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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

AG 701152

[Handwritten Signature]

Addl District Sub - Registrar Geria
 South 24-Pgs.

19 1 APR 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 11th day of April

.....(Two thousand twenty-two)A. D.:**BY AND BETWEEN**::

Contd.....P/2.

[Faint handwritten notes and signatures at the bottom of the page]

4094

- 2 MAR 2022

No.....Rs. **100/-** Date.....

Name: Bijay Ghosh

Address: P-9 Rajanandan Park

Vendor:..... 101-154

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

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**Addl District Sub - Registrar Garis
South 24-Pgs.**

1 APR 2022

*Sajal Kumar Bhattacharyya
SPO - Lt. Lalit Chandra Bhattacharyya
Profession - ADVOCATE,
Alipore Police Court,
Kolkata - 700027*

MRS. APARNA ROY PAN: AXRPR2579K, AADHAAR:2148 8462 7800, Wife of Late Asit Baran Roy, by faith-Hindu, Occupation-House-wife, Nationality-Indian-Citizen, **residing at: 65A, Sarat Ghosh Garden Road, Dhakuria, P.O.: Dhakuria, P.S. Lake, District: South-24Parganas, West Bengal, Kolkata-700031**, here-in-after called to or referred as the **LAND-OWNER /VENDOR** (Which expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include her respective heirs, executors, successors Administrator, legal representative and/or assigns) Party of the **FIRST PART.**

A N D

PACIFIC CONSTRUCTION PAN : ADYPG4183B, a Sole-Proprietorship Firm, duly managed by its Sole-Proprietor MR. BJOY GHOSH AADHAAR No.4079 8352 1391, Son of Late Lalmohan Ghosh, by faith-Hindu , Nationality- Indian Citizen, Occupation-Business, having its **office address: at 395 Boral Main Road, Rangkal, P.O. Boral, P.S. formerly Sonarpur, now Narendrapur, South-24Parganas, Kolkata- 700084 **A N D** **residing at: C/9, Raj Narayan Park, P.O. Boral now P.S. Narendrapur, District: South-24Parganas, Kolkata-700154**, here-in-after called or referred to as the **PURCHASER** (Which expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include its/his respective heirs, executors, successors, Office Administrative, legal representatives and/or assigns) **here-in-after called or referred to as Party of the SECOND PART.****

WHEREAS a brief recital is hereunder given as follows:-

(1) One Joy Gopal Bose, Ram Gopal Bose, Nitya Gopal Bose, Chandra Kumar Bose, Jogendra Nath Bose and Kali Prassana Bose were the joint-Owners in respect of their individual share in land measuring about 2.14 Acre, lying and situated at Mouja - Boral, Pargana- Magura ,Touzi No.142, J.L. No. 61, R.S. No.199, Khatian No.219, R.S. Dag No. 597,598, 599, 600, 601,602, 603, 604,605,606,607, 608, 609, 610, 611 within the District- South-24Prganas, Sub-Registry Office formerly-Baruipur,



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then Sonarpur, now Garia and also it was formerly under Rishi Raj Narayan Gram Panchayet now under Rajpur-Sonarpur Municipality under Ward No.34.

(2) That, Joy Gopal Bose died intestate a long years ago, leaving behind him his three sons namely :- Lalit Mohan Bose, Moni Mohan Bose and Tulsi Charan Bose and it is pertinent to mention that the wife of said Joy Gopal Bose was predeceased her husband. After demise of said Joy Gopal Bose, his sons namely Lalit Mohan Bose, Moni Mohan Bose and Tulsi Charan Bose became the joint Owners in respect of the share of Land left by said Joy Gopal Bose in the above mentioned Property mentioned in the SI.(1).

(3) That, Thereafter said Lalit Mohan Bose (Son of Late Joy Gopal Bose) died intestate on 8th November-1974, leaving behind his only son named Swapan Kumar Bose as his sole legal heir and the wife of said Lalit Mohan Bose was predeceased of her husband and unfortunately Swapan Kumar Bose died intestate on 7th day of January-2014, leaving behind him his wife Mrs. Chemeli Bose and one son Sri. Soumitra Bose and daughter Mrs. Soma Dutta and Mr. Deb Kumar Datta as his sole legal heirs in respect of share of land which he has derived from his father and now devolved to the aforesaid heirs.

