

8940/n

D- 8959/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 045663

2 PM  
24/6

Certified that the document is admitted  
in registration. The Signature sheet and  
the endorsement sheets attached with  
this document are the part of this  
document.

M.D. District Sub-Registrar  
Mehala, South 24 Parganas

24 JUN 2022

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made this the 24th day of  
June 2022 (Two Thousand Twenty Two)

**BETWEEN**

2/1879563/n

SL NO. 377 RS. 5000/- Date 22-06-2022

Name A.K. Chaudhoni (Adv)

Address Alipore Judge Chaud

A.D.S.R. Office (Behala)

Lisence Stamp Vendor

PK Laskar P.K. Choudhary



Handwritten signature or mark below the circular stamp.

A.D.S.R. Office  
24 JUN 2022  
Dist. South 24 Pgs.

### Major Information of the Deed

Deed No :	I-1607-08959/2022	Date of Registration	24/06/2022
Query No / Year	1607-2001879563/2022	Office where deed is registered	
Query Date	22/06/2022 2:13:02 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road,,Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 12,92,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51,720/- (Article:23)	Rs. 12,939/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 74C, , Ward No: 125 Pin Code : 700008




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 6 Chatak 20 Sq Ft	7,70,000/-	12,62,501/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>				2.3146Dec	7,70,000 /-	12,62,501 /-	

#### 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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	









**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Sk Monirul Islam</b> Son of Md Hasem Molla Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office	 <small>24/06/2022</small>	 <small>LTI 24/06/2022</small>	 <small>24/06/2022</small>
Z-3/49, Dr A K Road,, City:- , P.O:- Badartala, P.S:-Nadial, District:-South24-Parganas, West Bengal, India, PIN:- 700044 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAXxxxxx6N, Aadhaar No: 78xxxxxxxx1368, Status :Individual, Executed by: Self, Date of Execution: 24/06/2022 , Admitted by: Self, Date of Admission: 24/06/2022 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>B G Real Estate</b> 19. Banamali Naskar Road,, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAXxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Alok Barman</b> Son of Late Kalipada Barman Date of Execution - 24/06/2022, , Admitted by: Self, Date of Admission: 24/06/2022, Place of Admission of Execution: Office	 <small>Jun 24 2022 2:35PM</small>	 <small>LTI 24/06/2022</small>	 <small>24/06/2022</small>
23, Kedar Chatterjee Lane,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEXxxxxx1G, Aadhaar No: 76xxxxxxxx7715 Status : Representative, Representative of : B G Real Estate (as partner)				
2	<b>Name</b> <b>Mr Dhiman Ghosh (Presentant )</b> Son of Late Mohanto Ghosh Date of Execution - 24/06/2022, , Admitted by: Self, Date of Admission: 24/06/2022, Place of Admission of Execution: Office	 <small>Jun 24 2022 2:36PM</small>	 <small>LTI 24/06/2022</small>	 <small>24/06/2022</small>

130, Dakhin Behala Road,, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B G Real Estate (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sk. Md Mahsin</b> Son of Late Sk Md Shahrar 63, Panch Masjid Road,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063			
	24/06/2022	24/06/2022	24/06/2022
Identifier Of Sk Monirul Islam, Mr Alok Barman, Mr Dhiman Ghosh			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Sk Monirul Islam	B G Real Estate-2.31458 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Sk Monirul Islam	B G Real Estate-100.00000000 Sq Ft



On 22-06-2022

**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 12,92,501/-



Asis Kumar Dutta  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

On 24-06-2022

**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 14:00 hrs on 24-06-2022, at the Office of the A.D.S.R. BEHALA by Mr Dhiman Ghosh .

