

8-8806

D-8777/2022



पश्चिम बंगाल WEST BENGAL

H 070033

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certified that the document is admitted to registration. The Signature sheet and the indorsed sheets attached with this document are the part of this document.

Dist. District Sub-Registrar
Chandernagar, South 24 Parganas
28 OCT 2022

DEED OF SALE

THIS DEED OF SALE is made this 28th day of October, TWO

THOUSAND AND TWENTY TWO.

Five horizontal lines for signature or stamp.

20 OCT 2022

S.L. No. 554
Name Subrojit Auddy
Address 5B/7, P. G. H. Shukh Road,
Value 5000/- P.S. - Jambhampur, HO/-32

Govt. Stamp Vendor
SABYASACHI DEB
Sonarpur A. D. S. R. O., Kol.-150



PRADIP SEN
প্রদীপ সেন
Pradip Sen

 4054
27/10/2022

PRADIP SEN
প্রদীপ সেন
Pradip Sen

 4056
27/10/2022

Biswanath Chanda
S/o - Late Dulal Chanda
226, Chakdoh Jambhampur
Kolkata - 700093
- Profession.



Sub. Dist. Sub Registrar
Sonarpur
South 24 Parganas
21 OCT 2022

BETWEEN

(1) **SMT. SNIGHDA SEN, PAN - AXMPS4604H**, Wife of Sri Pradip Sen, by faith - Hindu, by occupation - Housewife, Residing at - Purbachal Block "D" Panihati, Gholā, P.O. - Gholā Bazar, P.S. - Gholā, District North 24 Parganas, Kolkata - 700111, represented by her consulted Attorney and self

(2) **SRI PRADIP SEN, PAN - AXMPS4606F** Son of Late Bhupen Sen, by faith - Hindu, by occupation - Business, Residing at - 85 S K Deb Road, Patipukur, Kolkata - 700048, presently residing at - Rajpur Pulin Behari Sarani, P.O. - Rajpur, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, hereinafter called the **VENDORS** (which term or expression unless excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SRI SUBHOJIT AUDDY, PAN - AIJPA4605L, Son of Tapan Auddy, by occupation - Business, by faith - Hindu, Residing at - 58/7 P. G. H. Shah Road, Jadavpur, P.O. - Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called the **PURCHASER** (which term or expression unless excluded by or repugnant to the context shall mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**



4055
21/10/2022

S.S. Sait Anwar



Additional Sub Registrar
Sonarpur
South 24 Parganas
21 OCT 2022

WHEREAS the Vendor is seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring more or less undivided 6 Cottahs out of 14 Cottahs 2 Chittaks 23 Sq. Ft. out of 71 Decimals land in R.S. Dag No. 942, under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713, at Mouza - Rajpur, Pargana - Medanmolla, J. L. No. 55, within the limits of Rajpur - Sonarpur Municipality, Ward No. 17, Holding No. 266, P.S. & A.D.S.R.O. - Sonarpur, District 24 Parganas (S), more fully described in the schedule hereunder written and hereinafter called the said property.

AND WHEREAS one Sri Bankim Bihari Bhattacharjee became the absolute owner of the said land by a Registered Deed of Partition which was registered in the year 1964, Being Partition Deed No. 7915 and duly mutated his name in Revisional Settlement Record and while in peaceful possession said Bankim Bihari Bhattacharjee died intestate leaving behind Rabindra Nath Bhattacharjee, Nirmal Kumar Bhattacharjee and Annapurna Bhattacharjee as his sole legal heirs and successors.

AND WHEREAS by the way of inheritance said Rabindra Nath Bhattacharjee, Nirmal Kumar Bhattacharjee and Annapurna Bhattacharjee became the absolute owner of the said land and for their better enjoyment they executed a Deed of Partition which was registered on 20.07.1984 at



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Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 22, Pages 464 to 471, Being Deed No. 3261, for the year 1984.

AND WHEREAS by the way of said Deed of Partition said Rabindra Nath Bhattacharjee and Nirmal Kumar Bhattacharjee became the absolute owner of the said land and while in peaceful possession they sold, conveyed and transferred the said land in favour of Smt. Sandhya Sarkar by a Registered Deed of Sale, which was registered at Sonarpur Sub Registry Office, being Deed No. 6790, for the year 1990.

