

9992

BUDHIA

i - 9927/2021

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1495921/21 L 780598

16/8/21

Certified that the document is admitted
to registration. The original sheet/sheets
to the above serial number/sheets attached
with this instrument are the part of this
instrument.

[Signature]

Additional District Sub-Registrar
Kolkata, New Town, NOU/1 24-Pgs

01 SEP 2021

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
16th day of August, Two Thousand Twenty-one (2021).

BETWEEN

To be cont

42

3293
 তার 16/08/2021
 মূল্য 500/-
 দেউতার নাম ও পিতা
 বাবা ছেড়ার নাম
 বিধান নং
 মোট মূল্য
 মালিকের নাম
 দেউতাই-নারাকপুর, ডেউতার-মিতা দাস

Manoj Kumar Budhia

SpA Mukherjee Pura Lane, Kalighat
 Kol-26.

03 AUG 2021

998000



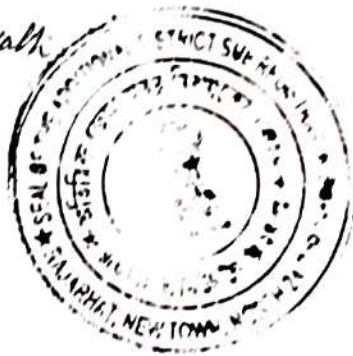
ASD- Baram Ghos



6829

As a Constituted Attorney Sri
 Rabindra Nath Ghosh alias Rabindra Nath
 Ghosh Thuri and Self

ASD- Baram Ghos



6830

Kalighat District Sub-Registrar
 Kalighat, New Town, North 24 Pgs

16 AUG 2021

Aswadeb Karmakar
 s/o - Mahadeb Karmakar
 VIII - Bidhnapur Buro Shikshita
 P.O. - Rajarhat / Bidhnapur
 P.S. - Rajarhat
 Dist - 24 Pgs (N)
 Kol - 135.

(2)

(1) **SRI ASIT BARAN GHOSH**, (PAN: AWZPG5745R), (Aadhaar No. 6611 8148 1161), son of Late Hrishikesh Ghosh, residing at Village - Bidyadharpur, P.O. - Chandpur, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, (2) **SRI RABINDRA NATH GHOSH** alias **RABINDRA NATH GHOSH JHURI**, (PAN: ADGPG4390Q), (Aadhaar No. 8054 5798 0300), son of Late Sudhin Chandra Ghosh, residing at 3/2B, Krishna Mullick Lane, P.O. - Belgachia, P.S. - Shyambazar, Kolkata - 700037, both by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

IT IS NOTED THAT the Vendor No. 2 herein represent by his Constituted Attorney **SRI ASIT BARAN GHOSH**, (the Vendor No. 1 herein), by a registered Deed of Power of Attorney execution dated 27/01/2021 and registered dated 02/02/2021, at the Office of the A.D.S.R. Rajarhat, New Town, North 24 Parganas, Vide Book No. I, Volume No. 1523-2021, Pages from 76807 to 76828, Being No. 01548 for the year 2021.

-AND-

SRI MANAJ KUMAR BUDHIA, (PAN: AFAPB5130P), (Aadhaar No. 3825 9946 9702), son of Sri Prabhu Dayal Budhia, residing at 5A,

To be cont

(3)

Mukherjee Para Lane, Kalighat, P.O. & P.S. - Kalighat, Circus Avenue, Kolkata - 700026, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the OTHER PART.

WHEREAS One Sri Asit Baran Ghosh (the Venodr No. 1 herein) is the absolute recorded owner and possessor of a Shali land measuring an area 01.50 Satak, comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian No. 11949, under the following manner :-

| R.S.&L.R. No. | L.R. Kh. No. | Total area | Share | Recorded land | Nature of Land |
|-------------------------|--------------|------------|--------|---------------|----------------|
| 4100 | 11949 | 32 Satak | 0.0469 | 01.50 Satak | Shali |
| Total land 01.50 Satak, | | | | | |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter he recorded his name at BL & LRO, under L.R. Khatian No. 11949 (in the name of Asit Baran Ghosh) and absolutely free from all encumbrances whatsoever.

