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I-2421/2021

भारतीय शैर व्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 736365

A-2-944826/21

23/6/21  
11/26

Verified that the document is conformable to registration. The signatures show the document as the deed of the document.

Additional District Sub-Registrar  
Bengaluru, 24 PPS 100

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is executed this the 23 JUN 2021 23<sup>rd</sup> day of June, in the year TWO THOUSAND AND TWENTY ONE (2021) In the Christian Era,

**BETWEEN**

क्रमांक : 604 08-07-21

क्या : T. Gupta Advocate  
पता : Barrack Pore Court, 24 Pgs (N)  
दिनांक :  
लेखक : Reshita Das

आपका नाम : ...

पता : ...

दिनांक : ...

दिनांक : ...

दिनांक : ...

दिनांक : ...

26 MAR 2021



Adm. District Sub-Registrar  
Belphoria, 24 Pgs. (N)

23 JUN 2021

Identified by  
Arajit Dutta  
Sp. Asst. - Datta  
of 24/42, A.K. Mukherjee Rd.  
P.O. Nonpara, P.S. Baranagar,  
Kolkata - 700030, 24 Pgs. (N).  
Occupation - Service.

**(1) SRI ASIM KUMAR BASU (PAN. AEHPB3792D)**, son of Late Jnanendra Nath Basu, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 13/C, Bagbazar Street, P.O. & P.S.- Shyampukur, Kolkata- 700003, District- Kolkata, **(2) SMT. SIMA CHAKRABARTI (PAN. AAEPD9962B) @ SIMA CHAKRABARTI (BOSE)**, wife of Sri Susanta Chakraborty & daughter of Late Jnanendra Nath Basu, by occupation- House wife, by faith- Hindu, by Nationality- Indian, residing at DHIRAJ RESIDENCY, A1902 opposite Ashira Bus Depot, Gurgaon West, Link Road, P.O.- Motilal Nagar, P.S.- Bangur Nagar, Mumbai- 400104 & **(3) SMT. IMA SADHU (PAN. COMPS2393A) @ IMA SADHU (BOSE)**, wife of Late Tara Sankar Sadhu & daughter of Late Jnanendra Nath Basu, by occupation- House wife, by faith- Hindu, by Nationality- Indian, residing at 18, Chandi Charan Ghosh Road, Shil Para Green Villa, Flat No. – A-1, P.O.- Barisha, P.S.- Thakurpukur, Kolkata- 700008, District- South 24 Parganas, being represented by their Constituted Attorney, **(1) SRI MANTU DAS (PAN. PAN. AGZPD9681R)**, son of Late Hara Kumar Das, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 71, S.B. Roy Chowdhury Road, P.O.- Nandan Nagar, P.S.- Nimta, Kolkata- 700083, District- North 24 Parganas & **(2) SRI RATAN GHOSH (PAN. ADNPG3703G)**, son of Late Anil Kumar Ghosh, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 56/2/B, Nilkantha Chatterjee Street, P.O. & P.S.- Belghoria, Kolkata- 700056, District- North 24 Parganas, by virtue of two Nos. General Power of Attorney, (1) duly registered at A.D.S.R. Cossipore Dum Dum, North 24 Parganas, bearing Book-



Asst. District Sub-Registrar  
Belgaon, 24 Pgs. (N)

23 JUN 2021

IV, Volume No. 1506-2016, Pages from 241 to 263, Being No. 150601178 for the year 2015 and (2) duly registered at A.D.S.R. Belghoria, North 24 Parganas, bearing Book- IV, Volume No. 1526-2019, Pages from 4100 to 4121, Being No. 152600194 for the year 2019, hereinafter jointly referred to as the "LAND-OWNERS/VENDORS" (which term and 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 ONE PART.

A N D

(1) MRS. RITA GUPTA (PAN. AROPG1782A), wife of Mr. Madan Mohan Gupta, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at SHREE PANCHAMI APARTMENT, 2, M. B. Road, Post Office & Police station at Belghoria, Kolkata-700056, Dist-24 Parganas (N), (2) SRI SUBRATA SHIL (PAN. ALHPS3713Q), son of Sri Sunil Kumar Shil, by faith-Hindu, by occupation- Business, By Nationality- Indian, residing at 53, Uday Villa, Udbastu Pally, P.O. Kamarhati, P.S. Belghoria, Kolkata-700058, District- North 24 Parganas, hereinafter jointly referred to and called as the "PURCHASERS" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the OTHER PART.



**Asst. District Sub-Registrar**  
**Rohtak, Haryana**

**23 JUN 2021**

4.

**WHEREAS ALL THAT** piece and parcel of danga & bastu land measuring, 72 Satak, equal to 2 Bigha 4 Katha 13 Chattack, more or less under Khatian No. 43/1 comprised of Deg No. 180, 181 situated at Mouza- Basudevpur, J.L. No. 2, Touzi No. 6the then P.S.- Baranagar, Sub-Registration office at Cossipore Dum Dum in the District of 24 Parganas and presently P.S.- Belghoria, thereafter A.D.S.R. Cossipore Dum Dum and presently A.D.S.R. Belghoria in the District of North 24 Parganas under Kamarhati Municipality belonged to the joint property of one, Meghendra Nath Singha and Badal Chandra Singha and they had been enjoying the same having undivided half share each of the said property after paying taxes etc. to the then Zaminder, Srinath Zamindari LTD.

**AND WHEREAS** while enjoying the said undivided half share to the said property, said Badal Chandra Singha died intestate leaving behind him his two sons namely, Sri Tarak Chandra Singha and minor, Baidya Nath Singha as his legal heirs and successors to inherit the said undivided half share of their deceased father as above.

**AND WHEREAS** while enjoying the said property, said, Meghendra Nath Singha of the ONE PART and Tarak Chandra Singha and Baidya Nath Singha jointly of the OTHER PART divided their aforesaid entire property on 31<sup>st</sup> day of May, 1947, by virtue of a registered Deed of Partition, duly registered at Sub-Registrar, Cossipore Dum Dum and entered in Book No. 1, Volume No. 26, Page No. 123, Being No. 1418 for the year 1947

and by dint of the said Deed of Partition, said Meghendra Nath Singha got entitled ALL THAT piece and parcel of land in Dag No. 181, measuring 1 Bigha, more or less which had been mentioned in LOT- 'A' in colour RED in the site plan annexed with the said deed and said Tarak Chandra Singha and Baidya Nath Singha jointly got the rest of the landed property i.e. 1 Bigha 04 Chhattak 13 Sq. Ft more or less which had been mentioned in LOT- 'B' in colour GREEN in the site plan annexed with the said deed of Partition.

**AND WHEREAS** while enjoying the said property with his brother, said Baidya Nath Singha died intestate as a minor and a bachelor, leaving behind his sole heir and successor, Sri Tarak Chandra Singha to inherit his undivided half share and thus said Tarak Chandra Singha became the absolute owner of the landed property, measuring 1 Bigha 04 Chhattak 13 Sq. Ft more or less and had been enjoying the same, free from all sorts of encumbrances and charges.

**AND WHEREAS** while enjoying the said property measuring 1 Bigha 04 Chhattak 13 Sq. Ft more or less said Tarak Chandra Singh sold the said property on 23.07.1947 to one, Sri Narayan Shaw by virtue of a Deed of Sale, duly registered at Sub-Registration office at Cossipore Dum Dum and entered in Book No. 1, Volume No. 28, Pages from 179 to 182, Being No. 1853 for the year 1947 and since after such purchase, said Narayan Shaw had been enjoying the same, free from all sorts of encumbrances and charges.



