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पश्चिमबङ्ग पश्चिम बङ्गल WEST BENGAL

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28/09/22
12-27 PM

8-2923265/22

Warning that the document in column
is registered. The signature sheet
and endorsement sheets attached to
the document are the part of the
document.

Additional District Registrar
Belghoria, 21 Pgs (N)

28 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28th day
of Sep, in the year TWO THOUSAND TWENTY TWO
(2022) in the Christian Era

BETWEEN

PRATHAM CONSTRUCTION

Sanjay Kumar Roy

Partner

PRAN KUMAR DASGUPTA (PAN - AAVFP9627M), Son of Late Mahendra Nath Dasgupta, by faith- Hindu, by occupation-Business , by Nationality- Indian, residing at 61 Belghoria Govt Colony , West Bengal, Pin 700056, District- North 24 Parganas,..... hereinafter referred to as the **"VENDOR/OWNER"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his successors in-interest, representatives and assigns) of the **FIRST PART;**

AND

M/S PRATHAM CONSTRUCTION, a partnership firm, having its office at 153 B.T. Road Rangoli Building, 3rd Floor, Kolkata- 700108, Represented by its partners namely **1. SRI AMIT DASGUPTA(PAN NO. AEAPB0938A)**, by faith- Hindu, by occupation- business, Nationality-Indian, Son of Late BimalDasgupta,residing at 855/1 B.C. Chatterjee Street, Prantik Apartment, Block- C, Flat no. 16, P.O. & P.S. Belghoria, Kolkata- 700056,**2. SRI BISWANATH DEB (PAN NO- ADTPD6982G)**, son of late Jagadish Chandra Deb, by faith- Hindu, by occupation- business, Nationality-Indian, residing at 53 Rajkumar Mukherjee Road, P.S. Baranagar, Kolkata- 700018, **3. SRI SAMIR KUMAR ROY (PAN NO AGJPR8408C)**, Son of Sri Sunil Kumar Roy, by faith- Hindu, by occupation- business, Nationality-Indian residing at D/3 Lake View Park, P.S. Baranagar, P.O. I.S.I. , Bonhoogly, Kolkata- 700018, **4.SRI PARTHA SARATHI GUHA (PAN NO AYOPG0419M)**, Son of Sri Manoj Kumar Guha, by faith- Hindu, by occupation- business, Nationality-Indian Residing at Batanagar, Nungi Chatterjee Para, P.O. Batanagar, P.S. Mahestala, Kolkata- 700140,hereinafter referred to as the **"PURCHASERS"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his successors in-interest, representatives and assigns) of the **SECOND PART;**

WHEREAS Late Hem Nalini Dasgupta being the mother of Owner /Vendor herein after partition of India and having lost her hearth and home in Bangladesh rent while Bast Bengal came to West Bengal for the permanent

PRATHAM CONSTRUCTION

Samir Kumar Roy
Partner

residence of herself and her family.

AND WHEREAS certain areas of land belonging to the Government and/or acquired or requisitioned by the Government were allowed to be used by such Refugees for their residence after construction of structures or using structures or buildings already existing on such lands and subsequently handed over all the lands and properties to R & R, Deptt for distribution of such lands and properties amongst the bonafide Refugees,

AND WHEREAS the Late Hem Nalini Dasgupta being the mother of Owner /Vendor herein was one such Refugee who was occupying a piece and parcel of land measuring 4 Cattas situated at Mauza Belgharia J.L. No.3, comprised of C. S. Plot No 3077 , premises No. 61 within P.S. Belgharia 3085 Sub-Registration Office Additional District Sub-Registrar, Cossipore Dum Dum District North 24-Farganas and within the limits of Kamarhati Municipality.