(4) That, said Moni Mohan Bose son of Late Joy Gopal Bose died intestate leaving behind his two sons namely Kedar Nath Bose and Jagadish Bose as his sole legal heirs and it is pertinent to note here that wife of Late Moni Mohan Bose was also pre-deceased of her husband and unfortunately said Jagadish Bose died at the age of 8(eight)Years as a result said Kedar Nath Bose became the sole legal heir in respect of his father's share i.e. share of Late Moni Mohan Bose.

(5) That, another Son of Late Joygopal Bose named TULSI CHARAN BOSE also died intestate leaving behind him his **TWO DAUGHTERS** namely :-**APARNA ROY** wife of Late Asit Baran Roy and **PRATIMA ROY CHOWDHURY** wife of Late Patit Paban Roy Chowdhury, as his sole legal heirs and it is pertinent to mention here that wife of said Tulsi Charan was also predeceased her husband and this two daughters became the Joint Owners in respect of the share of Land that left by their father.



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(6) That, Ram Gopal Bose, Co-Owner of the land mentioned above also died intestate leaving behind him his two sons namely Mon Mohan Bose and Satish Chandra Bose @ Krishna Mohan Bose and the wife of Ram Gopal Bose also predeceased her husband and said Mon Mohan Bose died intestate leaving behind his four sons namely Siddheswar Bose, Parameswar Bose, Saileswar Bose and Ratneswar Bose. It is also to be mentioned here that wife of said Mon Mohan Bose also predeceased her husband and another son of said Ram Gopal Bose, since deceased Satish Chandra Bose @ Krishna Mohan Bose died intestate leaving behind him his three sons namely, Samir Bose, Sudhir Bose, Mridul Bose and Jaya Dutta. It is pertinent to mention here that the wife of said Satish Chandra Bose @ Krishna Mohan Bose, since deceased also predeceased her husband.

(7) That, One Nitya Gopal Bose another joint owner of the land mentioned, died intestate leaving behind him, his only son Jiban Krishna Bose and after his death the Jiban Krishna Bose became the absolute owner in respect of his father's share in the abovemention land and his mother was predeceased of her father but said Jiban Krishna was unmarried and he died intestate long years before and after his death his share which he derived from his father devolved upon said Lalit Mohan Bose, Moni Mohan Bose, TulsiCharan Bose and Satish Chandra Bose and Mono Mohan Bose.

(8) That, by virtue of a registered Deed of Partition dated 22nd June 2013 registered before the District Sub Registrar-IV, South-24Parganas, recorded in Book No.1, CD Volume No. 31, Pages from 1091 to 1144, Being No.05923 for the year 2013, Mr. Siddheswar Bose, Mr. Parameswar Bose, Mr. Saileswar Bose, Mr. Ratneswar Bose, Mr. Samir Bose, Mr. Sudhir Bose, Mr. Mridul Bose, Mrs. Jaya Dutta, Mr. Kedar Nah Bose, Mr. Aparna Roy, Pratima Roy Chowdhury, Mr. Swapan Kumar Bose, since deceased along-with the other co-owners mentioned therein divided said property and jointly became the owners of all that piece and parcel of Danga and Sali land measuring about **7541Sq.Ft.**, situated in R.S dag No. 601, **L.R Dag No.768** and in R.S Dag No.603, land measuring about **4914Sq.Ft.** respectively , totalling **12455**



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Sq.Ft. more or less equivalent to 17Cottah 04Chittak 35Sq.Ft. at Mouza- Boral, Pargana- Magura, Touzi No.142, J.L No.61, Revisional Survey Sheet No.199, R.S. Khatian No.219, L.R Khatian No.288 within District: South-24Parganas, Sub-Registry Office Baruipore, thereafter A.D.S.R Sonarpur, now A.D.S.R Office Garia, then under Gram Panchayet Rishi Raj Narayan, now under Ward No.34 of Rajpur Sonarpur Municipality more fully described in the Kha Schedule of the said Deed of Partition therein.