**AND WHEREAS** while enjoying the same, said Narayan Shew sold ALL THAT piece and parcel of Bastu land measuring 2 Katha 8 Chetack, more or less from his entire land as above, situated at Mouza- Basudevpur, J.L. No. 2, R.S. No. 13, Touzi No. 6, Land lord's Khatian No. 41, Tenant's Khatian No. 43/1, appertaining to Dag Nos. 180, 181 to one, Smt. Kamalika Basu, wife of Jnanendra Nath Basu, by virtue of a Deed of Sale (Saf Bikroy Kobala, written in Bengali vernacular) dated 25.02.1948, duly registered at Sub-Registrar, Cossipore Dum Dum and entered in Book No. 1, Volume No. 18, pages from 228 to 231, Being No. 841 for the year 1948 and since after such purchase, said Kamalika Basu had been enjoying the said property, free from all sorts of encumbrances and charges.

**AND WHEREAS** on the same date on 25.02.1948, said Meghendra Nath Singha sold ALL THAT piece and parcel of Bastu land measuring 8 Katha 00 Chetack 00 Sq. Ft., more or less to one, Suresh Chandra Ghosh, since deceased, situated at Mouza- Basudevpur, J.L. No. 2, R.S. No. 13, Touzi No. 6, Tenant's Khatian No. 43/1 under Land lord's Khatian No. 41, appertaining to Dag No. 181, by virtue of a Deed of Sale (Saf Bikroy Kobala, written in Bengali vernacular), duly registered at Sub-Registrar Cossipore Dum Dum and entered in Book No. 1, Volume No. 18, pages from 232 to 237, Being No. 842 for the year 1948 and since after such purchase, said Suresh Chandra

Ghosh had been enjoying the said property, free from all sorts of encumbrances and charges after taking the possession of the same and within a short period of time, said Suresh Chandra Ghosh sold back ALL THAT piece and parcel of land measuring 3 Katha, more or less to said Meghendra Nath Singha from the West side of his entire property as above and mutated his name to the Assessment Register of Kamarhati Municipality in respect of rest of his land measuring 5 Katha, more or less and had been enjoying the same, keeping in his own possession thereof, free from all sorts of encumbrances and charges.

**AND WHEREAS** said Suresh Chandra Ghosh during his lifetime executed a Deed of Family Settlement in respect of the said land possessed by him in favour of his wife, Urmila Bala Ghosh, duly registered in the office at Sub-Registrar, Cossipore Dum Dum and recorded in Book No. 1, Volume No. 135, Pages from 107 to 111, Being No. 8756 for the year 1957.

**AND WHEREAS** in terms of the said Deed of Family Settlement, after the death of said Suresh Chandra Ghosh and Urmila Bala Ghosh, their daughters namely, Smt. Kamalika Bose and Smt. Minilini Ghosh became the joint owners of the property, measuring 5 Katha, more or less having undivided  $\frac{1}{2}$  share each, situated at Mouza- Basudevpur, appertaining to Dag No. 181, Tenant's Khatian No. 43/1, landlord Khatian No. 41, J.L. No. 2, R.S. No. 13, Touzi No. 6 under Kamarhati Municipality.

8.

**AND WHEREAS** while enjoying her undivided  $\frac{1}{2}$  share of the property as above, i.e. undivided 2 Katha 8 Chattack 00 Sq. Ft. more or less, situated at Mouza- Basudevpur, appertaining to Dag No. 181, Khatian No. 43/1, landlord Khatian No. 41, J.L. No. 2, R.S. No. 13, Touzi No. 6 under Kamarhati Municipality, said Smt. Mrinalini Ghosh transferred her all right, title and interests to the said property by way of gift to her nephew, Sri Asim Kumar Basu (son of Kamalika Bose), the Vendor No. (1) herein on 25.08.2005, by virtue of a Deed of Gift, duly registered at Additional Registrar of Assurances- II, Kolkata and entered in Book No. 1, Volume No. 1, Pages from 1 to 15, Being No. 05681 for the year 2006 and since thereafter, said Asim Kumar Basu, the Vendor No. (1) herein has been enjoying the said undivided property, particularly described in the schedule "A" hereunder written, free from all encumbrances and charges and has every right to transfer the same to any person in any manner whatsoever.

**AND WHEREAS** said Kamalika Basu who became the owner of undivided half share of the said property as above i.e. 2 Katha 8 Chattack, more or less in terms of said registered Deed of Family Settlement as described earlier and while enjoying the same, free from all sorts of encumbrances and charges said Kamalika Basu died intestate on 5.06.1974, leaving behind herself, her one son, Sri Asim Kumar Basu and two married daughters namely, Smt. Sima Chakrabarti and Smt. Ima Sadhu, the Vendors herein as her only legal heirs and successors to inherit her aforesaid property having undivided  $\frac{1}{3}^{\text{rd}}$  share each, i.e. undivided share of land

measuring 13 Chatak 15 Sq. Ft. more or less each, particularly described in the schedule 'B' hereunder written as per provisions of Hindu Succession Act, 1956. Be it noted that, Janendra Nath Basu, husband of said Kamalika Basu died later on 02.10.1989 as described earlier and thus the Vendors have been enjoying the same, free from all sorts of encumbrances and charges and have every right to transfer the same to any person in any manner whatsoever.

**AND WHEREAS** Kamalika Basu who was the owner of land measuring 2 Katha 8 Chatak, more or less by way of registered Deed of Sale vide Deed No. 481 for the year 1948 as described— earlier in details and while enjoying the same, free from all sorts of encumbrances and charges died Intestate on 5.06.1974, leaving— behind herself, her one son, Sri Asim Kumar Basu and two married daughters namely, Smt. Sina Chakrabarti and Smt. Ima Sadhu, the Vendors herein as her only legal heirs and successors to inherit her aforesaid property, particularly described in the schedule 'C' hereunder written having undivided  $1/3^{\text{rd}}$  share each, i.e. undivided share of land measuring 13 Chatak 15 Sq. Ft. more or less each as per provisions of Hindu Succession Act, 1956. Be it noted that, Janendra Nath Basu, husband of said Kamalika Basu, died later on 02.10.1989 and thus the Vendors have been enjoying the same, free from all encumbrances and charges and have every right to transfer the same to any person in any manner whatsoever.

**AND WHEREAS** due to their personal inconveniences to look after their aforesaid property, the Vendors executed two nos. General Power of Attorney, (1) duly registered at A.D.S.R. Cossipore Dum Dum, North 24 Parganas, bearing Book- IV, Volume No. 1506-2016, Pages from 241 to 263, Being No. 150601178 for the year 2015 and (2) duly registered at A.D.S.R. Belghoria, North 24 Parganas, bearing Book- IV, Volume No. 1526-2019, Pages from 4100 to 4121, Being No. 152600194 for the year 2019, in favour of (1) **SRI MANTU DAS**, son of Late Hara Kumar Das, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 71, S.B. Roy Chowdhury Road, P.O.- Nandan Nagar, P.S.- Nimta, Kolkata- 700083, District- North 24 Parganas & (2) **SRI RATAN GHOSH**, son of Late Anil Kumar Ghosh, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 56/2/B, Nilkantha Chatterjee Street, P.O. & P.S.- Belghoria, Kolkata- 700056, District- North 24 Parganas as per terms written in the said two Nos. General Power of Attorney

**AND WHEREAS** while enjoying and possessing the aforesaid and schedule "A", "B", & "C" mentioned property, free from all encumbrances and charges the vendors declared for sale of the same for a total consideration of Rs. 80,00,000/- (Rupees Eighty Lacs) only and the purchasers intend to purchase the said property after inspecting all other relevant deeds and documents and being satisfied with the marketability of the same, the Purchasers agreed to purchase the aforesaid and schedule "A", "B", & "C" mentioned property at a total consideration of

11.