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

Execution is admitted on 24/06/2022 by Sk Monirul Islam, Son of Md Hasem Molla, Z-3/49, Dr A K Road,, P.O: Badartala, Thana: Nadlal, , South 24-Parganas, WEST BENGAL, India, PIN - 700044, by caste Muslim, by Profession Business

Identified by Sk. Md Mahsin, . . Son of Late Sk Md Shahriar, 63, Panch Masjid Road,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

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

Execution is admitted on 24-06-2022 by Mr Alok Barman, partner, B G Real Estate (Partnership Firm), 19, Banamali Naskar Road,, City:- , P.O:- Parnasree, P.S:-Behala. District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Sk. Md Mahsin, . . Son of Late Sk Md Shahriar, 63, Panch Masjid Road,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

Execution is admitted on 24-06-2022 by Mr Dhiman Ghosh, partner, B G Real Estate (Partnership Firm), 19, Banamali Naskar Road,, City:- , P.O:- Parnasree, P.S:-Behala. District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Sk. Md Mahsin, . . Son of Late Sk Md Shahriar, 63, Panch Masjid Road,, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 12,939/- ( A(1) = Rs 12,925/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,939/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2022 3:41PM with Govt. Ref. No: 192022230056422868 on 22-06-2022, Amount Rs: 12,939/-, Bank: SBI EPay ( SBlePay), Ref. No. 3821786806728 on 22-06-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,720/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 46,720/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 045663, Amount: Rs 5,000/-, Date of Purchase: 22/06/2022, Vendor name: P K LASKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2022 3:41PM with Govt. Ref. No: 192022230056422868 on 22-06-2022, Amount Rs: 46,720/-, Bank: SBI EPay ( SBIPay), Ref. No. 3821786806728 on 22-06-2022, Head of Account 0030-02-103-003-02



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 281867 to 281890

being No 160708959 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.06.28 17:14:58 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/06/28 05:14:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



**SK MONIRUL ISLAM, PAN- AANPI5936N, &Aadhaar No.782726321368**, son of Mohd Hasem Molla, by faith Muslim, by Nationality-Indian, by Occupation:- Business, at present residing at Z-3/49, Dr. A. K. Road, P.O.& P.S. Nadial, Badartala, Kolkata 700044, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**A N D**

**(1) ALOK BARMAN, PAN: AEFPB3121G, Aadhaar No. 766482667715**, son of Late Kalipada Barman, by faith- Hindu, by Nationality-Indian, by Occupation-Business, residing at, 23, KedarChatterjee Lane, P.O:- Behala, P.S. Parnasree, Kolkata-700034, **(2) SRI DHIMAN GHOSH PAN- AHEPG1897Q**, Son of Late MohantoGhosh, by faith- Hindu, by Nationality-Indian, by Occupation-Business, residing at 130, DakhinBehala Road, P.O. Sarsuna, Police Station: Thakurpukur, Kolkata:- 700061, hereinafter called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the



24 JUN 2022  
Dist- Sonapatna Fgs.

context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the

**SECOND PART.**

**WHEREAS** originally one Sadhan Chandra Roy Chowdhury and his brother Hari Charan @ Anil Kumar Roy Chowdhury executed a Bengali Settlement Deed by and between themselves and registered the same before the District Registrar at Alipore vide Book No.I, Volume No.60, Pages 86 to 90, being Deed No. 3221 for the year 1952 and accordingly the said Sadhan Chandra Roy Chowdhury became the absolute owner of all that a piece or parcel of land measuring more or less 7 Cottahs 7 Chittacks together with R.T.S. measuring 200 sq.ft in Mouza-Paschim Barisha, J.L. No. 19, Touzi No. 1-6,8-10, 12-16, under R.S. Khatian No. 268 and 916, appertaining to R.S. Dag No. 634, P.S. Thakurpukur, Kolkata-700008, under Ward No.123, being known as Premises No. 74, Narayan Roy Road.





✓

A.D. S. [unclear]  
24 JUN 2022  
Dist. - [unclear] Pgs. [unclear]

**AND WHEREAS** which the said Sadhan Chandra Roy Chowdhury was in possession and enjoyment of the same by paying all taxes and outgoings.