(9) That, by virtue of a registered Deed of Gift dated 01/06/2014 registered with the Office of Additional District Sub-Registrar at Sonarpur recorded in Book No.1, C.D Volume No.11, Pages from 5273 to 5300, Being No. 05679 for the year 2014, said Mr. Siddheswar Bose, Mr. Parameswar Bose, Mr. Saileswar Bose, Mr. Ratneswar Bose, Mr. Samir Bose, Mr. Sudhir Bose, Mr. Mridul Bose, Mrs. Jaya Dutta ,the Donors therein have transferred their shares mentioned below in favour of Mr, Kedar Nath Bose, Mrs. Aparna Roy , Mr, Paramita Roy Chowdhury, Mrs. Chamili Bose, Mrs. Soumitra Bose and Mrs. Soma Datta,the Owners herein in respect of Danga land measuring 7541Sq.Ft., lying and situated in R.S. Dag No.601, L.R. Dag No.768, at Mouza-Boral, Touzi No.142, J.L No.61,Revisinal Survey Sheet No.199, R.S. Khatian No.219, L.R Khatian No.288,2544,2549,2546,2551,2545 within District: South-24Parganas, Sub-Registry Office formerly Baruipore, thereafter A.D.S.R Sonarpur, now A.D.S.R. Office at Garia, then under Gram Panchayet Rishi Raj Narayan, now under Ward No.34 of Rajpur-Sonarpur Municipality more fully described in the Second Schedule of the said Deed of Gift mentioned above.

(10) Thus, said Kedar Nath Bose, One of the Owners herein by virtue of the said Deed of Gift and Deed of Partition absolutely seized and possessed in respect of undivided and un-demarcated all that piece and parcel of Danga land measuring an area of 1737 Sq.Ft. more or less which equivalent to 02Cottah 06Chittack 27Sq.Ft. in R.S. Dag No.601, L. R. Dag No.768 at Mouza-Boral, Touzi No.142, J.L No.61,Revisinal Survey Sheet No.199, R.S. Khatian No.219, L.R Khatian No.288, within District: South-24Parganas, Sub-Registry Office formerly Baruipore, thereafter A.D.S.R Sonarpur, now A.D.S.R. Office at Garia,then underRishi



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Rajnarayan Gram Panchayet, Ward No.34 of Rajpur Sonarpur Municipality more fully described in **Part-1 of SECOND SCHEDULE in Development Agreement** before. Thereafter said Kedar Nath Bose died intestate on 25 August' 2021 leaving behind him two legal heirs namely:- 1) Mrs. Shipra Bose as his wife and 2) Mr. Kuntal Bose as his only son without leaving any others heirs.

(11) Thereafter, Mrs. Chameli Bose, Mr, Soumitra Bose & Mrs. Soma Dutta, the Owners herein jointly by virtue of the said Deed of Gift and Deed of said Partition absolutely seized and possessed of, in respect of undivided and un-demarcated all that piece and parcel of Danga land measuring an area of 2331Sq.Ft. more or less which equivalent to 03Cottah 03Chittack 36Sq.Ft Together-with brick built residential house standing thereon in R.S. Dag No.601, L. R. Dag No.768 at Mouza-Boral, Parganas- Magura, Touzi no.142, J.L No.61, Revisional Survey Sheet No. 199, R.S Khatian No. 219, L.R. Khatian No. 2544, 2549 & 2546, within District: South-24Parganas, Sub-Registry Baruipur, then A.D.S.R Sonarpur now A.D.S.R Garia, then under Gram Panchayet Rishi Raj Narayan, now under Ward No. 34 of Rajpur-Sonarpur Municipality which is more fully described in SL.NO.11 of the **Development Agreement, registered at A.D.S.R. Sonarpur, recorded in Book No.1, C.D. volume No.18, Pages from 2436 to 2483, Being No.08426 for the year-2014.**

(12) Said Aparna Roy and Pratima Roy Chowdhury, the Owners herein jointly got by virtue of said Deed of Gift and the said Partition Deed, mentioned in clause-(5) absolutely seized and possessed in respect of the undivided and un-demarcated all that piece and parcel of the Danga land measuring an area of **1737Sq.Ft.** more or less equivalent to 02Cottah 06Chittak 27Sq.Ft. in R.S Dag No.601, L.R Dag No.768 in Mouza-Boral, J.L No.61, Pargana- Magura, Touzi No.142, Revisional Survey Sheet No.199, R.S. Khatian No.219, L.R Khatian No. 2551 & 2545, but now as per L. R. record L.R. Khatian of Aparna Roy is now 2551 and L.R. Khatian of Pratima Roy is now 2545, District: South-24Parganas, Sub-Registry Office now Garia then under Gram Panchayet Rishi Rajnarayan, now Ward No. 34 under the Rajpur



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Sonarpur Municipality, more fully described in the SL.NO.12 of the Development Agreement.