AND WHEREAS by the way of purchase said Smt. Sandhya Sarkar became the absolute owner of the said land and while in peaceful possession said Smt. Sandhya Sarkar sold, conveyed and transferred the said land in favour of Sri Banamali Mondal by a Registered Deed of Sale, which was registered at Sonarpur Sub Registry Office, being Deed No. 6997, for the year 1991.

AND WHEREAS said Banamali Mondal sold the said land with condition of return in favour of Sri Swapan Mallick by a Registered Deed of Sale, registered at Sonarpur Registry Office, being Deed No. 67, for the year 1992 and thereafter he return purchase the said land by a registered Deed of Sale, registered at Sonarpur Registry Office, being Deed No. 158, for the year 1992.

AND WHEREAS by the way of purchase said Sri Banamali Mondal became the absolute owner of the said land and while in peaceful possession he sold, conveyed and transferred 6 Cottahs 12 Chittaks 20 Sq. Ft. land in favour of Sri Pradip Sen (Vendor No. 2 herein) by a Registered Deed of Sale, which was registered on 15.01.1992 at Sonarpur Sub Registry Office and



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recorded in its Book No. 1, Volume No. 3, Pages 149 to 154, being Deed No. 172, for the year 1992.

AND WHEREAS by the way of purchase said Sri Pradip Sen became the absolute owner of the said land and duly mutated his name in Rajpur - Sonarpur Municipality, in Ward No. 17, Holding No. 266.

AND WHEREAS said Rabindra Nath Bhattacharjee became the absolute owner of the said rest 7 Cottahs 6 Chittaks 3 Sq. Ft. land by the way of inheritance and Partition and while in peaceful possession said Rabindra Nath Bhattacharjee sold, conveyed and transferred said 7 Cottahs 6 Chittaks 3 Sq. Ft. land in favour of Sri Sankar Sarkar by a Registered Deed of Sale which was registered at Sonarpur Sub Registry Office, being deed No. 6791, for the year 1990.

AND WHEREAS by the way of purchase said Sri Sankar Sarkar became the absolute owner of the said land and while in peaceful possession he sold, conveyed and transferred the said land in favour of Sri Gopal Kumar Mondal by a registered Deed of Sale which was registered on 15.01.1991 at Sonarpur Sub Registry Office, being Deed No. 6995, for the year 1991.

AND WHEREAS said Gopal Kumar Mondal sold the said land with the condition of return in favour of Pramatha Nath Pal by a Registered Deed



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of Sale, which was registered at Sonarpur Sub Registry Office, being Deed No. 65, for the year 1992 and thereafter as per the said condition Sri Pramatha Nath Pal returned the said land in favour of Sri Gopal Kumar Mondal by a Registered Deed of Sale, which was registered at Sonarpur Sub Registry Office, being Deed No. 159, for the year 1992.

AND WHEREAS by the way of purchase said Sri Gopal Kumar Mondal became the absolute owner of the said land and while in peaceful possession he sold, conveyed and transferred the said land in favour of Sri Samarendra Bhusan Das by a registered Deed of Sale which was registered on 15.01.1992 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 3, Pages 144 to 148, being Deed No. 171, for the year 1992.

AND WHEREAS by the way of purchase said Sri Samarendra Bhusan Das became the absolute owner of the said land and while in peaceful possession he gifted the said land in favour of Smt. Snigdha Sen (Vendor No. 1 herein) by a registered Deed of Gift which was registered on 28.01.2016 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 1608, Pages 8608 to 8628, being Deed No. 392, for the year 2016.

AND WHEREAS by the way of gift said Smt. Snigdha Sen (Vendor No. 1 herein) became the absolute owner of the said 7 Cottahs 6 Chittaks 3 Sq. Ft. land and duly mutated her name in Rajpur - Sonarpur Municipality in



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Ward No. 17, Holding No. 266, in respect of total 14 Cottahs 2 Chittaks 23 Sq. Ft. and while in peaceful possession said Smt. Snigdha Sen appointed Sri Pradip Sen as her Constituted Attorney by a Registered Power of Attorney which was registered on 11.07.2022 at Sonarpur Sub Registry Office, being power No. 5927, for the year 2022.

