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a R.T.S. measuring about 200 Sq.ft. covered area comprised in C.S./R.S. Dag

No. 5665 under C.S./R.S. Khatian Nos. 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195, Mouja-Ariadaha Kamarhati, J.L. No. 1, Revenue Survey No. 12, Touji No.173, District North 24-Parganas, Additional District Sub-Registrar Office at Belgharia, North 24 Parganas, within the jurisdiction of Kamarhati Municipality, Ward No. 10, Holding No 174/1, Premises No. 42/C, A.C. Banerjee Road, P.O. Ariadaha, P.S. previously Belgharia at present Dakshineswar, Kolkata-700057, morefully described in the Schedule hereunder written and the Purchaser herein agreed to purchase the said property at or for the total consideration price of **Rs. 20,00,000/- (Rupees Twenty Lakhs) only** free from all sorts of encumbrances and for greater clearance of the same a **Map or Plan** with Red Border is annexed here with which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs) only** paid by the Purchaser as per Memo given below before the execution of this presents (the receipt whereof the Owner/Vendor do hereby as well as by the receipt hereunder written, admits and acknowledges and of and from the same and every part thereof acquits, releases and forever discharges the said Purchaser, the said property particularly described in the schedule hereunder written.) **THE Owner/Vendor do hereby grant, sell, transfer, assign and assure unto the said Purchaser herein ALL THAT** piece and parcel of Bastu land measuring an area of 9(Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a R.T.S. measuring about 200 Sq.ft. covered area comprised in C.S./R.S. Dag No. 5665 under C.S./R.S. Khatian Nos. 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195, Mouja-Ariadaha Kamarhati, J.L. No. 1, Revenue

Survey No. 12, Touji No.173, District North 24-Parganas, Additional District Sub-Registrar Office at Belgharia, North 24 Parganas, within the jurisdiction of Kamarhati Municipality, Ward No. 10, Holding No 174/1, Premises No. 42/C, A.C. Banerjee Road, P.O. Ariadaha, P.S. previously Belgharia at present Dakshineswar, Kolkata-700057, **AND ALL** the estate, rights, title, interest, claim and demand whatsoever of the Owner/ vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens etc. whatsoever and free from all acquisitions and requisitions and alignments and any claim or adverse possession together with right to rent, issues and profits thereof and the Owner/Vendor hereby covenants with the Purchaser as follows :-

1. **THAT** notwithstanding any acts, deed or things hereto before done executed or knowingly suffered to the contrary the Owner/Vendor is now lawfully seized and possessed of the said property from all encumbrances, attachments or defects in title whatsoever and that the Owner/Vendor has full power and absolute authority to sell the said property in the manner aforesaid.
2. **THAT** the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the Owner/Vendor or any claimants through or under her.

3. **FURTHER THAT** the Owner/Vendor, her heirs, successors, executors, administrators, representatives or assigns, covenant with the Purchaser, his heirs, successors, executors, administrators, representatives or assign, to save harmless indemnify and keep indemnified the Purchaser, his heirs, successors, executors, administrators, representatives or assigns, free or against all encumbrances, charges and equities whatsoever.

4. **THAT** the Owner/Vendor, her heirs, successors, executors, administrators, representatives or assign, further covenant that the Owner/Vendor will at the request and cost of the Purchaser, his heirs, successors, executors, administrators representatives or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

5. **THAT** the Purchaser herein will be entitled to mutate his name in respect of the said property, with all the authorities concerned with land and property of West Bengal.

6. **ALL THE** Municipal Taxes, Govt. Khajnas payable in respect of the said property up-to-date of possession had been fully paid by the Owner/Vendor.

7. **IT IS** further declared that the Purchaser, his heirs, successors, executors, administrators, representatives or assigns shall enjoy the property mentioned in the Schedule herein below together with rights to sell, gift, mortgage, convey, transfer and develop the same in any way as the Purchaser shall think fit and better without any interruption from any corner.

8. **THAT** the interest which the Owner/Vendor hereby professes to transfer subsists and that she have good right, full power, absolute authority and indefeasible title to grant, convey, transfer or assign and assure the said property hereby granted, conveyed, transferred or assigned and assured unto the Purchaser in the manner aforesaid. The Owner/Vendor hereby declared that she is not the benamdar of any one.