(13) By virtue of a **registered Deed of Conveyance, dated 01st Day of June, 2014 registered before the Additional District Sub Registrar, Sonarpur, recorded in Book No.01, CD Volume No.11, Pages from 6237 to 6259, Being No.05681 for the year-2014**, said Mr. Samir Bose, Mr. Sudhir Bose, Mr. Mridul Bose, Mrs. Jaya Dutta, the Owners therein for the Consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of MR. BIJOY GHOSH son of Late Lalmohan Ghosh, one of the Owners of undivided un-demarcated areas of land then by nature danga now Bastu Together-with Brick Built structure and said All That piece and parcel of said Danga land, containing an area 1736Sq.Ft. more or less equivalent to 02Cottah 06Chittak 27Sq. Ft. more or less at Mouza-Boral, Pargana-Magura, Touzi No.142, R.S Dag No. 601, L.R dag No.768, Mouza- Boral, Pargana- Magura, J.L No.61, Revisional Survey Sheet No.199, R.S Khatian No.219, now recorded as L.R khatian No.2555, District: South-24Parganas, Sub Registry Baruipore, then A.D.S.R Sonarpur now A.D.S.R Office Garia, then under Gram Panchayet Rishi Raj Narayan, now under Ward No.34 of Rajpur Sonarpur Municipality more fully described in the Schedule of aforesaid Deed.

AND WHEREAS Be it needful to mention here that said BIJOY GHOSH herein the PURCHASER, is also the DEVELOPER /BUILDER of the entire areas of the land measuring more or less 7541 Sq. Ft more or less which inclusive of his own un-divided share of land of the former Sale-Deed mentioned in clause-13 and also the un-divided share of land purchased by this Deed of Conveyance and out of his/its total share he will get 60% as Developers allocation and 40% as his own as Land owner allocation who is the **DEVELOPER** of the entire land for his Sole-Proprietor Firm named **PACIFIC CONSTRUCTION** having its registered Office at 395 Boral Main Road, Rangkal, P.O. Boral, District: South-24Parganas, be built at its own cost and convenience.



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AND WHEREAS it is further noted that said two daughters namely Aparna Roy and Pratima Roy Chowdhury details mentioned in Clause 5 & 12 above, are the joint Owners of land area 1737Sq.Ft. more or less out of which Aparna Roy wife of Late Asit Baran Roy is the Owner of 50% share of land measuring about 869(Eight hundred Sixty-Nine) Sq. Ft. more or less, TOGETHER-WITH 100 Sq. Ft. tiles shed under her own share OR 02(Two) Decimal more or less TOGETHER-WITH 100Sq. Ft. tiles shed under her own and another Daughter named Pratima Roy Chowdhury is the Owner of 868 Sq.Ft. Together-with 100 Sq.Ft. structure thereon.

AND WHEREAS SAID APARNA ROY is now urgent need of money who has openly declared to sell her said share of undivided **BASTU LAND** of her own lawful right and possession measuring **869(Eight hundred sixty nine) Sq. Ft. more or less** OR **02(Two) Decimal** more or less, Together-with 100Sq.Ft. Tile Shed structure thereon, lying and situates at Mouza- Boral, J.L No. 61, R.S Dag No. 601, L.R Dag No. 768, L.R Khatian No. 2551, (R.S Khatian 219), the aforesaid land by nature Bastu as per last ROR, the VENDOR has finally agreed to Sell and offer the Purchaser who has agreed to purchase the said **869(Eight hundred sixty nine) Sq. Ft.** OR **02(Two) Decimal** more or less, Together-with 100Sq.Ft. Tile Shed structure thereon at or for a consideration of **Rs.5,00,000/-**(Rupees Five Lakh)Only which the VENDOR herein fully approved and finally settle to sell said undivided share of LAND WITH STRUCTURE as aforesaid at or for a **total consideration value of Rs. 5,00,000/-**(Rupees Five Lakh)Only, being consideration value of Land is 4,00,000/(Rupees Four Lakh)Only and consideration value of **Structure is 1,00,000/**(Rupees One Lakh)Only, the **PURCHASER** herein, **SECOND PART**, relying upon the representation of the **VENDOR** as aforesaid and on faith and belief with her, the **PURCHASER** herein has granted the offer of the **VENDOR** due to her keen need of money and finally agreed to purchase and acquire the aforesaid or the below Schedule **land with structure** as in the name of the PURCHASER herein as is where their is basis which inclusive of all others easement and common rights, common facilities of



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the said land and the Building hence forth be construction by said **PACIFIC CONSTRUCTION** mentioned in the **SECOND PART** along- with every right, title, interest and possession thereof mentioned hereunder **SCHEDULE** of this Deed as lawfully and reasonably required.