AND WHEREAS the Vendors for their necessity expressed their intention to sell demarcated separated and exclusive portion of land measuring undivided 6 Cottahs out of 14 Cottahs 2 Chittaks 23 Sq. Ft. and coming to know of such intention of the Vendors the purchaser approached the Vendors and offered to purchase the said property for a total consideration of Rs. 45,00,000/- (Rupees Forty Five Lac) only and the Vendor accepted the said offer and agreed to sell the said land measuring undivided 6 Cottahs out of 14 Cottahs 2 Chittaks 23 Sq. Ft. in favour of the purchaser at or for the said consideration of Rs. 45,00,000/- (Rupees Forty Five Lac) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 45,00,000/- (Rupees Forty Five Lac) only being the full price of the said property measuring undivided 6 Cottahs out of 14 Cottahs 2 Chittaks 23 Sq. Ft. of land (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and for ever



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exonerate the Purchaser and the said property more particularly described in the Schedule hereunder written along with all rights, attached thereto hereby conveyed) the Vendors doth hereby grant, transfer Conveye, assign and assure unto and to the Purchaser and the said land situated and lying in the District of South 24 Parganas, P.S. and A.D.S.R.O. Sonarpur, of Mouza - Rajpur, more fully described in the Schedule hereunder written **OR** **HOWSOEVER OTHERWISE** the said land hereditaments and premises or any part thereof now are or is or heretofore were or was situated and distinguished, together with free and unrestricted liberty and common passage and also to have all rights of easements for passage for drains, and all other usual rights to enter upon under the said passage and/or any other roads and rights of obtaining electric connection, water connection from the mains of Municipality and electricity, gas telephone etc. and all other usual rights upon under and along the said roads and passages and other roads and all other benefits and amenities provided and/or as may be provided in future **AND** all the estate, right, titles, interest claims or demands whatsoever both at law in equity of the Vendors unto and upon the said property, hereditaments and premises or any part thereof **TOGETHER WITH** all deeds, patta, muniments of title whatsoever in any wise relating to or concerning the said property or any part thereof which now are or hereinafter shall or may be in the possession or control of the Vendors or any other person or persons from whom they may procure the same without any sanction in law or in equity and all rights and advantages of the Vendors by and under the covenant for production of the relevant title Deeds, relating to the said entire



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property and **TO HAVE AND TO HOLD** the said property hereditaments and premises hereby granted conveyed, transferred and assured expressed so to be including the right of way etc. as stated above unto and to the use of the Purchaser absolutely and for ever and free from all encumbrances **AND** the Vendors doth hereby covenant with the Purchaser that not withstanding any act deed or thing by the Vendors or by any of their predecessor-in-interest done or knowingly suffered to the contrary the Vendors have good right, full power and absolute authority to grant, transfer, convey and assure the said property hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall enter and peaceably possess and enjoy the said property respecting the terms and conditions hereinafter appearing **AND** also to receive rents issues and profits thereof without any lawful action, interruption, claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them or under any of their successors or predecessors-in-title, liens, equipments, lispends, attachments and free from all encumbrances whatsoever made or suffered the vendors or any of their successors and predecesaoors-in-title or any person or persons lawfully or equitably claiming any or interest in the said property or any part thereof from under or trust for the Vendors and will from time to time and at all times, hereafter at the request and costs of the purchaser do and execute or caused to be done and executed all such acts, deeds, and things whatsoever for further and more perfectly measuring the said property and every part thereof unto and to the use of the Purchaser in the said manner aforesaid



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and the Vendors shall and will at all times and from time to time hereafter every reasonable request and at the coats of the Purchaser or any other person or persons whom the Purchaser may authorise to produce or cause to be produced at any office courts or commission for examination of witnesses or otherwise as occasion may require all or any of their documents of title papers and writings relating to the property hereby granted and conveyed and transferred or intended so to be or any part thereof and also at the like request and costs of the Purchaser such attested or other copies or abstracts of and from the said records and writings or any of them in their possession or powers the Purchaser may require unless prevented by fire or from other inevitable accident any papers, deeds and writings unless undeteriorated and unobliterated.