To be cont

(4)

AND WHEREAS One Sri Rabindra Nath Ghosh alias Rabindra Nath Ghosh Jhuri (the Venodr No. 2 herein) is the absolute recorded owner and possessor of a Shali land measuring an area 01.50 Satak, comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian No. 11948, under the following manner :-

| R.S.&L.R. No. | L.R. Kh. No. | Total area | Share | Recorded land | Nature of Land |
|-------------------------|-----------------|---------------|--------|------------------|-------------------|
| 4100 | 11948 | 32 Satak | 0.0469 | 01.50 Satak | Shali |
| Total land 01.50 Satak, | | | | | |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station; in the District of North 24 Parganas, by virtue of inheritance and thereafter he recorded his name at BL & LRO, under L.R. Khatian No. 11948 (in the name of Rabindranath Ghosh Jhuri) and absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Sri Asit Baran Ghosh and Sri Rabindra Nath Ghosh alias Rabindra Nath Ghosh Jhuri, (the Vendors herein) is the absolute owner of Shali land total measuring an area 03 Satak comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian Nos.

To be cont

(5)

11949 & 11948, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the schedule hereinafter written, by virtue of inheritance, recorded and purchase and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they will think fit and proper.

AND WHEREAS Now the Vendors herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of land total measuring an area of 03 Satak comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian Nos. 11949 & 11948, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of Rs. 5,94,000/- (Rupees Five Lac Ninety-four Thousand) only.

To be cont

(6)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 5,94,000/- (Rupees Five Lac Ninety-four Thousand) only**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at the time of or before the execution hereof (the receipt whereof the Vendors doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** piece or parcel of Shali land total measuring an area of 03 Satak comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian Nos. 11949 & 11948, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the '**SAID PLOTS OF LAND**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water

To be cont

(7)

courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to

2000 01 19 01 11 00 10

for a perfect and indefeasible

(8)

leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE
PURCHASER AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest

To be cont

(9)

therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendors that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.
9. It is hereby declared by the Vendors that the said land are absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners

To be cont

(10)

whatsoever.

10. That the Vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred are physically absent or the Vendors do not have valid right title interest and possession of the said land or any part thereof, the Vendors shall be bound to give possession of the equal quantum of land owned held and possessed by him and if any mistake is detected hereafter in this deed, that will be ratified by the Vendors without any claim or demand at the cost of the purchaser.

AND the Vendors herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendors herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha Shali land

To be cont

(11)

total measuring an area 03 Satak comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian Nos. 11949 (in the name of Asit Baran Ghosh) & 11948 (in the name of Rabindranath Ghosh Jhuri), under the following manner as per Dag and Khatian wise:-

| R.S.&L.R. No. | L.R. Kh. No. | Total area | Share | Saleable land | Nature of Land |
|----------------------|--------------|------------|--------|---------------|----------------|
| 4100 | 11949 | 32 Satak | 0.0469 | 01.50 Satak | Shali |
| 4100 | 11948 | 32 Satak | 0.0469 | 01.50 Satak | Shali |
| Total land 03 Satak, | | | | | |

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Pargana- Kalikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 03 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. There is no road surrounding this plot.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

To be cont

(12)

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed his hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors at Rajarhat in Presence of:

1. Apurba Kumar
Bishrupur, Rajarhat,
Kol-135.

2. শ্রীমান্দি আশু
লাইসাই, রাজরহাট,
কল-১০০১৩৫.

Deed prepared and explained
by me.

Faridul Islam

Faridul Islam
ADVOCATE
District Judges Court
Barasat, North 24 Pgs

Regn-No.- WB/1743/2011

TYPED BY:

U. Biswas

Asha Computer, Kol - 135.

Sri Rabindra Nath Ghosh

As a Constituted Attorney Sri
Rabindra Nath Ghosh alias Rabindra
Nath Ghosh Jhuri and self

SIGNATURE OF THE VENDORS

To be cont

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 5,94,000/- (Rupees Five Lac Ninety-four Thousand) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

| <u>Dated</u> | <u>Cheque No.</u> | <u>Drawn on</u> | <u>Amount (Rs)</u> |
|--------------|-------------------|-------------------------------|--------------------|
| 16.08.2021 | 000453 | UCO Bank Bhatenda East Br. | 2,50,000/- |
| 16.08.2021 | 000454 | DO | 1,70,000/- |
| 16.08.2022 | 000455 | DO | 1,74,000/- |

Total Rs. 5,94,000/- (Rupees Five Lac Ninety-four Thousand) only.

WITNESSES :-

1. Apurba Karmakar
Bishnupur, Rajarhat,
Kolkata-135.
2. श्रीराम नथ घोष
राजेशाह. राजारहाह,
कोलकाता-700032.

Asit Duran Ghosh.