Rs. 80,00,000/- (Rupees Eighty Lacs) only and the vendors agreed thereto and entered into an Agreement with the purchasers.

**NOW THIS INDENTURE WITNESSETH** that the vendors agreed to sell and the purchasers are agreed to purchase free from all encumbrances ALL THAT piece and parcel of bastu land, fully and particularly mentioned in the schedule "A", "B" & "C" here under written and shown in the plan annexed hereto, in consideration of Rs. 80,00,000/- (Rupees Eighty Lacs) only as stated in the Memo below as full and final consideration and (the receipt whereof the vendors hereby admitted and acknowledged) the vendors do hereby sell, convey, transfer assign, acquit, release, discharge and assure to these presents do hereby confirm the same unto and in favour of the purchasers their respective heirs, executors and administrators legal representatives and assigns and everyone of them and also the said property along with R.T. Shed structure lying thereon mentioned in schedule "A", "B", & "C" herein below **TOGETHER WITH** all rights and benefits in respect of all the common parts/common portion, common amenities and common convenience relating thereto for the beneficial use and enjoyment of the same and the easements quasi- easements, rights, privileges attached with schedule "A", "B", & "C" property in every part thereof belonging or in any way appertaining to usually held and occupied therewith or reputed to or belong or be appurtenant thereto and all the estate right title interest or claim or demands

**WHATSOEVER** both in law and equity of the said vendors unto or upon the said property and every part thereto and all deeds, muniments evidences of title writings, documents and measurement of title **WHATSOEVER** relating to or concerning the said land hereditements and premises and every part thereof which is now are or hereunder shall or may be in the custody power control or possession of the vendors or any person or persons from whom the said vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditements and premises so to be unto the said purchasers absolutely forever free from all encumbrances and charges.

**THE VENDORS AND THEIR RESPECTIVE HEIRS, SUCCESSORS, EXECUTORS AND ASSIGNS DOTH HEREBY COVENANT WITH THE PUTRCHASERS AS FOLLOWS :-**

- 1) **THAT NOTWITHSTANDING** anything done by the vendors or any one of their respective successors, the vendors have good right, full power and absolute authority to sell, transfer and convey the said property with its appendages and liberties.
- 2) **THAT** the purchasers and all persons claiming through or under their respective heirs may at all times hereafter hold own and possess and enjoy the same and receive the rents issues and profits thereof without any eviction disruption disturbance interruption claim or demand

whatsoever and well and sufficiently saved defended kept harmless and indemnified of and from and against all former and other estates, claims, charges, liens and encumbrances attachments and exactions of land **WHATSOEVER** has made done executed occasioned or suffered by the Vendors or on behalf of the said vendors in any manner whatsoever and these properties are transferable like all other immovable properties and the purchasers will have full right to sell, gift, transfer the same to any person in any manner whatsoever.

- 3) **THAT** the schedule "A", "B", & "C" properties are free from all encumbrances right charges attachments or liabilities and that no suit or other legal proceeding is/are pending in any court.
- 4) **THAT** except the vendors no other person have any right, title interest or claim in the schedule "A", "B", & "C" property.
- 5) **THAT** the vendors have not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the schedule "A", "B", & "C" property with any persons.
- 6) **THAT** the schedule "A", "B", & "C" property or any portion thereof are not at presently affected by any notice of acquisition or requisition or scheme of the Municipality or any other local public authority or body corporate. If it is found to be so affected before and just or after completion of the sale, in that event the vendors shall refund the entire consideration money to the purchasers at the earliest.



- 7) IT is further covenant and assured by the vendors that all unpaid proportionate khaznas, taxes of Kamarhati Municipality and other authority or bodies shall be paid by them till the date of execution of this Deed.
- 8) The purchasers have agreed to bear and pay the stamp duty registration charges and others charges of this deed of sale and the vendors have agreed to execute and register the conveyance in respect of the schedule "A", "B", & "C" property.
- 9) The vendors shall deliver peaceful vacant possession of the schedule property which is in their occupation and handover all original title deed, documents etc. in respect of the schedule property at the time of execution of this Deed.
- 10) THAT if any defect is detected in title or however arising out of defect in title, then the Vendors and their respective heirs and successors shall remain liable for the same and will do the needful as per provisions of existing Laws.
- 11) THAT if any defect remains in the present deed and if necessary to do rectification of the principal deed, then the vendors and their respective heirs and successors shall remain liable to do the rectification deed for the purchasers.
- 12) To this purpose being in full sense and without being influenced by any body and full understanding the contents of the present deed and having received today the full consideration as per memo or consideration, the vendors completely sold the schedule property in favour of the purchasers.

**THE SCHEDULE "A" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of undivided share of bastu land measuring 2 Katha 08 Chattack 00 Sq.ft. more or less along with undivided R.T. Shed cemented floor structure with Tin shed covering an area of 100 Sq. Ft. more or less at Mouza-Basudevpur, appertaining to R.S. Dag No. 181, Khatian No. 43/1, under Khatian No. 41, J.L. No. 2, R.S. No. 13, Touzi No. 6, Ward No. 28, Holding No. 30 under Kamarhati Municipality, being Premises No. 5, Chowdhury Para Road, P.S.-belghoria, Kolkata-700056, A.D.S.R. Belghoria in the District of North 24 Parganas. The entire property in which the undivided property is situated, butted and bounded as follows :

ON THE NORTH : 25'-00" FL wide Chowdhury Para Road,  
 ON THE SOUTH : L/O. Asim Kumar Basu & others.  
 ON THE EAST : H/O. Sima Ganguly & H/O. Biswarup Das.  
 ON THE WEST : H/O. Mrinal Kanti Dutta, H/O. Jayanta Dutta &  
 H/O. Bidyut Saha.

The site plan of entire land and R.T. Shed structure in which the undivided schedule 'A' property is situated is annexed herewith marked as "A" which is a part of this Deed.

**THE SCHEDULE "B" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of undivided share of bastu land measuring 2 Katha 08 Chattack 00 Sq.ft. more or less along with undivided R.T. Shed cemented floor structure with Tin shed covering an area of 100 Sq. Ft. more or less at Mouza-Basudevpur, appertaining to R.S. Dag No. 181, Khatian No. 43/1, under Khatian No. 41, J.L. No. 2, R.S. No. 13, Touzi No. 6, Ward No. 28, Holding No. 30 under Kamarhati Municipality, being Premises No. 5, Chowdhury Para Road, P.S.- belghoria, Kolkata-700056, A.D.S.R. Belghoria in the District of North 24 Parganas. The entire property in which the undivided property is situated, butted and bounded as follows :

**ON THE NORTH** : 25'-00" Ft. wide Chowdhury Para Road. ———  
**ON THE SOUTH** : L/O. Asim Kumar Basu & others.  
**ON THE EAST** : H/O. Sima Ganguly & H/O. Biswarup Das.  
**ON THE WEST** : H/O. Mrinal Kanti Dutta, H/O. Jayanta Dutta & H/O. Bidyut Saha.