AND WHEREAS by a registered Deed of Lease for Ninety nine Years registered at the office of the Sub-Registrar, Cossipore Dun Dun and recorded in Book No. I volume No. 65 pages 553 to 560 Bearing No.5943 for the year 1976, Government of West Bengal of the one part called the Lessor granted and demised the aforesaid land unto Smt. Hem Nalini Das Gupta thereafter called the Lessee and hereinafter called the Donor, yielding and paying the annual rent of Rs.4/- for the said demised land abiding herself all terms and conditions as set forth in the said deed of Lease.

AND WHEREAS Said. Hem Nalini Dasgupta is thus acquired Sole right title and possession of the lease hold land and while she was in Khas possession of the above land constructed houses for residential purposes and enjoying all benefits living with her family members.

AND WHEREAS in consideration of natural love and affection said Late Hem Nalini Dasgupta being the mother of Owner /Vendor herein desirous of making a Gift in favour of her son namely Sri Pran Kumar Dasgupta being the owner herein absolutely and forever the leasehold right of the reside period

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Sumir Kumar Ray

Partner

of the piece and parcel of land measuring 4 Cattah together with structures standing thereon.

AND WHEREAS in terms of para (h), of the aforesaid lease, permission is required before transferring Leasehold right to the Donee herein, and as such, the Donors obtained permission from the Government of West Bengal vide Meno No, 3979/Rehab/18-4/84 dated 13th November 1987.

AND WHEREAS thereafter said Hem Nalini Dasgupta gifted the above mentioned land to her only son namely Pran Kumar Dasgupta being the present owner /vendor herein by a Gift Deed dated 13th January 1987 being Deed No. 91 registered before the office of the A.D.S.R. Cossipore Dumdum.

AND WHEREAS after the said gift the present Owner/Vendor herein became the absolute owner and thus lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land free from all encumbrances which include all that piece and parcel of land morefully and particularly described in the SCHEDULE- A hereunder written.

AND WHEREAS the present owner/vendor herein applied for considering his name to be recorded before the Government of West Bengal as a present occupier and/or of the above mentioned land morefully and particularly described in the SCHEDULE- A hereunder written.

AND WHEREAS after surrender of the previous registered Deed of Lease for Ninety nine Years registered at the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. I volume No. 65 pages 553 to 560 Bearing No.5943 for the year 1976 of Late Hem Nalini Dasgupta being the mother of Owner /Vendor herein the Government of West Bengal has executed a gift deed in favour of the present Owner/Vendor herein by way of a registered deed of gift dated 9th July 1991, registered before the Office of the Additional District Registrar, North 24 Parganas, recorded in Book- I, Volume No. III, from pages 30 to 33, being deed no. I/158 for the year 1991.

AND WHEREAS after the said gift the present Owner/Vendor herein became the absolute owner and thus lawfully seized and possessed of or is

PRATHAM CONSTRUCTION

Sanjay Kumar Ray

Partner

otherwise well and sufficiently entitled to the said land free from all encumbrances which include all that piece and parcel of land more fully and particularly described in the SCHEDULE- A hereunder written.

AND WHEREAS said present owner herein, has duly recorded his name with the concerned Kamarhati Municipality, under Kamarhati Municipality Ward No. 17, and thus paying the taxes thereon and enjoying the said plot without any hindrances from any corner.

AND WHEREAS said present owner herein has also constructed a two storied residential unit thereon to live therein along with his family members.

AND WHEREAS the **PURCHASER of the SECOND PART** herein has shown their desire to purchase the above mention land with structure clearly described in **SCHEDULE- A** together with all right, title and interest and right of easements thereto with user of common areas and amenities without any interruption or hindrances from any corners.

AND WHEREAS the present **OWNER/VENDOR** of the First Part herein, have decided to sell the said entire property which is morefully and particularly mentioned in the Schedule- A herein below to the **PURCHASERS** of the Other Part herein for a consideration amount.

AND WHEREAS the **PURCHASERS** of the other part herein has approached the **OWNER/VENDOR** of the First Part herein to purchase of the said entire property, which is morefully and particularly mentioned in the Schedule- A hereinbelow.