9. **THAT** the Owner/Vendor and her heirs, executors, administrators, legal representatives and assigns shall at all-time hereafter indemnify and keep indemnified the Purchaser, his heirs, executors, administrators, legal representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Owner/Vendor or any breach of the covenant of hereunder contained.

10. **THAT** Subject to the provisions of this Deed the Owner/Vendor and her heirs, executors, administrators, legal representatives and assigns shall and will from time to time and at all times hereafter upon the request and cost of the Purchaser and his

heirs, executors, administrators, legal representatives and assigns do execute and caused to be done and execute all such Deeds, acts and things whatsoever for further and more perfectly assuring the title of the said property with all appurtenances and amenities and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required and the Owner/Vendor and her heirs, executors, administrators, legal representatives and assigns shall at all-time hereafter upon the request of the Purchaser and his heirs, executors, administrators, legal representatives and assigns caused to be produced and filed all deeds and documents relating to the said property conveyed herein.

11. **THAT** the Owner/Vendor have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and where under the said property hereby granted, conveyed, transferred or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

12. **THAT** all the legal rights and liabilities mentioned in the Deed of Conveyance being No. 00817/2015 of the present Owner/Vendor will remain valid.

Annexed MAP/PLAN bordered with RED colour will be treated as a part and parcel of this Deed of Conveyance.

THE SCHEDULE ABOVE REFERRED TO
(Description of the Property to be sold)

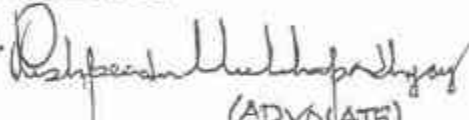
ALL THAT piece and parcel of Bastu land measuring about 9(Nine) Cottahas 4 (Four) Chittaks 12 (Twelve) Square Feet be the same little more or less along with a Cement Flooring RTS admeasuring 200 Squire Feet Covered Area comprised in C.S./R.S. Dag No. 5665, under C.S./ R.S. Khatian Nos. 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194 and 3195 corresponding to L.R. Dag No. 5410, under L.R. Khatian No. 10730, Modi Khatian Nos. 2407 to 2418, at Mouja-Ariadaha Kamarhati, J.L. No.- 1, Re.Su. No.-12, Touji No.-173, District North 24-Parganas, Additional District Sub-Registrar Office at previously Cossipore Dum Dum at present Belghoria, within the local limits of Kamarhati Municipality under Ward No. 10, being Holding No. 174/1 at Premises No. 42/C, A.C. Banerjee Road, P.O. Ariadaha, P.S. previously Belgharia presently Dakshineswar, Kolkata-700057, District- North 24 Parganas, West Bengal, along with all common passages and all easement rights of the property and the said property is butted and bounded by as follows:-

- ON THE NORTH:** By Partly 12ft wide common passage and partly land of Raju Chatterjee.
- ON THE SOUTH:** By land of Sudhindra Bijoy Mitra.
- ON THE EAST :** By land of Siten Mitra and Ors.
- ON THE WEST :** By land of Kalyan Mukherjee and Dipen Banerjee.

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

SIGNED, SEALED & DELIVERED
At Kolkata in presence of the

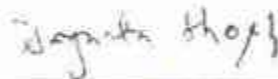
WITNESSES:-

1. 
(ADVOCATE)



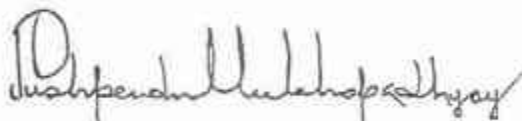
SIGNATURE OF OWNER/VENDOR/
FIRST PART

2. Bibek Pati
41 DC Bange Road
KOL- 57

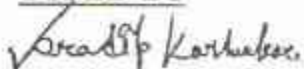


SIGNATURE OF PURCHASER/
SECOND PART

Drafted by me


(PUSHPENDU MUKHOPADHYAY)
Advocate
District Judges Court, Barasat,
North 24 Parganas
Enrolment No. F/1450/1741/14

TYPED BY



PRADIP KARMAKAR
Belgharia, Kol-700083.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only as entire consideration money of the said Property, mentioned in the Schedule hereinabove as per memo given below: -