As a Constituted Attorney Sri
Rabindra Nath Ghosh alias Rabindra
Nath Ghosh Jhuri and self

SIGNATURE OF THE VENDORS

Asit Duran Ghosh,

आयकर विभाग
INCOME TAX DEPARTMENT

MANOJ KUMAR BUDHIA
PRABHU DAYAL BUDHIA

24/12/1964
Permanent Account Number
AFAPB5130P

M.K. Budhia
Signature



भारत सरकार
GOVT. OF INDIA



15012008

M.K. Budhia



भारत सरकार
GOVERNMENT OF INDIA



मनोज कुमार बुधिया
Manoj Kumar Budhia
DOB: 24-12-1964
Gender: Male



3825 9946 9702

आम आदमी का अधिकार

M. K. Budhia



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

5a, मुक़रजी पारा लाने, कलघाट, बंगलुरु,
दक्कन, बंगलुरु, 700026

Address:
5a, Mukherjee Para Lane, Kalighat,
Kalighat, Circus Avenue, Kolkata,
West Bengal, 700026



1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1847,
Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ASIT BARAN GHOSH
HRISHIKESH GHOSH
01/04/1955
PAN Account Number
AWZPG5745B
Signature

Asit-Baran Ghosh.



সার্বভৌমত্ব

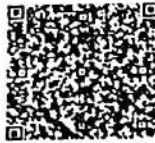
আধার

ভারত সরকার

Unique Identification Authority of India

ভাষিকাকৃতিকর আই ডি / Enrollment No.: 1111/19248/04757

To
অসিত বরন ঘোষ
ASIT BARAN GHOSH
Bishnupur(CT)
Chandpur
North Twenty Four Parganas
West Bengal 700135
MN247210413FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
6611 8148 1161

আধার - সাধারণ মানুষের অধিকার



Government of India

অসিত বরন ঘোষ
ASIT BARAN GHOSH
পিতা : হরিশেক্ষ ঘোষ
Father : HRISHIKESH GHOSH
জন্ম বার / Year of Birth : 1955
পুরুষ / Male



6611 8148 1161

আধার - সাধারণ মানুষের অধিকার



Department of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শক্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

ঠিকানা:
বিশ্বপুত্র (সিটি), চাঁদপুর, উত্তর
২৪ পরগনা, পশ্চিমবঙ্গ, 700135

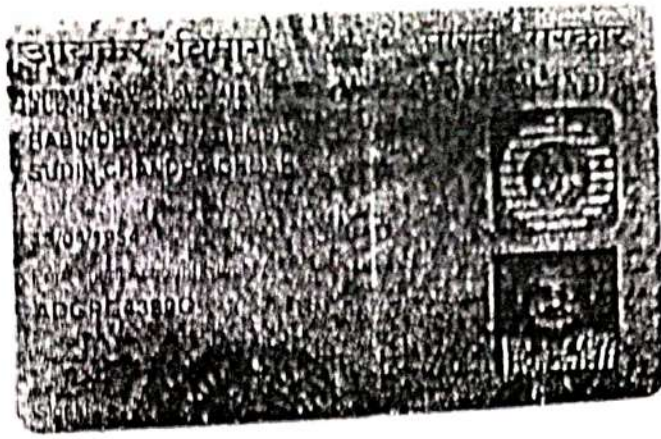
Address:
Bishnupur(CT), Chandpur, N
Twenty Four Parganas, West
Bengal, 700135

6611 8148 1161

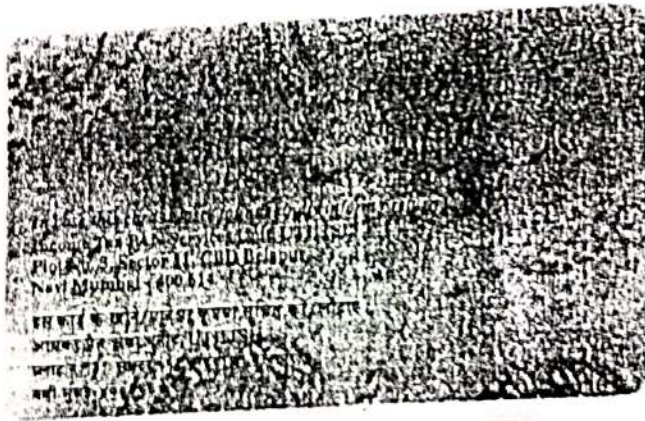
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1800 330 1847

help@uidai.gov.in

Asit- Baran Ghosh



Rabin Anant Ghose Jhuri





ভারতীয় বিশিষ্ট পরিষদ প্রাধিকরণ
ভারত সরকার

Authentication Authority of India
Government of India

স্বাক্ষরিত আই ডি / Enrollment No : 1215/80045/32328

1c
ইউস নাম ঘোষ
RABINDRA NATH GHOSH
3/2B KRISHNA MULICK LANE
Belgachia
Belgachia
Kolkata Kolkata
West Bengal 700037
9230590838
31386150
21012016
MA313861571FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :
8054 5798 0300