AND WHEREAS the **VENDOR/OWNER of the FIRST PART** herein agrees to sell and the **PURCHASER of the SECOND PART** herein agrees to purchase the said property which is more fully described in the **SCHEDULE- A** hereunder without any interruption or hindrances from any corners together with all the right, title and interest and all easementary rights therein for the total consideration amount of **Rs.80,00,000/- (Rupees Eighty lacks)** only.

AND WHEREAS at the request of the **PURCHASERS** of the Other Part herein, the **OWNER/VENDOR** of the First Part above named have delivered

PRATHAM CONSTRUCTION

Samin Kumar Ray

Partner

peaceful vacant possession of the said property to the Purchasers of the Other Part herein.

AND WHEREAS presently asper the physical measurement now the Owner /Vendor herein is in a possession of All that piece and Parcel of land measuring about 3 Cottah 13 Chittacks 39 Sq.Ft together with two storied structure measuring about 2600 Sq.Ft. Super Build up area (each floor measuring about 1300 Sq.Ft.) standing thereon in C.S. Dag No. 3085 (P), 3077, Ward No 17 , Mouza- Belghoria, Police Station- Belghoria, in the District of North 24 Parganas, J.L No 3 , Khatian No. 61 within the limits of Kamarhati Municipality within the jurisdiction of Office of the Additional District Sub-Registrar, Belghoria, and lying and situated at Bee Hive Garden Road, Police Station- Belghoria, Kolkata- 700 056, District- North 24 Parganas, described in the Schedule- A hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration amount of sum of **Rs.80,00,000/- (Rupees Eighty lacks)** paid by the PURCHASERS of the Other Part herein to the OWNER/VENDOR of the First Part herein this day described in Memo of Consideration given below towards the price of the said land with structure (the receipt whereof the Vendor doth hereby admit and acknowledges and of and from the same and every part thereof admits and acknowledges) and of and from the same and every part thereof the Vendor doth hereby acquit, release, sold, assure and assign unto the said PURCHASERS **ALL THAT** piece and parcel of Bastu land measuring about 3 Cottah 13 Chittacks 39 Sq.Ft together with two storied structure measuring about 2600 Sq.Ft. Super Build up area (each floor measuring about 1300 Sq.Ft.) standing thereon in C.S. Dag No. 3085 (P), 3077, Ward No 17 , Mouza- Belghoria, Police Station- Belghoria, in the District of North 24 Parganas, J.L No 3 , Khatian No. 61 within the limits of Kamarhati Municipality within the jurisdiction of Office of the Additional District Sub-Registrar, Belghoria, and lying and situated at Bee Hive Garden Road, Police Station- Belghoria, Kolkata- 700 056, District- North 24 Parganas, described in the Schedule- A hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or

were situated, butted, bounded, called, known, numbered, described, or distinguished TOGETHER WITH all paths, muniments, described or distinguished right to user in common passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, pattas, writings, evidence of title whatsoever relating to the concerning the said land and every part thereof which now are or may hereinafter be in the custody, power, control or possession of the **Vendor** or any person or persons from whom the said **Vendor** may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so far as to be unto the said PURCHASERS absolutely so to be unto the said PURCHASERS absolutely forever free from all encumbrances and the **Vendor** do hereby covenant with the PURCHASERS that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowingly suffered to the **Vendor** now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said PURCHASERS in manner aforesaid and deliver vacant and peaceful possession of the said land with building to the PURCHASERS and the PURCHASERS shall and may at all times hereafter peaceably and quietly hold, possess of and enjoy the said property or every part thereof and pay the property taxes to the Kamarhati Municipality upon getting the name of the PURCHASERS mutated with the concerned authority and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and

demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **Vendor** or any of his predecessors-in-title and that free and clear and freely and clearly and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchasers indemnified from or against all charges, encumbrances created by the **Vendor** or any of his predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the **Vendor** or any person or persons lawfully or equitably claiming as aforesaid, further that the **Vendor** and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the **Vendor** shall and will from time to time and at all times hereafter at the costs and requests of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchasers as shall or may be reasonably required.