The site plan of entire land and R.T. Shed structure in which the undivided schedule 'B' property is situated is annexed herewith marked as "B" which is a part of this Deed.

**THE SCHEDULE "C" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of bastu land measuring 2 Katha 08 Chattack 00 Sq.ft. more or less along with R.T. shed structure with Tin shed covering an area of 200 Sq. Ft. more or less at Mouza-Basudevpur, J.L. No. 2, R.S. No. 13, Touzi No. 6, Khatian No. 43/1, under Khatian No. 41, comprised of R.S. Dag Nos. 180, 181, Ward No. 28, Holding No. 279 under Kamarhati Municipality, being Premises No. 65/1, Sahid Mahal (Military Road), P.S.- Belghoria, Kolkata- 700056 A.D.S.R. Belghoria in the District of North 24 Parganas, butted and bounded in the manner as follows :

**ON THE NORTH** : Land of Asim Kumar Basu and others.

**ON THE SOUTH** : 8'-06" Ft. wd. Common passage.

**ON THE EAST** : House of Biswarup Das.

**ON THE WEST** : House of Paltu Poddar.

The site plan of land and R.T. Shed structure coloured by RED, marked as 'C' is annexed herewith which is a part of this Deed.

**IN WITNESSES WHEREOF** the vendors and the purchasers have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**in the presence of-**

1. *Prithvi K. Gupta*  
Advocate  
Barraekpore Cant  
24/8/81(N)

*Prithvi K.*

2. *Asajit Dutta* *Rita Gupta*  
24/42, A.K. Mukherjee  
Rd. Kalkate - 700030

**SIGNATURE OF THE CONSTITUTED  
ATTORNEY OF THE VENDORS  
NAMED ABOVE.**

*Rita Gupta*

*Subrata Das*

**SIGNATURE OF THE PURCHASERS**

**RECEIVED** with thanks from the within mentioned Purchasers a sum of **Rs. 80,00,000/- (Rupees Eighty Lacs)** only as per memo below, being the entire consideration money for the above schedule properties in different dates.

**MEMO OF CONSIDERATION**

1. Indian Overseas Bank, Sreemani Market, vide RTGS dated 27.01.2021 = Rs. 5,00,000/-
2. Indian Overseas Bank, Sreemani Market, vide RTGS dated 27.01.2021 = Rs. 5,00,000/-
3. KVB, Dakshineswar Branch, vide Ch. No. 000130 dated 15.12.2020 = Rs. 1,00,000/-
4. KVB, Dakshineswar Branch, vide Ch. No. 000131 dated 28.01.2021 = Rs. 4,50,000/-
5. KVB, Dakshineswar Branch, vide Ch. No. 000132 dated 30.01.2021 = Rs. 4,50,000/-
6. KVB, Dakshineswar Branch, vide Ch. No. 000133 dated 30.01.2021 = Rs. 1,00,000/-
7. Indian Overseas Bank, Sreemani Mkt. Ch. No. 976359 dt. 30.01.2021 = Rs. 4,50,000/-
8. Indian Overseas Bank, Sreemani Mkt. Ch. No. 976360 dt. 30.01.2021 = Rs. 4,00,000/-
9. Indian Overseas Bank, Sreemani Mkt. vide NEFT dated 03.02.2021 = Rs. 50,000/-
10. KVB, Dakshineswar Branch, vide Ch. No. 000134 dated 12.04.2021 = Rs. 3,00,000/-
11. Indian Overseas Bank, Sreemani Mkt. Ch. No. 976362 dt. 13.04.2021 = Rs. 7,00,000/-
12. HDFC Bank, B.T. Road Branch vide Ch. No. 000006 dt. 08.06.2021 = Rs. 5,00,000/-
13. HDFC Bank, B.T. Road Branch vide Ch. No. 000007 dt. 14.06.2021 = Rs. 5,00,000/-
14. KVB, Dakshineswar Branch, vide Ch. No. 000141 dated 02.06.2021 = Rs. 5,00,000/-
15. Indian Overseas Bank, Sreemani Mkt. Ch. No. 976364 dt. 15.6.2021 = Rs. 5,00,000/-
16. Indian Overseas Bank, Sreemani Mkt. Ch. No. 976365 dt. 16.6.2021 = Rs. 5,00,000/-
17. KVB, Dakshineswar Branch, vide Ch. No. 000143 dated 18.06.2021 = Rs. 6,00,000/-
18. KVB, Dakshineswar Branch, vide Ch. No. 000144 dated 18.06.2021 = Rs. 6,00,000/-

.....  
Total : Rs. 80,00,000/-

(Rupees Eighty Lacs) only.

**WITNESSES:**

1. *[Signature]*  
+ Advocate

*[Signature]*

*[Signature]*

2. *[Signature]*

**SIGNATURE OF THE CONSTITUTED  
ATTORNEY OF THE VENDORS NAMED  
ABOVE.**

**DRAFTED & PREPARED BY :**

*[Signature]*  
(Tirthankar Gupta) Advocate

**Advocate**

Barrack pore Court, 24 Parganas, (North),  
Enrollment No. F-635/644 of 1990.

SITE PLAN - 1/4

SITE PLAN OF THE LAND AT PREMISES NO.-5, CHOWDHURY PARA  
 (P.L. NO.-30), WARD NO.-28, KOLKATA-700056, IN PART OF  
 S.D. NO. 181, KHATIAN NO. 43/1 UNDER KHATIAN NO. 41 - - -  
 AT MOUZA- BASUDEVPUR, J.L. NO.-2, R.S. NO.-13, TOUZI NO.-6,  
 P.S.-BELGHARIA, DIST.-NORTH 24PARGANAS, UNDER KAMARHATI MUNICIPALITY

**AREA STATEMENT**

**ENTIRE LAND AREA :** 05KT.-00CH.-00SFT. (M/L) & 200 SFT. R.T.S.  
**SOLD AREA :** 2KT.-08 CH. & 100 SFT. R.T. SHED (UNDIVIDED)  
**PURCHASERS :** 1) SRI SUBRATA SHIL, 2) SMT RITA GUPTA  
**VENDOR :** SRI ASIM KUMAR BASU



ALL DIMENTION ARE  
 SCALE : 1:200



*Rita Gupta*  
*Subrata Shil*

**SIG. OF PURCHASERS**

*Chandrab*

*Rita Gupta*

**SIG. OF VENDOR'S ATTORNEY.**

*Sri Prasad Pal*  
**SRI PRASAD PAL, D.C.E.**  
 Engineer, Planner & Estimator  
 L.S. NO.-1448  
 1, Ghata Road, Belgharia, J  
 LIC NO.: 180011, For the year

**SIG. OF ENG.**

SITE PLAN - A'

SITE PLAN OF THE LAND AT PREMISES NO.-5, CHOWDHURY PARADISE (BUILDING NO.-30), WARD NO.-28, KOLKATA-700056, IN PART OF PLOT NO. 181, KHATIAN NO. 43/1 UNDER KHATIAN NO. 41 - - - - -  
TOUZA - BASUDEVPUR, J.L. NO.-2, R.S. NO.-13, TOUZI NO.-6, BELGHARIA, DIST.-NORTH 24PARGANAS, UNDER KAMARHATI MUNICIPALITY

**AREA STATEMENT**

AREA : 05KT.-00CH.-00SFT. (M/L.) & 200 SFT. R.T.S.

