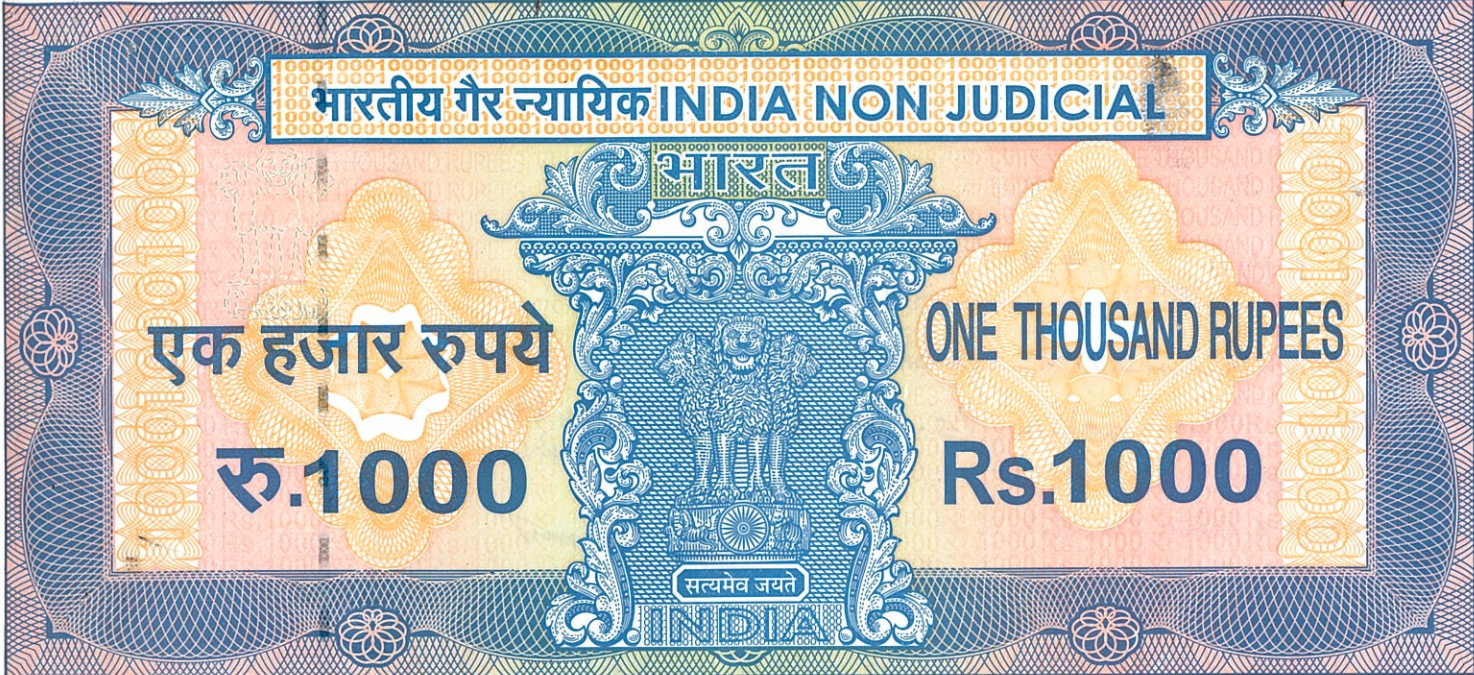


03595/23

T279

L-3664/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Jku  
 735/14  
 30/5/23



Certified that the document is submitted  
 For registration and that the photo  
 Sheet and finger print sheet attached with.  
 This document is the part of this document

Addl. Dist. Sub-Registrar, Bishupur  
 01 JUN 2023

2 - 113978w/ps W 514848  
 my 383,443/-

LR 493 2-32 DEC  
 LR 504 1-16 DEC  
 Number

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on this the 19th day of  
 May, Two Thousand and Twenty Three (2023)

0001  
নং 2140 তারিখ 19/05/2023 মূল্য 1200/-

ক্রেতার নাম Samrat Chakraborty

ঠিকানা Barambaria P.S. Uttarpara Dist 24 Parganas  
Pin - 743241

স্ট্যাম্প ভেং- আজিজ উদ্দিন গাজী  
বিশ্বপুত্র এ. ডি. এস. আর. অফিস, দঃ ২৪ পরগনা।

ভেংতার স্বাক্ষর

*[Signature]*

V.C.No- 561/2023

Posul Bala Den Alias Posul Bala Del  
L.T.I Susojit Somanta

V.C.T. 1-1442

30.5.2023



Posul Bala Den Alias Posul Bala Del  
L.T.I Susojit Somanta

Adtl. Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023

Susojit Somanta  
S/o-Late Ajoy Somanta  
vill+po- Ramchandranagar  
P.S - Bishnupur  
Pin - 743503  
Aadhare- 6252 6170 3171