NOW THIS DEED OF SALE WITNESSETH THAT: in pursuance of the said Agreement or settlement and in consideration of the said sum of **Rs. 5,00,000/-** (Rupees Five Lakh) **Only**, fully paid by the **PURCHASER** unto or in favour of the **VENDOR** (the receipt whereof the Vendor herein doth hereby received, admitted with acknowledgement) as per memo of consideration hereunder written and of and from the same and every part of said **Land with structure i.e. undivided areas of land** measuring **869**(Eight hundred sixty nine)Sq. Ft. OR **02**(Two) **Decimal** more or less, Together-with 100Sq.Ft. Tile Shed structure thereon, lying and situates at Mouza- Boral, J.L No. 61, R.S Dag No. 601, L.R Dag No.768, L.R Khatian No. 2551, R.S Khatian 219 unto and in favour of the **PURCHASER** and aforesaid **land is by nature Bastu as per ROR herein sold, conveyed and transfer with possession** at or for a **total consideration value of Rs. 5,00,000/-**(Rupees Five Lakh)**Only**, being consideration-value of **Land is Rs.4,00,000/**(Rupees Four Lakh)**Only** and consideration value of **Structure is 1,00,000/**(Rupees One Lakh)**Only**, the **PURCHASER** herein, **SECOND PART**, relying upon the representation of the **VENDOR** as aforesaid and on faith and belief with her, the **PURCHASER** , finally accepted the said Sale in favour of **PACIFIC CONSTRUCTION**, a sole Proprietor ship Firm , details mentioned in the **SECOND PART**.

A N D ALL THAT the said piece and parcel of land with brick built structure containing undivided un-demarcated areas measuring **869**(Eight hundred sixty nine)Sq. Ft. OR **02**(Two)**Decimal** more or less Together-with 100Sq.Ft more or less at Mouza -Boral, ward No.34, J.L. No.61, pin Code No.700154, under L.R. Plot No.768, L.R. Khatian No. 2551 which Owned by said **APARNA ROY** the **VENDOR** herein, Classification shows as Danga but actually Bastu doth hereby



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transferred, sold conveyed and fully discharged every part and part cell unto and to the use of the PURCHASER herein to use the same hereditably or generation to generation with the full and absolute right to make construction along-with the construction of the others share of land which inclusive of all others easement and common rights, common facilities of the said land and the Building hence forth be constructed by said **PACIFIC CONSTRUCTION** along with the land of BIJOY GHOSH and TO HAVE AND HOLD the said land as its or his own share of land, having lawful right to make construction on the strength of registered Development Agreement and shall have every right to get share of Land Owners and Developers Allocation both without any interruption, obstruction and objection from or by the others Land owners, neighboring people and any other persons under the trust of the VENDOR and OTHER LAND OWNERS who have already under the Agreement for Development with said **PACIFIC CONSTRUCTION**.

AND the PURCHASER herein shall here-in after peaceably and quietly hold and possess the said property in khas without any claim or demand whatsoever from the Vendor or any persons claiming through or under any person or persons under the trust of her and the VENDOR covenant with the Purchaser to save harmless and indemnify and keep indemnified the Purchaser from or against any encumbrances, charges and equities whatsoever **A N D** the VENDOR covenant that she shall at the request of the PURCHASER and at the cost of the Purchaser do execute or cause to be executed all such lawful acts, deeds and things whatsoever for further and more fully conveying and assuring the said property and every part thereof in the manner as aforesaid according to the true intent and meaning of this intent of selling of said land more fully described in the **Scheduled of Property** hereunder written **OR HOWSOEVER OTHERWISE**, the below **Schedule Property** now or here-in before, butted, bounded, called, known, numbered, identified, described and distinguished of whatsoever **Together-with** all homestead ways, Paths, water, course, lights, passages, trees,



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fence and all material things exists into and over the land and structure including advantages of the ancient, present and in future or other rights, easements, commodities, appendages and appurtenances whatsoever in respect of the below **Schedule Property A N D** the rent issues, and the profit of the **Vendor** which has, had or shall have in respect of the below Schedule Property and every part and parcel thereof **A N D** all deeds, pattahs, muniments writings and evidence of right, title, authority and possession and others whatsoever anywise relates to the **Schedule Property** or any part, parts or parcel thereof which herein before and is now or here-in-after or shall or may be under the custody of the **Vendor** herein as aforesaid and all powers, good right, possession, and title **A N D** claim, demand whatsoever **the Vendor** and his predecessor or anyone under the trust of the Vendor has or had till before the execution of this **Deed of Conveyance** hereby absolutely sold, exonerated, assured, assigned and transfer-with Possession unto or in favour of the Purchasers **TO HAVE AND HOLD** the said land with structure described hereunder **Schedule Property** to the best use of the **Purchaser** with all rights, title, Possession and its all usufructs absolutely and forever.