AREA : 2KT.-08 CH. & 100 SFT. R.T. SHED (UNDIVIDED)

PURCHASERS : 1) SRI SUBRATA SHIL, 2) SMT RITA GUPTA

: SRI ASIM KUMAR BASU



ALL DIMENSION ARE  
SCALE : 1:200



*Rita Gupta*

*Subrata Shil*

SIG. OF PURCHASERS

*V. Kant Das*

*Rita Ghosh*

SIG. OF VENDORS ATTORNEY.

*Sri Pal D.C.K.*  
**SRI BAS PAL D.C.K.**  
 Engineer, Planner & Surveyor  
 L.S. NO. 1-9-88  
 1, Chakrabarti Road, Belgharia, 1  
 LIC NO. 188021, For the year

SIG. OF ENG.



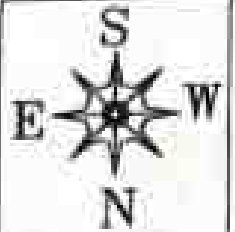
SITE PLAN - "B"

SITE PLAN OF THE LAND AT PREMISES NO.-5, CHOWDHURY PARA (BUILDING NO.-30), WARD NO.-28, KOLKATA-700056, IN PART OF DAQ NO. 181, KHATIAN NO. 43/1 UNDER KHATIAN NO. 41 - - - AT MOUZA - BASUDEMPUR, J.L. NO.-2, R.S. NO.-13, TOUZI NO.-6, P.S.-BELGHARIA, DIST.-NORTH 24PARGANAS, UNDER KAMARHATI MUNICIPALITY

**AREA STATEMENT**

**ENTIRE LAND AREA : 05KT.-00CH.-00SFT. (M/L.) & 200 SFT. R.T.S.**  
**SOLD AREA : 2KT.-08 CH. & 100 SFT. RT. SHED (UNDIVIDED)**

**PURCHASERS : 1) SRI SUBRATA SHIL, 2) SMT RITA GUPTA**  
**VENDOR : SRI ASIM KUMAR BASU**  
**SMT. SIMA CHAKRABARTI @ (BOSE).**  
**SMT. IMA SADHU @ (BOSE).**



ALL DIMENTION ARE  
 SCALE : 1:200

H/O. SRI BISWARUP DAS

H/O. SMT SIMA GANGULY



*Rita Gupta*

*Subrata Shil*

**SIG. OF PURCHASERS**

*V. Kanti Das*

*Rita Gupta*

**SIG. OF VENDORS' ATTORNEY.**

*Sri Pal Singh*  
**SRI BAS PAL, D.C.E.**

Engineer, Planner & Designer  
 L.S. NO - 648  
 1 Choda Road, Belgharia, 1  
 UC NO. - 180401, For the year

**SIG. OF ENG.**

**25'-00" WIDE CHOWDHURY PARA ROAD**

**SITE PLAN OF THE LAND AT PREMISES NO.-65/1, SAHID MAHAL, (MILITARY ROAD), HOLDING NO.-279, WARD NO.-28, P.O.-BELGHARIA, KOLKATA-700056, IN PART OF R.S. DAG NOS. - 180 AND 181, KH. NO. 43/1 UNDER KHATAN 41, AT MOUZA- BASUDEYPUR, I.L. NO.-2, R.S. NO.-13, TOUZI NO.-6, P.S.-BELGHARIA, DIST.-NORTH 24PARGANAS, UNDER KAMARHATI MUNICIPALITY**

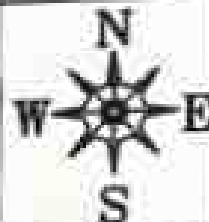
**AREA STATEMENT**

LAND AREA : 02KT.-08CH.-00SFT. (M/L.)

R.T.S. AREA : 200 SFT.

PURCHASERS : 1)SRI SUBRATA SHIL, 2)SMT RITA GUPTA

VENDORS : 1)SRI ASIM KUMAR BASU  
2)SMT SIMA CHAKRABARTI (BOSE)  
3)SMT IMA SADHU (BOSE)



ALL DIMENTION ARE SCALE :1:200



*Maan Shil*

*Rita Gupta*

Rita Gupta

Subrata Shil

*Sribas Pal*

**SRIBAS PAL, D.C.E**  
Engineer, Planner & Estimator  
L.S. NO. - 5-58  
1, Chokla Road, Belgharia, Kol-45  
LIC NO. - 1000011, For the year \_\_\_\_\_

**SIG. OF PURCHASERS**

**SIG. OF VENDORS  
CONSTT. ATTORNEY.**

**SIG. OF ENG.**

# FINGER PRINT'S FORM



*Rita Gupta*

Signature

*Rita Gupta*

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

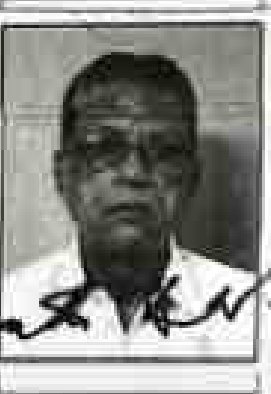


*Subrata Ghil*

Signature

*Subrata Ghil*

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



*Manoj Kumar*

Signature

*Manoj Kumar*

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

# FINGER PRINT'S FORM



*Peter Galant*

Signature

*Peter Galant*

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



Signature

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

भारत सरकार

GOVT. OF INDIA

भारत सरकार

GOVT. OF INDIA

भारत सरकार

GOVT. OF INDIA

भारत सरकार

भारत सरकार

GOVT. OF INDIA

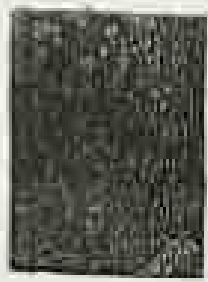


भारत सरकार

Permanent Account Number

AAEPC9662B

17  
02



MR. NAME  
SIMA CHAKRABARTI

MR. OR MR. MATHUR NAME  
GANENDRA NATH DASU

MR. MR. DATE OF BIRTH  
30-08-1967

OFFICE SIGNATURE

*[Signature]*  
[Stamp]

*[Signature]*

OFFICE NAME (Full)  
DIRECTOR OF INCOME TAX SYSTEMS

पत्रांक १६ / दिनांक १५ अक्टूबर २०१७  
आयकर विभाग (सिस्टम)  
ए. आर. १ ब्लॉक, एन  
(१), बंधुवर्मा रोड  
नई दिल्ली - ११० ००६

It may be noted in this regard that the information is  
being issued by  
Director of Income Tax (Systems)  
AAA Centre, Ground Floor  
E-1, Bhandarkar Road  
New Delhi - 110 006

*[Signature]*

  
 भारत निर्वाचन आयोग  
 Election Commission of India  
 पहचान  
 IDENTITY CARD

**PVW 1219872**



निर्वाचक का नाम : सिमा सुसमा चक्रवर्ती  
 Elector's Name : Sima Susama Chakrabarti  
 पति का नाम : सुसमा चक्रवर्ती  
 Husband's Name : Susama Chakrabarti  
 लिंग : स्त्री      लिंग : F  
 1/1/2006 से 1/1/2006  
 Age as on 1/1/2006 : 55