The **Vendor** further declares that the property hereby sold has not been previously leased, mortgaged, sold or anyway transferred. There is no charge, lien, lispendences or attachments in respect of the said land. No case, suit or proceeding is pending before any Court of Law against the said land hereby sold. The **Vendor** sold the said land morefully, described in the Schedule hereunder written having good and marketable title and free from all encumbrances and delivered vacant and khas possession of the said land to the Purchasers.

The said land is not subject to any acquisition and requisition proceeding and the **Vendor** herein have no knowledge about the issuance of any notice of acquisition and requisition regarding the said land or any part thereof.

The **Vendor** also undertake to execute and register any Supplementary Deed or Deeds or Rectification in favour of the

Purchasers at the cost of the Purchasers, if any error or omission is transpired in this Deed in future.

THE SCHEDULE-A ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring about 3 Cottah 13 Chittacks 39 Sq.Ft together with two storied structure measuring about 2600 Sq.Ft. Super Build up area (each floor measuring about 1300 Sq.Ft.) standing thereon in C.S. Dag No. 3085 (P), 3077, Ward No 17, Mouza-Belghoria, Police Station- Belghoria, in the District of North 24 Parganas, J.L No 3, Khatian No. 61 within the limits of Kamarhati Municipality within the jurisdiction of Office of the Additional District Sub-Registrar, Belgharia, and lying and situated at Bee Hive Garden Road, Police Station- Belgharia, Kolkata- 700 056, District- North 24 Parganas, together with all the right, title and interest and the right of easement thereto, butted and bounded as follows:

ON THE NORTH : By Land and Building of Kunja Bihari Saha.
 ON THE SOUTH : By Municipal Road. 16th wide.
 ON THE EAST : By Land and Building of Jahar Dasgupta
 ON THE WEST : By Subodh Puram Apartment.

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

SIGNED SEALED AND DELIVERED by the **PARTIES** herein at Kolkata In The Presence Of:

WITNESSES

1. Mukul Dasgupta
61, Beehive Garden.
Kol - 700056

Pram Kumar Dasgupta

**SIGNATURE OF THE
 PRESENT OWNER/VENDOR**

2. Samata Marafdar.
4C, 4th Floor
Pramila Garden Apt.
Sonarpur Station Rd.
1429, South Kumrakhal
Kot-700103

1. Amit Das Gupta
PRATHAM CONSTRUCTION
Partner

2. Biswanath Das
PRATHAM CONSTRUCTION
Partner

3. Samir Kumar Ray
PRATHAM CONSTRUCTION
Partner

4. Partha Sarathi Guha
PRATHAM CONSTRUCTION

**SIGNATURE OF THE PRESENT
PURCHASERS**

Drafted and typed by me

at my chamber/office-

Atyikta De Chennabady

Advocate, High Court Calcutta,

Enrolment No.- 1941/11

MEMO OF CONSIDERATION

Received from the within-named purchasers the within-mentioned sum of **Rs.80,00,000/- (Rupees Eighty lacks)** only, by way of cheque/cash for the above scheduled property, the details of which are as follows:

SL. NO.	PARTICULARS	AMOUNT (In Rs.)
03.08.2022	By Cheque being No 000248 HDFC Bank	25,00,000/-
14.09.2022	By Cheque being No 000257 HDFC Bank	35,00,000/-
20.09.2022	By Cheque Being No 000259 HDFC Bank	20,00,000/-
TOTAL		Rs.80,00,000/

WITNESSES:

1. Mukul Dasgupta
61, Bee-hive Garden
KOL - 700056

2. Samata Marafdar.
4e, 4th Floor
Pranika Garden Apt
Sonarpur Station Rd.
1429 South Kumrakhali
KOL - 700103.

Pran Kumar Dasgupta

SIGNATURE OF THE OWNER
/VENDOR

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Amel Das Gupta



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Biswanath Deb



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Samin Kumar Ray

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Partha Sarathi Guha



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pran Kumar Das Gupta



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

THE PLAN OF LAND WITH TWO STORIED BUILDING AT PREMISES NO.61, BEE HIVE GARDEN ROAD, BELGHORIA, KOL.: -700056, C.S. DAG NO.3085 (P), 3077, KHATIAN NO.61, MOUZA & P.S. BELGHORIA, J.L. NO.3, R.S. NO.17, TOUZI NO.172, WARD NO.17, HOLDING NO.220, UNDER KAMARHATI MUNICIPALITY DISTRICT 24 PARGANAS NORTH. SCALE: -1"=16'-0".

TOTAL AREA OF LAND: -3 KT.-13 CH.-39.0 Sq.ft.

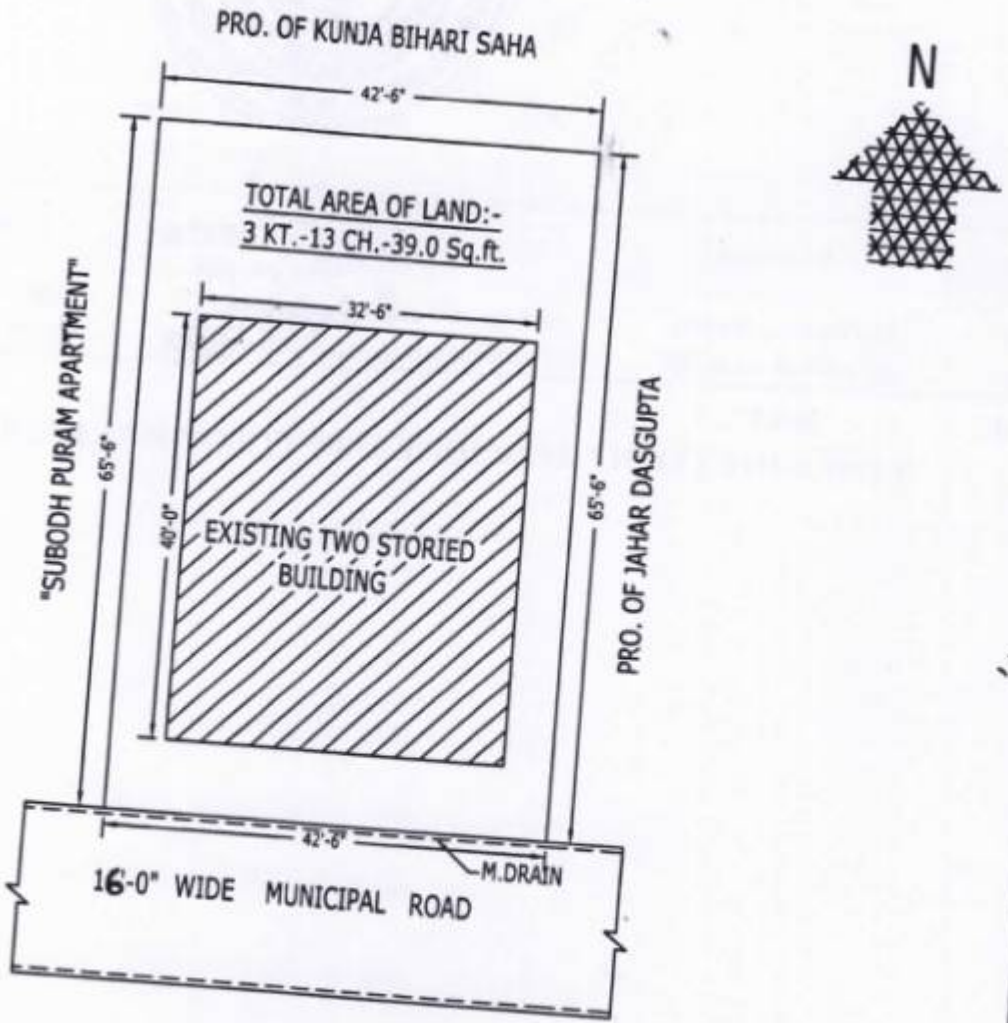
EXISTING STRUCTURE AREA GROUND FLOOR: -1300.0 Sq.ft.