The Consideration of said Land with Structure is Rs.5,00,000/- (Rupees Five Lakh) Only whereas E-Assessed Market value is 14,09,091/- (Fourteen Lakh Nine thousand Ninety One) Only.

THE SCHEDULE OF SOLD PROPERTY

:: ABOVE REFERRED TO ::

ALL THAT piece and parcel of undivided share of land by nature formerly Danga, now **Bastu measuring 869** (Eight hundred Sixty Nine) Sq. Ft More or less OR **02** (Two) **Decimal** more or less OR **1KT-03CH-14Sq.Ft.** more or less **TOGETHER-WITH** ^{10 years old cemented floor} **100Sq.Ft Tile shed Structure** thereon more or less at **Mouza**

Aparna Roy



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- Boral, J.L. No.61, Touzi No.142, Revisional Survey Sheet No.199, Parguna Magura, under R.S. Dag No.601, L.R. Dag/Plot No.768, R.S. Khatian No. 219, L.R. Khatian No.2551 within the limit of Rajpur Sonarpur Municipality, Ward No.34, Pin Code No.700154 and said Bastu land is the part of undivided share of total land measuring more or less 7541Sq.Ft. more or less within the District - South-24Parganas, formerly said land/said Property under the Registration Office A.D.S.R. Sonarpur now A.D.S.R. Office at Garia, Kolkata-700084 and sold land with structure hereby transferred to the Purchaser out of the **total land 7541 Sq.Ft.** more or less as shown in the Development Agreement and sold Property is part and parcel of the entire land as delineated in **RED** Colour in the **Sketch Plan annexed herewith** be treated as part and parcel of the Property which is butted and bounded by :-

ON THE NORTH : Land of Santosh Kumar Bose & Others.
 ON THE SOUTH : 12' Ft Wide Municipal Road
 ON THE EAST : Land of Santosh Kumar Bose & Others.
 ON THE WEST : 19' wide Municipal Road. *Board Rakshita More to Prantania*

Howsoever otherwise, the sketch plan of Entire land is annexed herewith demarcated by **RED** Border line, be treated as part and parcel of this Deed of Sale .

Alpina Das



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IN WITNESS WHEREOF all the parties subscribe their respective hands and seal on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED:

In the presence of witness at Kolkata -700027.

WITNESSES:

1) *Subhondri Roy*
65A Sarat Ghosh Garden Rd.
Ground Floor, Dhakuria.
Kolkata -700031.

Aparna Roy

SIGNATURE OF THE VENDOR

THE PARTY OF THE ONE PART

2) Kuntal Bose
Boral
Kol-700154.

Kuntal Bose

SIGNATURE OF THE PURCHASER

THE PARTY OF THE OTHER PART

Drafted by :

Sajal Kumar Bhattacharyya
Sajal Kumar Bhattacharyya,
Advocate, E.N No: WB-1770
Alipore Police Court, Kol-27.

Computer Printed by:-

Kuntal Bose *Kuntal Bose*
Boral





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MEMO OF CONSIDERATION

RECEIVED WITH THANKS from within named **PURCHASER PACIFIC CONSTRUCTION** represented by its sole Proprietor **BIJOY GHOSH** being total Consideration of **Rs.5,00,000/-** (Rupees Five Lac) **Only** against the **Land with structure** mentioned in the **SECOND SCHEDULE** and the payments are made by this Deed as follows :-

Date	Cheque No.	Bank /Branch	Amount
08.04.2022	028131	Axis Bank Ltd/Garia	5,00,000/-
			/
		Total Rs.	<u><u>5,00,000/-</u></u>

Received in full Consideration of Rs.5,00,000/--(Rupees Five Lac)**Only** .

WITNESSES :

1. *Subhendu Roy.*
65A Sarat Ghosh Garden Road, Ground Floor, &
Bhakeria, Kolkata -700031.
2. *Kuntal Bose*
Borival
K01-700154.

Aparna Roy.