PVW 1219872

नाम : अ-902, धर्म प्रवर्धन अभियान - 4, डी.डी. रोड  
 सीमा रोड डी.डी. रोड, गंगान (पश्चिम)

पिन : मुंबई - 400104

Address : A-902, Dharm Prardhan Abhiyan - A, D.D. Road  
 Road Gangan Opp. D.D. Road, Gangan  
 (West)

Metro : Mumbai Suburban - 400104

भारत निर्वाचन आयोग  
 42-सीमा निर्वाचन क्षेत्र का निर्वाचक कार्यालय  
 Electoral Registration Office  
 For 42-Gangan Assembly Constituency

पता : मुंबई - 400104  
 Place : Mumbai Suburban

जारी / Date : 20/10/2007

\* यह कार्ड किसी भी प्रकार के मतदान या प्रत्येक अन्य विभिन्न सरकारी योजनाओं के लिए प्रयोग के लिए नहीं है।  
 This card may be used as an Identity Card under different Government Schemes

*Chakrabarti*

भारत सरकार  
DEPARTMENT OF  
INDUSTRIES



भारत सरकार  
GOVT OF INDIA

आवकिया कृषि कर्म

आवकिया  
आवकिया कृषि कर्म  
आवकिया

आवकिया  
आवकिया



श्री. सुधी (बाल)

आवकिया कृषि कर्म  
आवकिया कृषि कर्म  
आवकिया कृषि कर्म  
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आवकिया कृषि कर्म



आयकर विभाग  
INCOME TAX DEPARTMENT  
IMA SADHU



भारत सरकार  
GOVT. OF INDIA

JHANENDRA NATH BOSE

040271047  
Permanent Account Number  
COMPR0001A

*Jma Sadhu*  
Signature



*Jma Sadhu (Bose)*

आयकर विभाग, नया दिल्ली  
आयकर विभाग, नया दिल्ली  
आयकर विभाग, नया दिल्ली  
आयकर विभाग, नया दिल्ली  
आयकर विभाग, नया दिल्ली

Income Tax Department  
New Delhi, India  
Income Tax Department  
New Delhi, India  
Income Tax Department  
New Delhi, India

आयकर विभाग, नया दिल्ली  
आयकर विभाग, नया दिल्ली  
आयकर विभाग, नया दिल्ली

सर्वोच्च न्यायालय, दिल्ली 110025

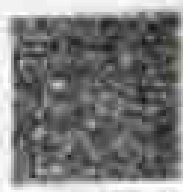


सूचना विभाग, सचिव, दिल्ली-110025  
भारत सरकार  
Ministry of Information and Public Relations  
Government of India

संपर्क नं. (दूरभाषण): 28250463/9482

सूचना विभाग  
सचिव  
सूचना विभाग  
सचिव  
सूचना विभाग  
सचिव  
सूचना विभाग  
सचिव

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXX  
XXXXXX



आपका संचालक संख्या/Your Account No.:  
**2825 0463 9482**

आपका - सामान्य संचालक अधिकारी



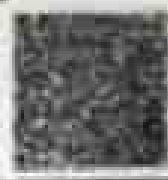
सूचना विभाग  
सचिव



नाम  
सूचना विभाग  
सचिव  
सूचना विभाग  
सचिव

सूचना विभाग  
सचिव

2825 0463 9482





आपका - सामान्य संचालक अधिकारी

Gma Sathin (2022)

**ELECTION COMMISSION OF INDIA**  
**सर्वोच्च निर्वाचन आयोग**

**IDENTITY CARD** **FL02274017**

**पंजीयन कार्ड**

Elector's Name	Asha K/ Bhat
निर्वाचक नाम	अशोक कुमारी बत
Father's Name	J.K. Bhat
पिता का नाम	जे.के. बत
Sex	W
लिंग	म
Age as on 1.1.2006	52
1.1.2006 के तारीख का आयु	52

*Ashwini Ban*

1 am 8/10/28





सर्वसाधारण वित्तव्यय पत्रिका  
 भारत सरकार

GOVERNMENT OF INDIA

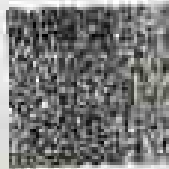
Enrollment No.: 111V30713/05235

To  
 MANTU DAS  
 71 S.B. ROY CHOWDHURI ROAD  
 NEAR TARUN TIRTHA CLUB  
 North Dumbari (W)  
 Howrah (W)  
 West Bengal 700085

आपका



MPSO164823AFT



आपका

क्रमांक / Your

No. :

**6832 7554 6152**

- आम आदमी का अधिकार



भारत सरकार  
 Government of India



MANTU DAS  
 Father : HARA KUMAR DAS  
 DOB : 01/09/1966  
 Male



**6832 7554 6152**

- आम आदमी का अधिकार

*Mantu Das*

लायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RATAN GHOSH  
ANIL KUMAR GHOSH  
02/02/1968

ADNPG3703G

*Ratan Ghosh*



*Ratan Ghosh*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार

Unique Identification Authority of India

Enrolment No.: 1193/63069/03473

27/11/2013  
 Name: Ratan Ghosh  
 DOB: 15/01/1988  
 Address: 11, Anandpur, D.P. Nagar,  
 Durgam Chauraha,  
 Kolkata  
 West Bengal - 700018  
 Mobile: 9830123456

Ref. No.: 1193/63069-001/0001-001/0001/13



UB 07305926 2 IN

आपका आधार ब्लॉक / Your Aadhaar No.:

**3981 4211 6986**

आधार - आम आदमी का अधिकार

.....

 **आधार-ब्लॉक**

 **3981 4211 6986**

आधार - आम आदमी का अधिकार

*Ratan Ghosh.*

*Ratan Ghosh.*



Rita Gupta







भारत सरकार  
Unique Identification Authority of India

भारत सरकार  
Unique Identification Authority of India  
जनसंख्या पहचान कार्ड

Enrolment No. : 1062/11911/00728

To  
Rita Gupta

12/11/2016

2  
M.B. ROAD  
Belgharia  
Belgharia, Nono 24 Parganas  
West Bengal - 700056  
985683813



#H622887187T

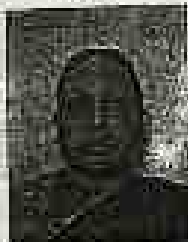
62504571



आपका आधार क्रमांक / Your Aadhaar No. :

**2050 5358 7135**

साधार - आम आदमी का अधिकार



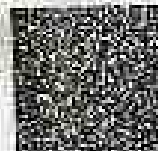
Rita Gupta

Husband : Madan Mohan Gupta

DOB: 25/12/1973

Female


**2050 6358 7135**



आधार - आम आदमी का अधिकार

Rita Gupta


PERMANENT ACCOUNT NUMBER  
**ALHPS3713Q**




YOUR NAME  
**SUBRATA SHIL**

YOUR FATHER'S NAME  
**SUNIL KUMAR SHIL**

YOUR DATE OF BIRTH  
**03-01-1973**

YOUR SIGNATURE  


  
 2008 APR 14 02  
 COMMISSIONER OF INCOME TAX, WB - 18

*Subrata Shil*

We need to see your PAN card and  
 bank statement to verify your tax  
 return. Please provide the same.  
 If you do not have a PAN card, please  
 apply for one immediately.  
 If you do not have a bank account, please  
 open one immediately.  
 If you do not have a bank account, please  
 open one immediately.  
 If you do not have a bank account, please  
 open one immediately.