EXISTING STRUCTURE AREA FIRST FLOOR: -1300.0 Sq.ft.

SIGNATURE OF VENDOR: - *Pran Kumar Das Gupta*

SIGNATURE OF VENDEE'S: - *Asmit Das Gupta*

*Sannis Kumar Ray
Partha Sarathi Gohu
Biswanath Das*



SITE PLAN

TARUN BANERJEE
BELGHORIA



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

GRN Details

GRN: 192022230130551168
GRN Date: 28/09/2022 10:31:45
BRN : 1489276056936
Gateway Ref ID: CHK5533330
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBICPay Payment Gateway
BRN Date: 28/09/2022 10:32:51
Method: State Bank of India NB
Payment Ref. No: 2002923265/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MS PRATHAM CONSTRUCTION
Address: Baranagar, Pin-700108
Mobile: 9330161092
Depositor Status: Buyer/Claimants
Query No: 2002923265
Applicant's Name: Mr Sudip Kumar Dey
Identification No: 2002923265/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002923265/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	319020
2	2002923265/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	80014
			Total	399034

N WORDS: THREE LAKH NINETY NINE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1526-05858/2022	Date of Registration	28/09/2022
Query No / Year	1526-2002923265/2022	Office where deed is registered	
Query Date	27/09/2022 3:59:36 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudip Kumar Dey 24/46 Akshay Kumar Mukherjee Road, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700090, Mobile No. : 7980088137, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 80,00,000/-	Market Value	Rs. 80,00,000/-
Stampduty Paid(SD)	Rs. 3,20,020/- (Article:23)	Registration Fee Paid	Rs. 80,014/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Bee Hive Garden, Mouza: Belghoria, JI No: 3, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3085 (RS :-)	LR-61	Bastu	Bastu	3 Katha 13 Chatak 39 Sq Ft	60,00,000/-	60,00,000/-	Width of Approach Road: 16 Ft.
Grand Total :					6.38Dec	60,00,000 /-	60,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	20,00,000 /-	20,00,000 /-	



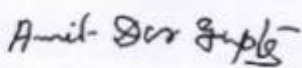
Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pran Kumar Dasgupta Son of Late Mahendra Nath Dasgupta Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	Photo  28/09/2022	Finger Print  LTI 28/09/2022	Signature  28/09/2022
61 Belghoria Govt Colony, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS PRATHAM CONSTRUCTION 153 B T ROAD, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108, PAN No.:: AGxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



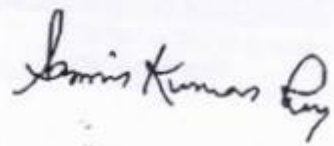
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amit Dasgupta (Presentant) Son of Late Bimal Dasgupta Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	Photo  Sep 28 2022 2:06PM	Finger Print  LTI 28/09/2022	Signature  28/09/2022
855/1 B C Chatterjee Street, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx0e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS PRATHAM CONSTRUCTION (as Partner)				



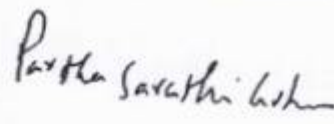
T-5858/22

Name	Photo	Finger Print	Signature
Mr Biswanath Deb Son of Late Jagadish Chandra Deb Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:03PM	 LTI 28/09/2022	 28/09/2022

53 Rajkumar Mukherjee Road, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx2g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS PRATHAM CONSTRUCTION (as Partner)