SIGNATURE OF THE VENDORS
THE PARTY OF THE FIRST PART



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SITE PLAN AT MOUZA-BORAL, J.L.NO.61, WARD NO.-34, R.S.DAG NO. 601, L.R.DAG NO.768 AND R.S.KHATIAN NO. 219, L.R.KHATIAN 2551,DIST-24PGS(S), UNDER RAJPUR-SONARPUR MUNICIPALITY, (UNDIDED PROPORTIONAL SHARE SALE)

**TOTAL AREA OF LAND-10KA-07CH-26 SFT (M/L)out of which
SOLD AREA UNDIVIDED PROPORTIONAL SHARE (1KA-03CH-14SFT)OR 869Sft
TALI SHED AREA-100 SFT
AREA SHOW IN RED BORDER
OR 2(Two) Decimal.**



Aparna Roy

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER



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	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: APARNA ROY.

WB/23/151/076085

SIGNATURE:

Aparna Roy



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: Bisoy Ghosh

SIGNATURE:

Bisoy Ghosh



	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:






Addl District Sub - Registrar Garha
South 24-Pgs.

1 APR 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957

Permanent Account Number

ADYPG4183B

Bijoy Ghosh
Signature



08112012

Bijoy Ghosh

Lal Mohan Ghosh

इस कार्ड के खोने / जाने पर कृपया सूचित करें / करें।
आयकर सेवा इकाई, एनएसडी यूएन
रीटरी नजीम, सागर उर रोड,
बॉम्बे टेलिफोन एक्सचेंज के मजदूर,
बानेर, पुणे - 411045

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL
100 Floor, Sapphire Chambers,
Near BSNL Telephone Exchange,
Baner, Pune - 411045

Tel: 91-20-2721 3080, Fax: 91-20-2721 3081
e-mail: taxinfo@nsdl.co.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 APARNA ROY
 TULSHI CHARAN ROSE
 21/03/1947
 Permanent Account Number
 AXRPR2579K
 Signature
 भारत सरकार
 GOVT. OF INDIA

Aparna Roy
 Aparna Roy.

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, ITI/ITM
 Plot No. A, Sector 11, Con. Belapur,
 New Mumbai - 400 614.
 इस कार्ड के खोने/प्राप्त होने का सूचना देना/वापस करना
 आयकर सेवा केंद्र, ए. सेक्टर 11, क.न. बेलपुर
 नई मुंबई - 400 614

Aparna Roy



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

GRN Details

GRN: 192022230004448531
GRN Date: 08/04/2022 13:01:59
BRN : 1759920275
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 08/04/2022 13:04:39
Payment Ref. No: 2001081521/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: JIBAN GHOSH
Address: laskarpur
Mobile: 9433469491
Depositor Status: Others
Query No: 2001081521
Applicant's Name: Mr Sajal Kumar Bhattacharyya
Identification No: 2001081521/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001081521/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	56284
2	2001081521/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14105
			Total	70389

IN WORDS: SEVENTY THOUSAND THREE HUNDRED EIGHTY NINE ONLY.

ভাষা

প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

এই প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ

INFORMATION

This is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
সহায়ক হবে।

This is valid throughout the country.

This will be helpful in availing Government
Non-Government services in future.

Unique Identification Authority of India

Address:

S/O: Lalmohan Ghosh, G/9,
RAJNARAYAN PARK, Rajpur
Sonarpur(m), Boral, South 24
Parganas, West Bengal, 700154

4079 8352 1391

help@uidai.gov.in

www.uidai.gov.in

ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 2010/17527/25633

To

বিজয় ঘোষ

Bijoy Ghosh

SiO: Lalmohan Ghosh

C/9 RAJNARAYAN PARK

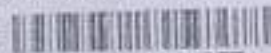
Rajpur Sonarpur(m)

Boral

Boral South 24 Parganas

West Bengal 700154

15/08/2014
150412360



ML504123600FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India



বিজয় ঘোষ

Bijoy Ghosh

পিতা - ললমোহন ঘোষ

Father: Lalmohan Ghosh

জন্মতারিখ / DOB : 01/04/1957

লিঙ্গ / Male

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No 1507/90321/00145

To
Aparna Roy
D/O Tulshi Charan Bosa
85A, SARAT GHOSH GARDEN ROAD
Dhakuria
Dhakuria
Circus Avenue Kolkata
West Bengal 700031
9830858616

06/07/2017
53366946



MD533669468FH



आपका आधार क्रमांक / Your Aadhaar No. :

2148 8462 7800

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Aparna Roy
DOB: 21/03/1947
Female