নাম: [Redacted]  
 পিতা: [Redacted]  
 জন্ম তারিখ: [Redacted]  
 লিঙ্গ: [Redacted]



8590 0110 8678

আধার - সাধারণ মানুষের অধিকার

*Subrata Ghil*



নাম: [Redacted]  
 পিতা: [Redacted]

ঠিকানা: [Redacted]  
 পোস্ট কোড: [Redacted]

Address: [Redacted]  
 Postcode: [Redacted]

8590 0110 8678





ভারত সরকার  
Government of India



নাম / Name  
ARAJIT DUTTA  
পিতা / পিতার নাম /  
Father / Arajita Dutta  
জন্ম তারিখ / DOB - 03/03/1991  
সুখ / Male



6694 5994 0655

- সাধারণ মানুষের অধিকার

*Arajit Dutta*



স্বাভাবিক জিনিস পরিচয় প্রদান  
Unique Identification Authority of India

ঠিকানা:  
24/42 D, CV, 2 (1) পূর্ববর্তী  
স্টেড, কলকাতা (১৫), উত্তর  
১৫ বাসুদেব, কলকাতা, পশ্চিম  
বঙ্গ, 700030

Address:  
24/42, A & B, PONDAPUR ROAD,  
Barrabazar (CV), North 24  
Parganas, Kolkata, West Bengal,  
700030

6694 5994 0655





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

GRN Details

GRN: 192021220017358141  
GRN Date: 18/06/2021 20:00:20  
BRN: IK0BDHXIWO  
Payment Status: Successful

Payment Made: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 18/06/2021 20:06:32  
Payment Ref. No: 2000944626/1/2021  
(Query No/Query Year)

Depositor Details

Depositor's Name: Ashok Chowdhury  
Address: S S Pally  
Mobile: 9830142268  
Depositor Status: Others  
Query No: 2000944626  
Applicant's Name: Mr Tirthankar Gupta  
Identification No: 2000944626/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000944626/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	583170
2	2000944626/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	97214
			<b>Total</b>	<b>680384</b>

IN WORDS: SIX LAKH EIGHTY THOUSAND THREE HUNDRED EIGHTY FOUR ONLY.

## Major Information of the Deed

Deed No.	I-1526-02421/2021	Date of Registration	23/06/2021
Deed No / Year	1526-2000944626/2021	Office where deed is registered	
Entry Date	06/06/2021 12:51:20 PM	1526-2000944626/2021	
Applicant Name, Address & Other Details	Tirthankar Gupta 510, Netaji Colony, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 8777055068, 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. 80,00,000/-	Rs. 97,20,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,83,220/- (Article-23)	Rs. 97,214/- (Article/A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		

### Land Details :

District: North 24-Parganas, P. S:- Belgharia, Municipality: ARIADANA KAMARHATI, Road: Chowdhury Para Road, Mouza: Basudebpur, Premises No: 5, , Ward No: 28, Holding No:30 JI No: 2, Pin Code : 700056

Sch No	Plot Number	Khatia Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-181	RS-41	Bastu	Bastu	2 Katha 5 Chatak	28,70,000/-	38,75,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	RS-181	RS-41	Bastu	Bastu	2 Katha 8 Chatak	27,70,000/-	38,75,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>TOTAL</b>					<b>8.25Dec</b>	<b>56,40,000 /-</b>	<b>73,50,000 /-</b>	

District: North 24-Parganas, P. S:- Belgharia, Municipality: ARIADANA KAMARHATI, Road: Sahid Mahal Road, Mouza: Basudebpur, Premises No: 11/1, , Ward No: 28, Holding No:279 JI No: 2, Pin Code : 700056

Sch No	Plot Number	Khatia Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-180	RS-41	Bastu	Bastu	1 Katha 4 Chatak	11,20,000/-	11,25,001/-	Width of Approach Road: 9 Ft., Adjacent to Metal Road,
L3	RS-181	RS-41	Bastu	Bastu	1 Katha 4 Chatak	11,20,000/-	11,25,001/-	Width of Approach Road: 9 Ft., Adjacent to Metal Road,
<b>TOTAL</b>					<b>4.125Dec</b>	<b>22,40,000 /-</b>	<b>22,50,002 /-</b>	
<b>Grand Total :</b>					<b>12.375Dec</b>	<b>78,80,000 /-</b>	<b>96,00,002 /-</b>	

**Structure Details :**

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2 On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
S2 On Land L2, L3	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
S3 On Land L4	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
<b>Total :</b>	<b>400 sq ft</b>	<b>1,20,000 /-</b>	<b>1,20,000 /-</b>	

**Seller Details :**


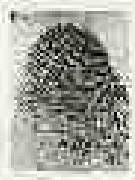
Sl No	Name, Address, P.O., Finger print and Signature
1	<b>Mr Asim Kumar Bhui</b> Son of Late Jnanendra Nath Basu 13/C, Bagbazar Street, City:- Kolkata, P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AExxxxxx2D, Aadhaar No Not Provided by UIDAI, Status :individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs Sima Chakrabarti, (Alias: Mrs Sima Chakrabarti Bose)</b> Wife of Mr. Susanta Chakraborty Gurgaon West, Link Road, City:- , P.O:- Mottal Nagar, P.S:-BANDRA RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- AAxxxxxx2B, Aadhaar No Not Provided by UIDAI, Status :individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mrs Ima Sadhu, (Alias: Mrs Ima Sadhu Bose)</b> Wife of Late Tara Shankar Sadhu 18, Chand Charan Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- OOxxxxxx3A, Aadhaar No Not Provided by UIDAI, Status :individual, Executed by: Attorney, Executed by: Attorney

**Details :**

Name, Address, Photo, Finger print and Signature



Name	Photo	Finger Print	Signature
<b>Mrs Rita Gupta (Presentant)</b> Wife of Mr Madan Mohan Gupta Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021, Place : Office			Rita Gupta
	23/06/2021	LT 23/06/2021	23/06/2021

Wife of Mr Madan Mohan Gupta Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARxxxxxxZA, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021  
 , Admitted by: Self, Date of Admission: 23/06/2021, Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Subrata Shil</b> Son of Mr Sunil Kumar Shil Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021, Place : Office			Subrata Shil
	23/06/2021	LT 23/06/2021	23/06/2021

Son of Mr Sunil Kumar Shil Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx3Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021  
 , Admitted by: Self, Date of Admission: 23/06/2021, Place : Office

**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	<b>Mr Mantu Das</b> Son of Late Hara Kumar Das Date of Execution - 23/06/2021, , Admitted by: Self, Date of Admission: 23/06/2021, Place of Admission of Execution - Office			Mantu Das
	Jun 23 2021 11:00AM	LT 23/06/2021	23/06/2021	

71, S.B.Roy Chowdhury Road, City:- , P.O:- Nandan Nagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxxdR, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Asim Kumar Basu, Mrs Smita Chakrabarti, Mrs Ima Sadhu



Name	Photo	Finger Print	Signature
<b>Mr Ratan Ghosh</b> Son of Late Anil Kumar Ghosh Date of Execution - 23/06/2021, Admitted by: Self, Date of Admission: 23/06/2021, Place of Admission of Execution: Office			<i>Ratan Ghosh</i>