--: SCHEDULE ABOVE REFERRED TO :--

ALL THAT piece and parcel of undivided 6 Cottahs Bastu land out of more or less 14 Cottahs 2 Chittaks 23 Sq. Ft. land alongwith 100 Sq. Ft. Kancha Structure out of 71 Decimals land in R.S. Dag No. 942, under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713, at Mouza - Rajpur, Pargana - Medanmolla, J. L. No. 55, within the limits of Rajpur - Sonarpur Municipality, Ward No. 17, Holding No. 266, P.S. & A.D.S.R.O. - Sonarpur, District 24 Parganas (S), Proportionate annual rent for the sold land is payable to the State of West Bengal.



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--:11:--

The total 14 Cottahs 2 Chittaks 23 Sq. Ft. land is shown in the enclosed map or plan and delineated with 'RED' borders and butted and bounded by -

ON THE NORTH : Part of R.S. Dag No. 942 & 1055.
ON THE SOUTH : R.S. Dag No. 944.
ON THE EAST : R.S. Dag No. 942 & 944.
ON THE WEST : 30' Feet Wide Road.

The said land is near Pulin Behari Basu Sarani.

IN WITNESS WHEREOF the vendors have hereunto put their respective signatures, on the day, month and year first above written:

SIGNED SEALED AND DELIVERED

IN PRESENCE OF WITNESSES :-

1. *Bisalamath Chandra*
226, Chakrabarti Bungalow
Kolkata - 700093

PRADIP SEN
Advocate
Pradip Sen
As constituted Attorney for
Smighda Sen

2. *Arindam Choudhury*
Smt - 24/6/505

SIGNATURE OF THE VENDORS



SIGNATURE OF THE PURCHASERS



Joint Dist. Sub Registrar
Sonarpur
South 24 Parganas

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, the within mentioned sum of Rs.45,00,000/- (Rupees Fourty-Five lakh) only being the full consideration money in the manner following: -

Dated	In Favour of	Bank	Cheque no.	Amount
14-10-2022	PRADIP SEN	Punjab & Sind Bank	000047	Rs. 10,00,000/-
15-10-2022	PRADIP SEN	Punjab & Sind Bank	000048	Rs. 9,80,000/-
14-10-2022	SNIGHDA SEN	Punjab & Sind Bank	000049	Rs. 10,00,000/-
15-10-2022	SNIGHDA SEN	Punjab & Sind Bank	000050	Rs. 10,00,000/-
18-10-2022	SNIGHDA SEN	Punjab & Sind Bank	000051	Rs. 4,75,000/-
21-10-2022	SNIGHDA SEN	TDS		Rs. 25,000/-
21-10-2022	PRADIP SEN	TDS		Rs. 20,000/-
			Total	Rs. 45,00,000/-

Total :- Rupees Fourty-Five lakh only
SIGNED SEALED AND DELIVERED
by the VENDORS at Kolkata in the
presence of:

1. Bidhanath Choudhary
226, Chakdah Subbagpally
Kolkata - 700093

PRADIP SEN
Pradip Sen

2. Anind Choudhary
Sonpur 2404547

AS CONSULTED ATTORNEY FOR
SNIGHDA SEN
(SIGNATURE OF VENDORS)

Drafted by Me :-

Prabin Kumar Roy
Kolkata - W.B. 828181
Alipore Criminal Court.
No. 27.

Typed By Me:-
Subhadip Mukherjee
Sonarpur A.D.S.R.O



Additional District Sub Registrar
Sonarpur
South 24 Parganas

21 OCT 2022



Thumb 1st finger middle finger ring finger small finger

left hand					
right hand					

Name.....
Signature.....



Thumb 1st finger middle finger ring finger small finger

left hand					
right hand					

Name.....
Signature.....

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand						
	right hand						

Name.....
Signature.....

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand						
	right hand						

Name.....
Signature.....