MEMO

DATE	MODE OF PAYMENT	BANK & BRANCH	AMOUNT (Rs.)
16.09.2022	By Cheque, Bearing Cheque No.-000007,	Bandhan Bank- Dakshineswar	Rs. 10,00,000/-
19.09.2022	By Cheque, Bearing Cheque No.-000008,	Bandhan Bank- Dakshineswar	Rs. 10,00,000/-
Total			Rs. 20,00,000/-

(Rupees Twenty Lakhs) only

WITNESSES :-


1. *Dishpendra Chakrabarty*
(ADVOCATE)

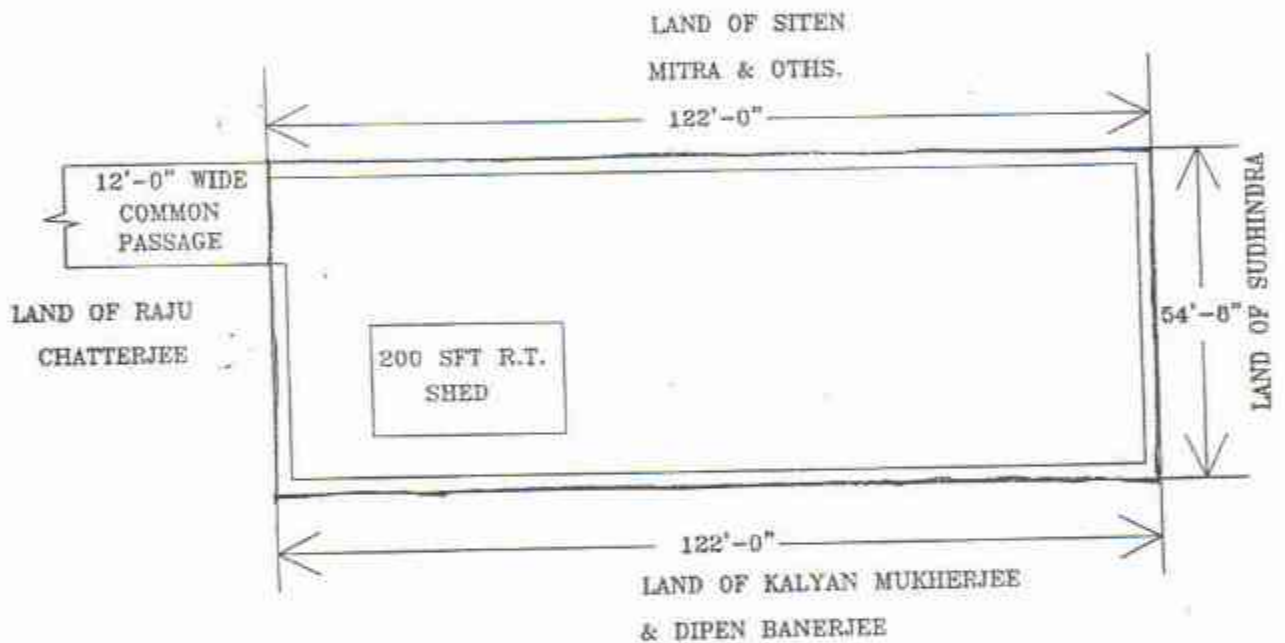
2. *Bilal Patil*


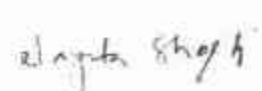
[Signature]

SIGNATURE OF OWNER/VENDOR/
FIRST PART

OF LAND WITH STRUCTURE COMPRISED IN C.S./R.S. DAG NO.- 5665, UNDER C.S./R.S. NO.-3184,3185,3186,3187,3188,3189,3190,3191,3192,3193,3194,3195, CORRESPONDING L.R. DAG NO. UNDER L.R. KHATIAN NO.-10730, MODI. KHATIAN NOS-2407 TO 2418, J.L. NO.-1, R.S. NO.-12 MOUZI-173, WARD NO.- 10, HOLDING NO.- 174/1, MOUZA- ARIADHA-KAMARHATI AT PREMISES NO 42/C A.C.BANERJEE ROAD, KOLKATA - 700057 P.S. - DAKSHINESWAR, P.O.-ARIADHA, DIST.-24 P (N). WITH IN THE MUNICIPAL LIMIT OF KAMARHATI MUNICIPALITY ADARO-BELGHORIA