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

ইউস নাম ঘোষ
RABINDRA NATH GHOSH
ফার্মার সুদীন চন্দ্র ঘোষ
Farmer Sudin Chandra Ghosh
জন্মতারিখ / DOB 13/04/1954
পুরুষ / Male



8054 5798 0300

স্বাক্ষর - সাধারণ মানুষের অধিকার

Rabin Nath Ghosh Jhuri



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM0970434



নির্বাচকের নাম : অপুর্ব কর্মকার
Elector's Name : Apurba Karmakar
পিতার নাম : মহাদেব কর্মকার
Father's Name : Mahadev Karmakar
লিঙ্গ/Sex : T/M
জন্ম তারিখ : 07/04/1990

YMM0970434

ঠিকানা:
093, বুর্জ শিবতলা, বিন্দুপুর, রাজারহাট, রাজারহাট, উত্তর ২৪
পরগণা-700135

Address:
093, BURO
SHIBTALA, BISHNUPUR, RAJARHAT, RAJAR
HAT, NORTH 24 PARGANAS-700135

Date: 28/11/2018

115-রাজারহাট নির্বাচন বিভাগের নির্বাচন নিয়ন্ত্রণ
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

বিভাগ পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নিচের ফর্ম এবং ভোটা ও একটি
নতুন নতুন সঠিক পরিচয়পত্র পত্রের জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.


146044

Apurba Karmakar


SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER /
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908


N.B. : " -L.H BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|--|--|--|--|--|
|  M. V. Pandey | LH | | | | | |
| | RH. | | | | | |

ATTESTED :- M. V. Pandey

| | | | | | | |
|--|-----|--|--|--|--|--|
|  Asit Baran Ghel | LH | | | | | |
| | RH. | | | | | |

ATTESTED :- Asit Baran Ghel

| | | | | | | |
|--|-----|--|--|--|--|--|
|  Apurba Karmakar | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :- Apurba Karmakar

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

GRN Details

| | | | |
|------------------------|---------------------|-------------------------|---|
| GRN: | 192021220053067178 | Payment Mode: | Online Payment (SBI Epay) |
| GRN Date: | 16/08/2021 10:14:05 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 6702166214316 | BRN Date: | 16/08/2021 10:08:54 |
| Gateway Ref ID: | IGALTTVGU7 | Method: | State Bank of India NB |
| Payment Status: | Successful | Payment Ref. No: | 2001495921/4/2021 [Query No*/Query Year] |

Depositor Details

| | |
|---------------------------|---------------------|
| Depositor's Name: | JAMALUDDIN MOLLA |
| Address: | LAUHATI |
| Mobile: | 8910316619 |
| Depositor Status: | Solicitor firm |
| Query No: | 2001495921 |
| Applicant's Name: | Mr Nur Anar Molla |
| Identification No: | 2001495921/4/2021 |
| Remarks: | Sale, Sale Document |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2001495921/4/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 17340 |
| 2 | 2001495921/4/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5954 |
| | | | Total | 23294 |

IN WORDS: TWENTY THREE THOUSAND TWO HUNDRED NINETY FOUR ONLY.