23/06/2021 11:00AM      L1      23/06/2021

58/2/B, Nilkantha ... Atterjee Street, City:- , P.O:- Belghoria, P.S:- Belghoria, District-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Casta: Hindu, Occupation: Business, Citizen of: India, PAN No.:- ADXXXXX3G, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Asim Kumar Basu, Mrs Sima Chakrabarti, Mrs Ima Sadhu

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Arajit Dutta</b> Son of Mr Ashoke Dutta 2442 A.K Mukherjee Road, City:- Baranagar, P.O:- Nospara, P.S:- Baranagar, District-North 24 Parganas, West Bengal, India, PIN:- 700010			<i>Arajit Dutta</i>
	23/06/2021	23/06/2021	23/06/2021

Identifier Of Mrs Rita Gupta, Mr Subrata Shil, Mr Mantu Das, Mr Ratan Ghosh

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-0.6875 Dec, Mr Subrata Shil-0.6875 Dec
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-0.6875 Dec, Mr Subrata Shil-0.6875 Dec
3	Mrs Ina Sadhu	Mrs Rita Gupta-0.6875 Dec, Mr Subrata Shil-0.6875 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-0.34375 Dec, Mr Subrata Shil-0.34375 Dec
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-0.34375 Dec, Mr Subrata Shil-0.34375 Dec
3	Mrs Ina Sadhu	Mrs Rita Gupta-0.34375 Dec, Mr Subrata Shil-0.34375 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-0.34375 Dec, Mr Subrata Shil-0.34375 Dec
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-0.34375 Dec, Mr Subrata Shil-0.34375 Dec
3	Mrs Ina Sadhu	Mrs Rita Gupta-0.34375 Dec, Mr Subrata Shil-0.34375 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-0.6875 Dec, Mr Subrata Shil-0.6875 Dec
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-0.6875 Dec, Mr Subrata Shil-0.6875 Dec
3	Mrs Ina Sadhu	Mrs Rita Gupta-0.6875 Dec, Mr Subrata Shil-0.6875 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-16.66666700 Sq Ft, Mr Subrata Shil-16.66666700 Sq Ft
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-16.66666700 Sq Ft, Mr Subrata Shil-16.66666700 Sq Ft
3	Mrs Ina Sadhu	Mrs Rita Gupta-16.66666700 Sq Ft, Mr Subrata Shil-16.66666700 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-33.33333300 Sq Ft, Mr Subrata Shil-33.33333300 Sq Ft
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-33.33333300 Sq Ft, Mr Subrata Shil-33.33333300 Sq Ft
3	Mrs Ina Sadhu	Mrs Rita Gupta-33.33333300 Sq Ft, Mr Subrata Shil-33.33333300 Sq Ft

Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr Asim Kumar Bapu	Mrs Rita Gupta-16.66666700 Sq Ft, Mr Subrata Shil-16.66666700 Sq Ft
2	Mrs Sima Chakrabarti	Mrs Rita Gupta-16.66666700 Sq Ft, Mr Subrata Shil-16.66666700 Sq Ft
3	Mrs Ina Sadhu	Mrs Rita Gupta-16.66666700 Sq Ft, Mr Subrata Shil-16.66666700 Sq Ft

152602421

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Presented under rule 2 of the West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of the Indian Stamp Act 1899.

Presentation (Under Section 52 &amp; Rule 22A(3) 40(1), W.B. Registration Rules, 1962)

Presented for registration at 11:36 hrs on 23-06-2021, at the Office of the A.D.S.R. Belghoria by Mrs Rita Gupta, one of the Claimants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 97,20,000/-

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

Execution is admitted on 23/06/2021 by 1. Mrs Rita Gupta, Wife of Mr Madan Mohan Gupta, SHREE PANCHAMI APARTMENT, 2, M.B. Road, P.O: Belghoria, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Mr Subrata Shil, Son of Mr Sunil Kumar Shil, 53, Uday Villa, Udbastu Pally, P.O: Kamarhati, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession Business

Identified by Mr Arajit Dutta, Son of Mr Ashoke Dutta, 24/42, A.K. Mukherjee Road, P.O: Noopara, Thana: Baranagar, City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Executed by Attorney

1. Execution by Mr Mantu Das, Son of Late Hara Kumar Das, 71, S.B. Roy Chowdhury Road, P.O: Nandan Nagar, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by profession Business as the constituted attorney of Mr Asim Kumar Basu 13/C, Bagbazar Street, P.O: Shyampukur, Thana: Shyampukur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mrs Sima Chakrabarti, Mrs Sima Chakrabarti Bose Gurgaon West Link Road, P.O: Motilal Nagar, Thana: BANDRA RAILWAY, Mumbai, MAHARASHTRA, India, PIN - 400104, 3. Mrs Ima Sadhu, Mrs Ima Sadhu Bose 18, Chand Charan Ghosh Road, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008 is admitted by him

Identified by Mr Arajit Dutta, Son of Mr Ashoke Dutta, 24/42, A.K. Mukherjee Road, P.O: Noopara, Thana: Baranagar, City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

2. Execution by Mr Ratan Ghosh, Son of Late Anil Kumar Ghosh, 56/2B, Nikanthe Chatterjee Street, P.O: Belghoria, Thana: Belghoria, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Asim Kumar Basu 13/C, Bagbazar Street, P.O: Shyampukur, Thana: Shyampukur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mrs Sima Chakrabarti, Mrs Sima Chakrabarti Bose Gurgaon West Link Road, P.O: Motilal Nagar, Thana: BANDRA RAILWAY, Mumbai, MAHARASHTRA, India, PIN - 400104, 3. Mrs Ima Sadhu, Mrs Ima Sadhu Bose 18, Chand Charan Ghosh Road, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008 is admitted by him

Identified by Mr Arajit Dutta, Son of Mr Ashoke Dutta, 24/42, A.K. Mukherjee Road, P.O: Noopara, Thana: Baranagar, City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 97,214/- (A(1) = Rs 97,200/-, E = Rs 14/-) and Registration Fees payable Cash Rs 9/-, by online = Rs 97,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2021 at 8:05PM with Govt. Ref. No: 192021220017358141 on 18-06-2021, Amount Rs: 97,214/-, Bank State Bank of India (SBIN0000001), Ref. No. IK08DHXJWD on 18-06-2021, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 5,83,220/- and Stamp Duty paid by Stamp Rs 50/-  
by online = Rs 5,83,170/-

Description of Stamp

1. Stamp: Type: Impres. Serial no 804, Amount: Rs.50/-, Date of Purchase: 06/04/2021, Vendor name: Ranjita Paul

2. Stamp: Type: Court Fee, Amount: Rs.10/-

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

Online on 18/06/2021 8:05PM with Govt. Ref. No: 192021220017358141 on 18-06-2021, Amount Rs: 5,83,170/-

Bank: State Bank of India (SBIIN0000001), Ref. No. IK0BDHXIW0 on 18-06-2021. Head of Account 0030-02-103-003-

02



**Saikat Patra**  
**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  
Volume number 1523, J21, Page from 87039 to 87088  
being No 152602421 for the year 2021.



Digitally signed by SAIKAT PATRA  
Date: 2021.07.02 12:06:59 +05:30  
Reason: Digital Signing of Deed.

*Saikat Patra*

(Saikat Patra) 2021/07/02 12:06:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)