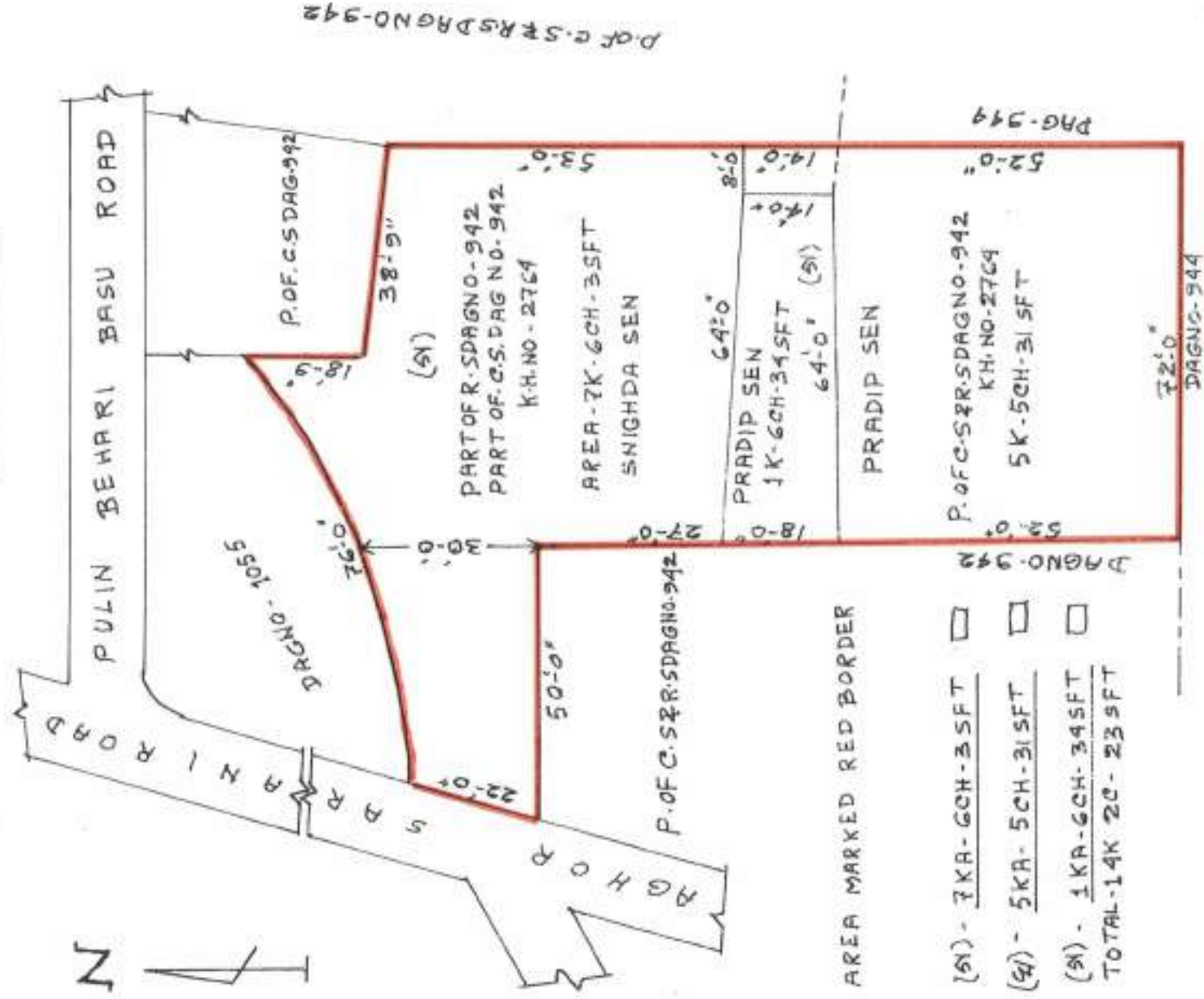
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Dist. Sub-Registry
Sonarpur
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PLAN SHOWING THE LAND FOR GIFT AT MOUZA-RAJPUR, J.L.
 NO-55. SHEET NO. 1. PART OF C.S & R. SDAGNO-942. C.S KHAT.
 -IAN NO-713. R.S KHATIAN NO. 2764. UNDER RAJPUR SONARPUR.
 MUNICIPALITY. WARD NO-17. P.S. SONARPUR. DIST. 24 PGS (S).