**AND WHEREAS** while the said Sadhan Chandra Roy Chowdhury was in possession and enjoyment of the aforesaid property he by a registered Deed of Conveyance sold, conveyed his said property to one Mr. Harekrishna Kundu. The said Deed of Conveyance was registered in the Office of the Joint Sub-Registrar at Alipore and recorded in Book No.I, being No. 3221 for the 1952.

**AND WHEREAS** after purchasing the said property Mr. Harekrishna Kundu has become the absolute owner of the piece and parcel of land measuring about 7 Cottahs and 7 Chittacks alongwith a RTS structure of 200 sq.ft at Mouza-Paschim Barisha, J.L. No. 19, Touzi No. 1-6,8-10, 12-16, under R.S. Khatian No. 268 and 916, appertaining to R.S. Dag No. 634, P.S. Thakurpukur, Kolkata-700008, under Ward No.125, being known as Premises No. 74C, Narayan Roy Road, hereinafter

called the said property and morefully described in the SCHEDULE "A" hereunder below.

**AND WHEREAS** the said Harekrishna Kundu executed a registered power of attorney in favour of one Lal Mohan Banerjee as aforementioned vide Book No. IV, CD Volume No. 2, Pages 4775 to 4797 being No. 00796 for the year 2013 before the A.D.S.R. at Behala for selling this said property in favour of any third party.

**AND WHEREAS** the said Harekrishna Kundu while was in possession and enjoyment of the said property he for his necessity by a registered Deed of Conveyance dated 05.02.2003, sold conveyed and transferred to Sk. Monirul Islam all that a demarcated piece or parcel of land measuring more or less 7 Cottahs and 7 Chittacks alongwith a RTS structure of 200 sq.ft at Mouza-Paschim Barisha, J.L. No. 19, Touzi No. 1-6,8-10, 12-16, under R.S. Khatian No. 268 and 916, appertaining to R.S. Dag No. 634, P.S. Thakurpukur, Kolkata-700008, under Ward No.125, being known as Premises No. 74C, Narayan Roy Road. The said Deed of Conveyance was registered in the Office of the

*No record in Behala registry in this deed.*



D.S.R.III Alipore South 24 Parganas and recorded in Book No.I, Volume No. 1603-2020, being No. 160300325, Page from 13194 to 13215, for the year 2020.

**AND WHEREAS** after purchasing the said property said Monirul Islam has duly mutated his name in competent places and is in possession and enjoyment of the said property by paying all taxes and outgoings.

**AND WHEREAS** being in lawful necessity the Vendor proclaimed to sell demarcated **1 Cottah 6 Chittacks 20 sq.ft** out of 7 Cottahs 7 Chittacks the said property and the Purchasers being aware of the same approached the Vendor and offered a price of **Rs. 8,00,000/- (Rupees Eight Lakh) only**, which the Vendor has accepted considering it marketable.

**NOW THIS INDENTURER WITNESSTH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 8,00,000/- (Rupees Eight Lakh) only**, to the Vendor paid by the Purchasers on or before the execution of these present (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every parts hereof) hereby release the Purchasers as also the said property hereby sold the Vendor doth hereby sell, grant, transfer the said property described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said property hereditaments

and any and every part thereof which now are of is or heretofore were or was situated, tenanted, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all yards, courts, areas, sewers, drains, ways, paths, passages, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the said property hereditaments belonging or in anywise appertaining or usually held or enjoyed therein or reputed to belong or to be appurtenant thereto the Purchasers on purchase of the said property shall also acquire all right, title and interest in respect of the property **AND** all the estates, rights, title, interest, claim and demand whatsoever of the said Vendor into or upon the said property hereditaments or any part thereof together with the muniments of title whatever in anywise relating to or concern the said property hereditaments or any part thereof which now or hereafter shall or may be in the possession power control of the Vendor **TO HAVE AND TO HOLD** the said property hereditaments hereby sold, granted, conveyed and assigned and assured or expressed or intended so to be together with unfettered right, title and interest to sell, gift, lease, mortgage, let out or to transfer or alienate the said property or part of it in any manner whatsoever according to their sweet will and to receive all earnest money, consideration money **UNTO AND TO THE USE** of the Purchasers absolutely that notwithstanding any act deed or thing by the Vendor or by any of respective predecessor- in- interest done execute or knowingly suffered to the contrary they the said Vendor now lawfully rightfully and absolutely entitled to the said property hereditaments hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of conditions or trust or other things whatsoever to alter, defect, encumber or make void and that notwithstanding any such acts, deeds or things whatsoever as aforesaid the Vendor hath now in themselves good right and full power to grant and sell the said property hereditaments hereby sold, granted and conveyed or expressed or intended to