SCALE = 1 : 100	PURCHASER'S NAME -	
TOTAL AREA OF THE LAND =	SRI JAYANTA GHOSH	
9K-4CH-12SFT TOTAL AREA OF R.T.S = 200 SFT		



OWNER'S SIGNATURE :- 	PURCHASER'S SIGNATURE :- 
---	---

FINGER PRINT'S FORM



Signature

[Handwritten signature]

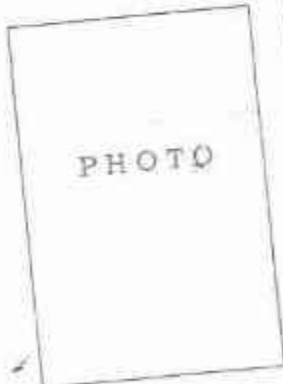
Left Hand				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand				
Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Signature

[Handwritten signature]

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



Signature

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



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1526000588/2022	Date of Application	21/09/2022
Query No / Year	15262002807814/2022		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Pushpendu Mukhopadhyay		
Stampduty Payable	Rs.2,55,716/-		
Registration Fees Payable	Rs.63,938/-		
Applicant Name of the Visit Commission	Mr PUSHPENDU MUKHOPADHYAY		
Applicant Address	17 SOUTH NOWDA PARA ARIADHA KOL-57		
Place of Commission	41/13, A. C. Banerjee Road, City- , P.O:- Dakshineswar, P.S:-Belgharia, District- North 24-Parganas, West Bengal, India, PIN:- 700057		
Expected Date and Time of Commission	21/09/2022 6:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			








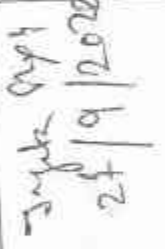


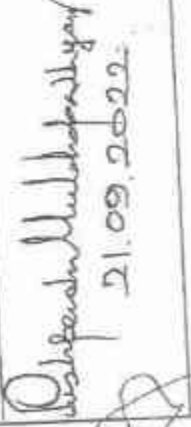
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. Belghoria, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15262002807814/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Tanuja Mukherjee 41/13, A. C. Banerjee Road, City:- , P.O:- Dakshineswar, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700057	Seller			 21/09/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Jayanta Ghosh 2, South Nowdapara, City:- , P.O:- Ariadaha, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700057	Buyer			 21/9/2022
Sl No.	Name and Address of Identifier	Identifier	Photo	Finger Print	Signature with date
1	Mr Pushpendu Mukhopadhyay Son of Late Ram Chandra Mukhopadhyay 17, South Nowdapara, City:- , P.O:- Ariadaha, P.S:- Belgharia, District- North 24-Parganas, West Bengal, India, PIN:- 700057	Mrs Tanuja Mukherjee, Mr Jayanta Ghosh			 21.09.2022

(Sougata Das)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
Belghoria
North 24-Parganas, West
Bengal

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

GRN Details

GRN:	192022230125611898	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	21/09/2022 14:07:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1624061839622	BRN Date:	21/09/2022 14:08:36
Gateway Ref ID:	CHK4963945	Method:	State Bank of India-NB
Payment Status:	Successful	Payment Ref. No:	2002807814/4/2022 {Query No*/Query Year}

Depositor Details

Depositor's Name:	Jayanta Ghosh
Address:	Belgharia, Pin-700057
Mobile:	9330161092
Depositor Status:	Buyer/Claimants
Query No:	2002807814
Applicant's Name:	Mr Pushpendu Mukhopadhyay
Identification No:	2002807814/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002807814/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	255616
2	2002807814/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	63938
			Total	31955