SCALE: - 1" = 25'-0"



SALE AREA MARKED RED BORDER

- (51) - 7KA-6CH-3SFT
- (52) - 5KA-5CH-31SFT
- (53) - 1KA-6CH-34SFT
- TOTAL-14K 20-23 SFT

- (54) - 3KA-6CH-3SFT
- (55) - 5KA-5CH-31SFT
- (56) - 1KA-6CH-34SFT
- TOTAL-14K 20-23 SFT

DRAWN BY: S. GHOSH.

TRACING BY: RANJAN CHOWDHURY

(Signature)

E.B.S NO. 679/RSM

Hazimavi 24 PGS (S)

- (51) - 1K-60-34SFT
- (52) - 5K-50-31SFT
- TOTAL-6K-120-20SFT

PRADIP SEN

Pradip Sen

As constituted Attorney for Snighda Sen

(Signature)

P.O.F.C.S.R.SDAGNO-942



Registrar, Dist. Sub Registrar
Sonarpur
South 24 Parganas

21 OCT 2022





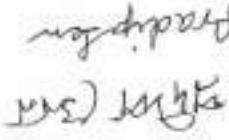


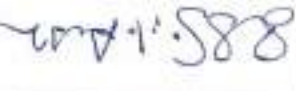

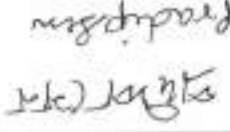
Government of West Bengal

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



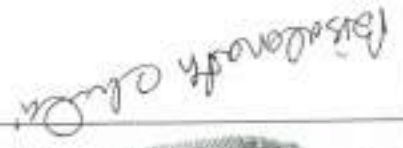
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No./Year 16082003032114/2022

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	Mr PRADIP SEN 85 S K Deb Road, City:- Not Specified, P.O:- Rajpur, P.S.-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Seller		<p>4054</p> 	<p>Pradip Sen</p> 
2	Mr SUBHOJIT AUDDY 587 H Shah Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	Buyer		<p>4055</p> 	<p>885.1.14.22</p> 
3	Mr PRADIP SEN 85 S K Deb Road, City:- Not Specified, P.O:- Rajpur, P.S.-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Attorney of Seller [Mrs SNIGHDA SEN]		<p>4054</p> 	<p>Pradip Sen</p> 



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BISWANATH CHANDA Son of DULAL CHANDA 226 Chakdaha Purba Puriary, City:- Not Specified, P.O:- Purba Puriary, P.S:- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN:- 700093	Mrs SNIGHDA SEN, Mr PRADIP SEN, Mr SUBHOJIT AUDDY		4056 	

(Arindam Chakraborty)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24-Parganas, West
Bengal



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



192022220147918668



GRN Details

GRN: 192022230147918668 Payment Mode: SBI Epay
GRN Date: 21/10/2022 10:27:36 Bank/Gateway: SBIPay Payment Gateway
BRN : 0983711440837 BRN Date: 21/10/2022 10:28:32
Gateway Ref ID: IGAONCTRV0 Method: State Bank of India NB
GRIPS Payment ID: 211020222014791865 Payment Init. Date: 21/10/2022 10:27:36
Payment Status: Successful Payment Ref. No: 2003032114/7/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUBHOJIT AUDDY
Address: 58/7 P.G.H.SHAH ROAD KOLKATA 700032
Mobile: 9831171600
EMail: SUBHOJITAUDDY@GMAIL.COM
R.E.F. No: 2003032114/7/2022
Name: STAMP AND REVENUE DEPARTMENT
Period From (dd/mm/yyyy): 21/10/2022
Period To (dd/mm/yyyy): 21/10/2022
Remarks: Payment of SD and RF
Period From (dd/mm/yyyy): 21/10/2022
Period To (dd/mm/yyyy): 21/10/2022
Payment Ref ID: 2003032114/7/2022
Dept Ref ID/DRN: 2003032114/7/2022

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003032114/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	175020
2	2003032114/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	45014
Total				220034