be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers or their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property hereditaments or to possess, enjoy the property with all right to sell, transfer, alienate the said property and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their predecessor-in-title and that free and clear and clearly and absolutely discharge saved harmless and kept indemnified against any encumbrances created by the Vendor and further that the Vendor and all persons having lawfully or equitably claiming any estate or interest in the said property hereditaments or any part thereof from under or in trust for the Vendor under any of respective predecessor-in-title and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or expressed all such acts and things whatsoever for further and more perfectly assuring the said property hereditaments and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required. **AND** that the Vendor hereby further declares that the Vendor has not received any earnest money/advance money or consideration money from any person/s, firm, company, etc. for selling out the said property or part of it and the said property is free from all encumbrances etc. **AND** that the Purchasers shall always be liable to pay all rents and taxes for the said property from the date of this registration. **AND** that the Vendor shall always be liable to pay and/or discharge all or any liability if arises in future for the said property or part of it.



**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a demarcated piece or parcel of land measuring more or less **1 Cottahs 6 Chittacks 20 sq.ft together with 100 sq.ft R.T. shed** structure standing thereon out of 7 Cottahs 7 Chittacks together with 400 sq.ft R.T. shed structure standing thereon situated and lying at Mouza-Paschim Barisha, J.L. No. 19, Touzi No. 1-6, 8-10, 12-16, under R.S. Khatian No. 268 & 916, appertaining to R.S. Dag No. 634, being Municipal Premises No. 74C, Narayan Roy Road, P.S. Thakurpukur, Kolkata-700008, **Zone:- K.K. Roy Chowdhury Road to Rest**, under Ward No. 125, The said property is shown by butted and bounded by.

<b>ON THE NORTH</b>	<b>: Land of Daulat Mukherjee</b>
<b>ON THE SOUTH</b>	<b>: Land of Sukumar Muikherjee</b>
<b>ON THE EAST</b>	<b>: Vendors Land and 8'ft wide Private Passage.</b>
<b>ON THE WEST</b>	<b>: Land of Samir Hlader</b>

**IN WITNESSES WHEREOF** the parties have set and subscribed in his respective hands seals on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

**IN PRESENCE OF WITNESSES:**

1. *Su. ms. Mahin*  
*63, Panch masjid Road*  
*Kol-13*      *S.K. Maniul Dula*  
**SIGNATURE OF THE VENDOR**
2. *Soumen Choudhury*  
*Alipore police Court.*  
*Kol-27.*      *AHM Javed*  
*Dhiman Dasg*

**SIGNATURE OF THE PURCHASERS**

Drafted by :  
*Ashok Kumar Chaudhary*

**Advocate**

Alipore Judges' Court, Kol-27.

Computed Typed

*Mahin*  
Alipore Judges' Court, Kol-27.

**RECEIVED** of and from within named Purchasers the within mentioned sum of **Rs. 8,00,000/- (Rupees Eight Lakh) only**, towards the full consideration money of this deed as per memo below :-

**M E M O**

A/C Payee Chque & Date	Bank	Branch	Amount (Rs.)
RTGS 24.06.2022	Bandhan Bank	CIT Road	Rs. 6,00,000/-
000166 24.06.2022	Bandhan Bank	CIT Road	Rs. 2,00,000/-
<b>TOTAL</b>			<b>Rs. 8,00,000/-</b>

**TOTAL : (RUPEES EIGHT LAKH) ONLY,**

**WITNESSES :**

1. *Soma Mahin*

2. *Soumitra Choudhary*

*S.K. Maniendra Pal*

Signature of the **VENDOR**



SITE PLAN OF A LAND AT 74C, NARAYAN ROY ROAD, UNDER THE K.M.C. WARD NO.-125, P.S.- THAKURPUKUR, KOLKATA-700008, DIST.- SOUTH 24 PGS.