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1523-09927/2021 | Date of Registration | 01/09/2021 |
| Query No / Year | 1523-2001495921/2021 | Office where deed is registered | |
| Query Date | 15/08/2021 2:22:20 PM | 1523-2001495921/2021 | |
| Applicant Name, Address & Other Details | Nur Anar Molla Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 8240315439, 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. 5,94,000/- | Rs. 5,94,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 17,840/- (Article:23) | Rs. 5,954/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|------------------|----------------------|-----------------------|--------------|-------------------------|-----------------------|--------------------------|
| L1 | LR-4100 (RS :-) | LR-11949 | Bastu Shali | 1.5 Dec | 2,97,000/- | 2,97,000/- | ,Project : Not Specified |
| L2 | LR-4100 (RS :-) | LR-11948 | Bastu Shali | 1.5 Dec | 2,97,000/- | 2,97,000/- | ,Project : Not Specified |
| | | TOTAL : | | 3Dec | 5,94,000 /- | 5,94,000 /- | |
| | | Grand Total : | | 3Dec | 5,94,000 /- | 5,94,000 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>ASIT BARAN GHOSH Son of Late HRISHIKESH GHOSH BIDYADHARPUR, City:- , P.O:- CHANDPUR, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : AWxxxxx5R, Aadhaar No: 66xxxxxxxx1161, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence</p> |
| 2 | <p>RABINDRA NATH GHOSH, (Alias: RABINDRA NATH GHOSH JHURI) Son of Late SUDHIN CHANDRA GHOSH 3/2B KRISHNA MULLICK LANE, City:- , P.O:- BELGACHIA, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxx0Q, Aadhaar No: 80xxxxxxxx0300, Status :Individual, Executed by: Attorney, Executed by: Attorney</p> |

Applicant Details :

| No | Name,Address,Photo,Finger print and Signature |
|----|---|
| 1 | MANAJ KUMAR BUDHIA Son of PRABHU DAYAL BUDHIA 5A MUKHERJEE PARA LANE, KALIAGHAT, City:- , P.O:- KALIAGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0P, Aadhaar No: 38xxxxxxxx9702, Status :Individual, Status : Not Executed |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | ASIT BARAN GHOSH (Presentant) Son of Late HRISHKESH GHOSH BIDYADHARPUR, City:- , P.O:- CHANDPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx5R, Aadhaar No: 66xxxxxxxx1161 Status : Attorney, Attorney of : RABINDRA NATH GHOSH |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| APURBA KARMAKAR Son of MAHADEV KARMAKAR BISHNUPUR BURO SHIBTALA, City:- , P O - RAJARHAT BISHNUPUR, P.S:- Rajarhat, District - North 24-Parganas, West Bengal, India. PIN - 700135 | | | |
| Identifier Of ASIT BARAN GHOSH, MANAJ KUMAR BUDHIA, ASIT BARAN GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------|
| 1 | ASIT BARAN GHOSH | MANAJ KUMAR BUDHIA-1.5 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|----------------------------|
| 1 | RABINDRA NATH GHOSH | MANAJ KUMAR BUDHIA-1.5 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|-----------------|--|
| L1 | LR Plot No.- 4100, LR Khatian No:- 11949 | | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 4100, LR Khatian No:- 11948 | | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 152309927 / 2021

16-08-2021

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

Presented for registration at 16:15 hrs on 16-08-2021, at the Private residence by ASIT BARAN GHOSH ,

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 5,94,000/-

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

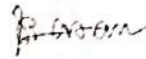
Execution is admitted on 16/08/2021 by ASIT BARAN GHOSH, Son of Late HRISHIKESH GHOSH, BIDYADHARPUR, P.O: CHANDPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by APURBA KARMAKAR, , Son of MAHADEV KARMAKAR, BISHNUPUR BURO SHIBTALA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Executed by Attorney

Execution by ASIT BARAN GHOSH, , Son of Late HRISHKESH GHOSH, BIDYADHARPUR, P.O: CHANDPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business as the constituted attorney of RABINDRA NATH GHOSH , RABINDRA NATH GHOSH JHURI 3/2B KRISHNA MULLICK LANE, P.O: BELGACHIA, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700037 is admitted by him

Indetified by APURBA KARMAKAR, , Son of MAHADEV KARMAKAR, BISHNUPUR BURO SHIBTALA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 01-09-2021

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 5,954/- (A(1) = Rs 5,940/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,954/-,

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2021 10:15AM with Govt. Ref. No: 192021220053067178 on 16-08-2021, Amount Rs: 5,954/-, Bank: SBI EPay (SBlePay), Ref. No. 6702166214316 on 16-08-2021, Head of Account 0030-03-104-001-16

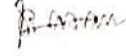
ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 17,840/- and Stamp Duty paid by Stamp Rs 500/-,
online = Rs 17,340/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3393, Amount: Rs.500/-, Date of Purchase: 16/08/2021, Vendor name: MITA
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2021 10:15AM with Govt. Ref. No: 192021220053067178 on 16-08-2021, Amount Rs: 17,340/-, Bank:
SBI EPay (SBlePay), Ref. No. 6702166214316 on 16-08-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

icate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1523-2021, Page from 416664 to 416692
being No 152309927 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.09.08 11:48:29 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2021/09/08 11:48:29 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)