IN WORDS: TWO LAKH TWENTY THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1608-08777/2022	Date of Registration	28/10/2022
Query No / Year	1608-2003032114/2022	Office where deed is registered	
Query Date	18/10/2022 1:28:43 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9836496904, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,020/- (Article:23)	Rs. 45,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PULIN BEHARI BASU SARANI, Mouza: Rajpur, JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-942	RS-2764	Bastu	Bastu	6 Katha	44,83,000/-	44,83,000/-	Width of Approach Road: 30 Ft.,
Grand Total :						9.9Dec	44,83,000 /-	44,83,000 /-

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.	17,000/-	17,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	17,000 /-	17,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature		
1	Mrs SNIGHDA SEN Wife of Mr PRADIP SEN Purbachal Block D Panihati, City:- Not Specified, P.O:- Gholia Bazar, P.S:-Gholia, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxx4H, Aadhaar No: 67xxxxxxxx9699, Status :Individual, Executed by: Attorney, Executed by: Attorney		

2	Mr PRADIP SEN Son of Late Bhupen Sen 85 S K Deb Road, City:- Not Specified, P.O:- Raipur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx6F, Aadhaar No: 27xxxxxxx7028, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 . Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 Execution: 21/10/2022 . Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBHOJIT AUDDY Son of TAPAN AUDDY 58/7 H Shah Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx5L, Aadhaar No: 56xxxxxxx9674, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 . Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRADIP SEN (Presentant) Son of Late BHUPEN SEN 85 S K Deb Road, City:- Not Specified, P.O:- Raipur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by JIDAI Status : Attorney, Attorney of : Mrs SNIGHDA SEN

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWANATH CHANDA Son of DULAL CHANDA 226 Chakdaha Purba Putlay, City:-, P.O.- Purba Putlay, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700093			
Identifier Of Mr PRADIP SEN, Mr SUBHOJIT AUDDY, Mr PRADIP SEN			

Transfer of property for L1			
Sl.No	From	To. with area (Name-Area)	
1	Mrs SNIGHDA SEN	Mr SUBHOJIT AUDDY-4.95 Dec	
2	Mr PRADIP SEN	Mr SUBHOJIT AUDDY-4.95 Dec	
Transfer of property for S1			
Sl.No	From	To. with area (Name-Area)	
1	Mrs SNIGHDA SEN	Mr SUBHOJIT AUDDY-50.00000000 Sq Ft	
2	Mr PRADIP SEN	Mr SUBHOJIT AUDDY-50.00000000 Sq Ft	

On 21-10-2022

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

Presented for registration at 17:45 hrs on 21-10-2022, at the Private residence by Mr PRADIP SEN .

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 45,00,000/-.

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

Execution is admitted on 21/10/2022 by 1. Mr PRADIP SEN, Son of Late Bhupen Sen, 85 S K Deb Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 2. Mr SUBHOJIT AUDDY, Son of TAPAN AUDDY, 58/7 H Shah Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business Identified by Mr BISWANATH CHANDA, , Son of DULAL CHANDA, 226 Chakdaha Purba Putiary, P.O: Purba Putiary, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr PRADIP SEN, , Son of Late BHUPEN SEN, 85 S K Deb Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Business as constituted attorney for Mrs SNIGHDA SEN Purbachal Block D Panihati, P.O: Ghola Bazar, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111 is admitted by him

Identified by Mr BISWANATH CHANDA, , Son of DULAL CHANDA, 226 Chakdaha Purba Putiary, P.O: Purba Putiary, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

AR

Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 26-10-2022

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,014.00/- (A(1) = Rs 45,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 45,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2022 10:26AM with Govt. Ref. No: 192022230147918668 on 21-10-2022, Amount Rs: 45,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0983711440837 on 21-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 1,75,020/-.

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10,000/-
2. Stamp: Type: Impressed, Serial no 554, Amount: Rs.5,000.00/-, Date of Purchase: 20/10/2022, Vendor name: Sabvasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/10/2022 10:28AM with Govt. Ref. No: 192022230147918668 on 21-10-2022, Amount Rs: 1,75,020/-,
Bank: SBI EPay (SBIEPay), Ref. No. 0983711440837 on 21-10-2022, Head of Account 0030-02-103-003-02



Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