ASSESSEE NO.- 411251405777

AREA OF LAND MEASURING : -AREA OF LAND = 1 K.-6 CH.-20 SQ.FT.

NAME OF PURCHASER - MR. ALOK BARMAN & DHIMAN GHOSH



SCALE-1:200



*Alok Barman*  
*Dhiman Ghosh*

*Sr. Manish*

*Ranjit Bhattacharya*

SIGN OF VENDEE

SIGN OF VENDOR

*Ranjit Bhattacharya*  
REG. NO. CA/87/10587  
DRAWN BY

COMMISSIONER OF DISTRICT

BEHALA



A.D.S.R Behala  
24 JUN 2022  
Dist.- South 24 Pgs.

Behala

Behala

Behala

Behala



RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME.....

SIGNATURE *Atish Baner*.....



RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME.....

SIGNATURE *Delianora Stone*.....



RIGHT HAND	THUMB	1 <sup>ST</sup>	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1 <sup>ST</sup>	THUMB

NAME.....

SIGNATURE *SR. Merrill Baner*.....

RIGHT THUMB 1<sup>ST</sup> MIDDLE RING SMALL





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

GRN Details

GRN: 192022230056422868  
GRN Date: 22/06/2022 15:38:37  
BRN : 3821786806728  
Gateway Ref ID: 202217353656501  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEPay Payment Gateway  
BRN Date: 22/06/2022 15:41:27  
Method: State Bank of India New PG DC  
Payment Ref. No: 2001879563/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DHIMAN GHOSH  
Address: 130 DAKSHIN BEHALA ROAD KOL-61  
Mobile: 9831242292  
Depositor Status: Buyer/Claimants  
Query No: 2001879563  
Applicant's Name: Mr Md Mahsin  
Identification No: 2001879563/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001879563/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	46720
2	2001879563/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	12939
			<b>Total</b>	<b>59659</b>

IN WORDS: FIFTY NINE THOUSAND SIX HUNDRED FIFTY NINE ONLY.



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001879563/2022	Office where deed will be registered
Query Date	22/06/2022 2:13:02 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status : Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 8,00,000/-	Rs. 12,92,501/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 51,720/- (Article:23)	Rs. 12,939/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd – Rest (Ward 125,126)) , Premises No: 74C, , Ward No: 125 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 6 Chatak 20-Sq Ft	7,70,000/-	12,62,501/-	Width of Approach Road: 8 Ft.,
Grand Total :				2.3146Dec	7,70,000 /-	12,62,501 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

AS- 1 of 3



**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Sk Monirul Islam Son of Md Hasem MollaZ-3/49, Dr A K Road,, City:- , P.O:- Badartala, P.S:-Nadial, District:-South 24-Parganas, West Bengal, India, PIN:- 700044 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AAxxxxxx6N, Aadhaar No: 78xxxxxxx1368, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	B G Real Estate 19, Banamali Naskar Road,, City:- , P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Alok Barman Son of Late Kalipada Barman23, Kedar Chatterjee Lane,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx1G, Aadhaar No: 76xxxxxxx7715	B G Real Estate (as partner)
2	Mr Dhiman Ghosh Son of Late Mohanto Ghosh130, Dakhin Behala Road,, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx7Q,Aadhaar No Not Provided by UIDAI	B G Real Estate (as partner)

**Identifier Details :**

Name & address
Sk, Md Mahsin Son of Late Sk Md Shahriar 63, Panch Masjid Road,, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Sk Monirul Islam, Mr Alok Barman, Mr Dhiman Ghosh

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Sk Monirul Islam	B G Real Estate-2.31458 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Sk Monirul Islam	B G Real Estate-100.00000000 Sq Ft