**B E T W E E N**

**PARUL BALA DEN ALIAS PARUL BALA DEL** (Aadhaar No. 6127 6184 1656) wife of Late Kundu Charan Den alias Kundu Behari Den and daughter of Late Priya Nath Ghosh alias Priya Nath Bangal, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Village Sahararhat, Post Office Jagannathpur Police Station Falta, District South 24-Pargans, Pin Code No. 743504, hereinafter called and referred to as the "**VENDOR**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs successors, administrators, legal representatives and assigns) of the **FIRST PART**

**A N D**

**TIRUPATI ESTATES PROJECTS PRIVATE LIMITED** (PAN - AAJCT1355P) a Private Limited Company, incorporated under the Companies Act 1956, amended 2013, having its registered office at 12 A, Netaji Subhas Road, Ground Floor, Room No. 7, Post Office G.P.O. Police Station Hare Street, Kolkata 700001 represented by its Director **SAMRAT CHAKRABORTY**, (PAN - ACGPC2084G) (Aadhaar No. 8453 6349 2003), son of Tapan Chakraborty, by faith Hindu, by Nationality Indian, by occupation Business, residing at Village & Post Office



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*Bara Bahira Police Station Uttar Para, District Hooghly, Pin Code No. 712246 hereinafter called and referred to as the "PURCHASER" (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and/or assigns) of the OTHER PART.*

***WHEREAS** the Vendor is the absolute owner, possessor and occupier of the Shali landed property measuring an area about 2.3324 Decimal out of 14 Decimal appertaining to R.S. Dag No. 434, L.R. Dag No. 493 and the Shali landed property measuring an area about 1.1669 Decimal out of 07 Decimal appertaining to R.S. Dag No. 445, L.R. Dag No. 504, total landed property measuring an area about 3.4993 Decimal under L.R. Khatian Nos. 398 & 267 lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights, title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances.*

***AND WHEREAS** one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessor and occupier of the same said scheduled property and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned died*



Andl Dist. Sub-Registrar, Bishnupur  
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*intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh, four sons i.e., Annada Prasad Bengal alias Annada Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijay Krishna Ghosh and two daughters i.e., Parul Bala Den alias Parul Bala Del (Present vendor herein) and Nebu Bala Ghosh and no other.*

**AND WHEREAS** *in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priyanath Ghosh, his legal heirs named above jointly procured the same said scheduled property by way of inheritance and succession from their predecessor Late Priya Nath Bangal alias Priya nath Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said scheduled property and mutated the same after their name in Present Halka Operation vide L.R. Khatian Nos. 267, 13, 408, 426, 443, 398 & 1758 respectively.*

**AND WHEREAS** *amongst the aforesaid legal heirs of said Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e., Annada Prasad Bengal alias Annada Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh*



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*and Bijay Krishna Bangal alias Bijay Krishna Ghosh and two daughters i.e., Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other.*

*AND WHEREAS in accordance with the Hindu Law of Succession after the demise of said Dhirabala Bangal alias Dhirabala Ghosh, I, the present vendor herein procured the proportionate landed property by way of inheritance and succession from my predecessor mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessor and occupier of the same said scheduled property and have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner.*

*AND WHEREAS now being urgent need of cash money the Vendor herein declares to sell and the Purchaser herein agrees to purchase all that piece and parcel of Shali landed property measuring an area about 2.3324 Decimal out of 14 Decimal appertaining to R.S. Dag No. 434, L.R. Dag No. 493 and the Shali landed property measuring an area about 1.1669 Decimal out of 07 Decimal appertaining to R.S. Dag No. 445, L.R. Dag No. 504, total landed property measuring an area about 3.4993 Decimal under L.R. Khatian Nos. 398 & 267 lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and*



Andl. Dist. Sub-Registrar, Bisnupur  
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30 MAY 2023

*A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith  
easement rights, title, interest, possession and profit whatsoever therein,  
which is free from all sorts of encumbrances and which is morefully  
and particularly described in the Schedule hereunder written for the  
total consideration price of Rs. 2,00,000/- (Rupees Two Lakh) only  
free from all encumbrances charges liens lispendens acquisition  
requisition and or notice whatsoever but Subject to payment of rents  
and other outgoings and to the conditions and incidences under which  
the property is held. Market Value assessed by the State of Govt. of  
West Bengal is Rs. 2,83,443/-*

**NOW THIS INDENTURE WITNESSETH**

*In pursuance of the said agreement and in consideration of the  
sum of Rs. 2,00,000/- (Rupees Two Lakh) only paid by the Purchaser  
to the Vendor as per memo of consideration given below as the sale  
consideration of the said land (receipt whereof the Vendor doth hereby  
admits and acknowledges and of and from the payment of same release  
and discharge the purchaser and the said landed properties  
hereby sold, intended to be sold to the purchaser) the Vendor doth  
hereby acquit, release, sale hereinafter referred to as the said property  
the vendor hereby grant, convey, sale, assure and assigns unto the said  
purchaser. All that piece and parcel of aforesaid land as described in  
the schedule hereunder written or however otherwise the said land and*



✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023

*heriditaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished togetherwith all pattahs, Muniments, described or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and in equity of the Vendor into or upon the said land and every part thereof and all the deeds, Pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendors may procure the same without any lawful action or suit to have and to hold the said land, heriditaments so far as to be unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the Vendor do hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to*