2148 8462 7800

मेरा आधार, मेरी पहचान

Aparna Roy



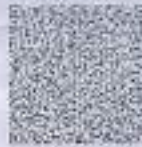
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

সংশোধিত আইডি / Enrolment No. : 2010/17543/24202

18/05/2014
 To
 Sajal Kumar Bhattacharya
 সজল কুমার ভট্টাচার্য
 S/O: Lali Chandra Bhattacharya
 ও/এ
 Raj Narayan Park
 Rajpur Sonarpur (m)
 Sector South 24 Parganas
 West Bengal - 700134



#L943101299FT
 24310129



আপনার আধার সংখ্যা / Your Aadhaar No. :

8207 8913 7702

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সজল কুমার ভট্টাচার্য
 Sajal Kumar Bhattacharya
 পিতা : লালি চন্দ্র ভট্টাচার্য
 Father : Lali Chandra Bhattacharya

সঙ্গীতা / DOB: 10/07/1981
 লিংগ / Male

8207 8913 7702



আধার - সাধারণ মানুষের অধিকার

*Sajal Kumar Bhattacharya
 Registration Purpose.*

Major Information of the Deed

Deed No :	I-1629-02205/2022	Date of Registration	11/04/2022
Query No / Year	1629-2001081521/2022	Office where deed is registered	
Query Date	06/04/2022 6:11:36 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sajal Kumar Bhattacharyya Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9674049377, 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. 5,00,000/-	Rs. 14,09,091/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 56,384/- (Article:23)	Rs. 14,105/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



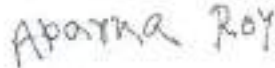
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Boral, Ward No: 34 JI No: 61, Pin Code : 700154

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-768 (RS :-)	LR-2551	Bastu	Bastu	2 Dec	4,00,000/-	13,09,091/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
Grand Total :					2Dec	4,00,000 /-	13,09,091 /-	

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.	1,00,000/-	1,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Aparna Roy Wife of Mr Asit Baran Roy Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office			
	11/04/2022	LTI 11/04/2022		11/04/2022
65A, Sarat Ghosh Garden Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxx9k, Aadhaar No: 21xxxxxxx7800, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PACIFIC CONSTRUCTION City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: adxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJOY GHOSH (Presentant) Son of Late LALMOHAN GHOSH Date of Execution - 11/04/2022, , Admitted by: Self, Date of Admission: 11/04/2022, Place of Admission of Execution: Office			
	Apr 11 2022 11:53AM	LTI 11/04/2022		11/04/2022
C/9 Rajnaryanpark, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B, Aadhaar No: 40xxxxxxx1391 Status : Representative, Representative of : PACIFIC CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAJAL KUMAR BHATTACHARYYA Son of Late Lalit Chandra Bhattacharjee Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	11/04/2022	11/04/2022	11/04/2022

Identifier Of Mrs Apama Roy, Mr BIJOY GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Apama Roy	PACIFIC CONSTRUCTION-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Apama Roy	PACIFIC CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanlhania), Mouza: Boral, , Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 768, LR Khatian No:- 2551	Owner:অর্ণনা রায়, Gurdian:অপিত বরন, Address:মিড , Classification:ভাঙ্গা, Area:0.02000000 Acre,	Mrs Apama Roy

Endorsement For Deed Number : I - 162902205 / 2022

On 11-04-2022

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 11:41 hrs on 11-04-2022, at the Office of the A.D.S.R. GARIA by Mr BIJOY 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 14,09,091/-

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

Execution is admitted on 11/04/2022 by Mrs Aparna Roy, Wife of Mr Asit Baran Roy, 65A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Identified by Mr SAJAL KUMAR BHATTACHARYYA, , Son of Late Lalit Chandra Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-04-2022 by Mr BIJOY GHOSH, PROPRIETOR, PACIFIC CONSTRUCTION (Sole Proprietorship), City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SAJAL KUMAR BHATTACHARYYA, , Son of Late Lalit Chandra Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,105/- (A(1) = Rs 14,091/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2022 1:03PM with Govt. Ref. No: 192022230004448531 on 08-04-2022, Amount Rs: 14,105/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1759920275 on 08-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,384/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 56,284/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4094, Amount: Rs.100/-, Date of Purchase: 02/03/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/04/2022 1:03PM with Govt. Ref. No: 192022230004448531 on 08-04-2022, Amount Rs: 56,284/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1759920275 on 08-04-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 79170 to 79194

being No 162902205 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.04.11 13:44:23 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/04/11 01:44:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)