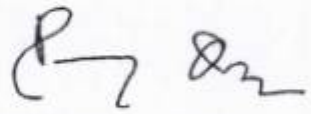
Name	Photo	Finger Print	Signature
Mr Samir Kumar Roy Son of Mr Sunil Kumar Roy Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:04PM	 LTI 28/09/2022	 28/09/2022

D/3 Lake View Park, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxx8c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS PRATHAM CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Mr Partha Sarathi Guha Son of Mr Manoj Kumar Guha Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:05PM	 LTI 28/09/2022	 28/09/2022

Batanagar Nungi Chatterjee Para, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ayxxxxx9m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS PRATHAM CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Pranay Das Son of Late Girendra Das 1 of Late Girendra Das, City:- , P.O:- Nilachal, P.S:- Nilachal Birati, District:-North 24-Parganas, West Bengal, India, PIN:- 700051	 28/09/2022	 28/09/2022	 28/09/2022

Identifier Of Mr Pran Kumar Dasgupta, Mr Amit Dasgupta, Mr Biswanath Deb, Mr Samir Kumar Roy, Mr Partha Sarathi

PRATHAM CONSTRUCTION

 Partner

T- 5858/99

Transfer of property for L1		
From	To. with area (Name-Area)	
Mr Pran Kumar Dasgupta	MS PRATHAM CONSTRUCTION-6.38 Dec	
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pran Kumar Dasgupta	MS PRATHAM CONSTRUCTION-2600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Bee Hive Garden, Mouza: Belghoria, JI No: 3, Pin Code : 700056

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 3085, LR Khatian No:- 61		Seller is not the recorded Owner as per Applicant.

PRATHAM CONSTRUCTION

Pran Kumar Dasgupta
Partner

28-09-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:27 hrs on 28-09-2022, at the Office of the A.D.S.R. Belghoria by Mr Amit Dasgupta .

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 80,00,000/-

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

Execution is admitted on 28/09/2022 by Mr Pran Kumar Dasgupta, Son of Late Mahendra Nath Dasgupta, 61 Belghoria Govt Colony, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Identified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 28-09-2022 by Mr Amit Dasgupta, Partner, MS PRATHAM CONSTRUCTION (Partnership Firm), 153 B T ROAD, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Identified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 28-09-2022 by Mr Biswanath Deb, Partner, MS PRATHAM CONSTRUCTION (Partnership Firm), 153 B T ROAD, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Identified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 28-09-2022 by Mr Samir Kumar Roy, Partner, MS PRATHAM CONSTRUCTION (Partnership Firm), 153 B T ROAD, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Identified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 28-09-2022 by Mr Partha Sarathi Guha, Partner, MS PRATHAM CONSTRUCTION (Partnership Firm), 153 B T ROAD, City:- , P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Identified by Mr Pranay Das, , , Son of Late Girendra Das, Nilachal Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,014.00/- (A(1) = Rs 80,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 10:32AM with Govt. Ref. No: 192022230130551168 on 28-09-2022, Amount Rs: 80,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1489276056936 on 28-09-2022, Head of Account 0030-03-104-001-16

PRATHAM CONSTRUCTION

Samir Kumar Roy
Partner

of Stamp Duty

ated that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 3,00,000.00/-, by online = Rs 3,19,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3680, Amount: Rs.1,000.00/-, Date of Purchase: 23/09/2022, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 10:32AM with Govt. Ref. No: 192022230130551168 on 28-09-2022, Amount Rs: 3,19,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1489276056936 on 28-09-2022, Head of Account 0030-02-103-003-02

Sougata Das

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

PRATHAM CONSTRUCTION

Amir Kumar Ray
Partner



NON CONFORMANCE

PRATHAM CONSTRUCTION

Saimir Kimion Bey

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2022, Page from 203664 to 203687
being No 152605858 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.11.28 15:24:36 +05:30
Reason: Digital Signing of Deed.

SouGata Das

(Sougata Das) 2022/11/28 03:24:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

PRATHAM CONSTRUCTION

Partner

(This document is digitally signed.)