IN WORDS: THREE LAKH NINETEEN THOUSAND FIVE HUNDRED FIFTY FOUR ONL

Major Information of the Deed

No :	I-1526-05582/2022	Date of Registration	23/09/2022
Query No/ Year	1526-2002807814/2022	Office where deed is registered	
Query Date	19/09/2022 6:26:37 PM	A.D.S.R, Belghoria, District: North 24-Parga	
Applicant Name, Address & Other Details	Pushpendu Mukhopadhyay 17 South Nowdapara, Thana : Belgharia, District : North 24-Parganas, WEST BENG PIN - 700057, Mobile No. : 9830917056, Status :Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	(4305) Other than Immovable Property, Declaration [No of Declaration : 2]
Set-Forth value	Rs. 20,00,000/-	Market Value	Rs. 63,92,400/-
Stamp duty Paid (SD)	Rs. 2,55,716/- (Article:23)	Registration Fee Paid	Rs. 63,938/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (1 area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: A.C. Banerjee Road, Ariadaha, Premises No: 42/C, Ward No: 10, Holding No:174/1 Ji No: 1, Touzi No: 173 Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land Sq Ft	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detr
L1	RS-5665	RS-3184	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L2	RS-5665	RS-3185	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L3	RS-5665	RS-3186	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L4	RS-5665	RS-3187	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L5	RS-5665	RS-3188	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L6	RS-5665	RS-3189	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L7	RS-5665	RS-3190	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L8	RS-5665	RS-3191	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L9	RS-5665	RS-3192	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L10	RS-5665	RS-3193	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L11	RS-5665	RS-3194	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
L12	RS-5665	RS-3195	Bastu	Bastu	12 Chatak 16 Sq Ft	1,62,500/-	5,28,200/-	Width of Appr Road: 12 Ft.,
TOTAL :					15.29Dec	19,50,000 /-	63,38,400 /-	
Grand Total :					15.29Dec	19,50,000 /-	63,38,400 /-	

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiled Shed, Extent of Completion: Complete				
Total :		200 sq ft	50,000 /-	54,000 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Tanuja Mukherjee Wife of Mr Anjan Bhattacharjee 41/13, A. C. Banerjee Road, City:- , P.O:- Dakshineswar, P.S:-Belgharia, Distri North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx2f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Se Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execut 20/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Jayanta Ghosh (Presentant) Son of Late Dilip Kumar Ghosh 2, South Nowdapara, City:- , P.O:- Ariadaha, P.S:-Belgharia, District-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: Ind PAN No.:: ebxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execut 20/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Pushpendu Mukhopadhyay Son of Late Ram Chandra Mukhopadhyay 17, South Nowdapara, City:- , P.O:- Ariadaha, P.S:-Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700057</p>			

2022 5570/29

Tanuja Mukherjee, Mr Jayanta Ghosh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L7

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L8

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for L9

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-1.27417 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Tanuja Mukherjee	Mr Jayanta Ghosh-200.00000000 Sq Ft

Endorsement For Deed Number : J - 152605582 / 2022

Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 17:10 hrs on 21-09-2022, at the Private residence by Mr. Jayanta Ghosh, Claimant.

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 63,92,400/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 21/09/2022 by 1. Mrs Tanuja Mukherjee, Wife of Mr Anjan Bhattacharjee, 41/13, A. C. Banerjee Road, P. O: Dakshineswar, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 2. Mr Jayanta Ghosh, Son of Late Dilip Kumar Ghosh, 2, South Nowdapara, P. O: Ariadaha, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business
Identified by Mr Pushpandu Mukhopadhyay, Son of Late Rani Chandra Mukhopadhyay, 17, South Nowdapara, P.O Ariadaha, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

[Signature]

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

~~On 23-09-2022~~
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 : 22 of Indian Stamp Act 1899.

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 63,938/- (A(1) = Rs 63,924/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 63,938/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 2:08PM with Govt. Ref. No: 192022230125611898 on 21-09-2022, Amount Rs: 63,938/-, Bank: SBI EPay (SBlePay), Ref. No. 1624061839622 on 21-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 2,55,716/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 2,55,616/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 3420, Amount: Rs.100/-, Date of Purchase: 20/07/2022, Vendor name: J K Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 2:08PM with Govt. Ref. No: 192022230125611898 on 21-09-2022, Amount Rs: 2,55,616/-, Bank: SBI EPay (SBlePay), Ref. No: 1624061839622 on 21-09-2022, Head of Account 0030-02-103-003-02

[Signature]

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1526-2022, Page from 171559 to 171583
being No 152605582 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.09.26 15:50:51 +05:30
Reason: Digital Signing of Deed.

SDS
(Sougata Das) 2022/09/26 03:50:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)