Additional District Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023

*the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land alongwith the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-Parganas under the state of West Bengal upon getting the name of purchaser mutated with the B.L & L.R.O. concerned, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.*

*The Vendor also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.*

*The Vendor also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and delivered vacant Khas Possession of the said land to the purchaser.*

*The Vendor hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendor and his successors and assigns shall and will have no right to claim or demand for any compensation in that regard*



Addl. Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023

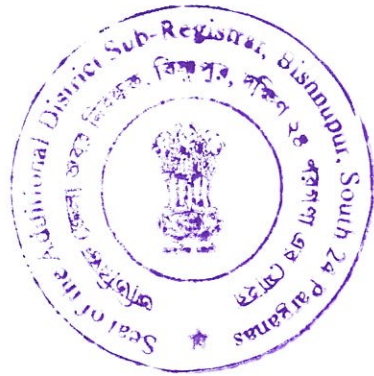


*and purchaser herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendor are found to be false, untrue or any defect in title is detected hereinafter the Vendor and his successors and assigns shall and will be liable for the same.*

*If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declartion in favour of the purchaser.*

*The Vendor also declare that the purchaser was agreed to purchase the following schedule of land on good faith without any search/enquiry in any office/offices.*

*And that the Vendor will from time to time and at all meterial times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occassion shall require.*



Adl Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

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**THE SCHEDULE OF LAND ABOVE REFERRED TO**

*ALL THAT piece and parcel of Shali landed property measuring an area about 3.4993 Decimal lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura of which Dags and Khatians are as follows :-*

<i>L.R. Kh. No.</i>	<i>R.S. Dag No.</i>	<i>L.R. Dag No.</i>	<i>Nature</i>	<i>Total Area</i>	<i>Sold Area</i>
398	434	493	Shali	14 Dec.	1.9992 Dec.
267	434	493	Shali	14 Dec.	0.3332 Dec.
398	445	504	Shali	07 Dec.	1.0003 Dec.
267	445	504	Shali	07 Dec.	0.1666 Dec.

*Total area 3.4993 Decimal*

*within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South-24-Parganas alongwith easement rights and profit whatsoever therein, which is free from all sorts of encumbrances and is butted and bounded as a whole as follows :-*

*On the North : Vendees Land, Shali Land*  
*On the South : Vendees Land, Shali Land*  
*On the East : Vendees Land, Shali Land*  
*On the West : Vendees Land, Shali Land*



Addl. Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023

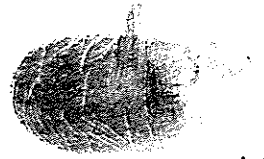
*IN WITNESS WHEREOF* the Vendor herein have set and subscribed her signature and seal on the day month and year first above written.

**SIGNED, SEALED AND DELIVERED** in presence of:

**WITNESSES:**

1. Sucojit Samanta  
vill- Ramchandranagar

2. Ashis Kumar Mondal  
Ramneshnagar



Posul Bola Den Alias Posul Bola  
L.T.I Sucojit Samanta  
Del

**Signature of Vendor**



Adtl Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas


30 MAY 2023

**MEMO OF CONSIDERATION**

*RECEIVED* from within named Purchaser within mentioned of Rs. 2,00,000/- (Rupees Two Lakh) only on as follows as the full and final consideration paid to the Vendors by the Purchaser by cash.

**WITNESSES:**

1. Suscojit Samanta  
vill- Ramchandranagar
2. Ashis Kumar Mondal  
Ramkrishnapur

  
Pasul Bala Den Alias Pasul Bala Deel  
L.T.I Suscojit Samanta

**Drafted by:-**

Ashis Kumar Mondal

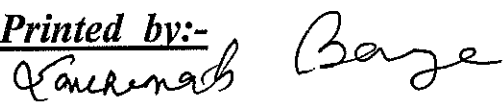
**Ashis Kumar Mondal**

**Advocate**

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

**Enrolment No. F-1979/2511/2018**

**Printed by:-**



**SANKHANATH BANERJEE**

**Bishnupur A.D.S.R.O.**

**Signature of Vendor**



Adl Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023



N.C. 56/23



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16132001139784/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PARUL BALA DEN Alias PARUL BALA DEL Village:- SAHARARHAT, P.O:- JAGANNATHPUR, P.S:-Falta, District:- South 24-Parganas, West Bengal, India, PIN:- 743504	Seller			Parul Bala Den Alias S Parul Bala Del LTI Surojit 30.05.23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SURAJIT SAMANTA Son of Late AJAY SAMANTA Village:- RAMCHANDRANAG AR, P.O:- RAMCHANDRANAG AR, P.S:-Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN:- 743503	PARUL BALA DEN			Surojit Samanta 30.05.23











(Baishali Dasgupta)

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






Addl Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					


Name.....TIRUPATI.ESTATES PROJECTS PRIVATE LIMITED

Signature.....*Sameer Chakraborty*  
DIRECTOR

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....*Posul Bala Den Alias Posul Bala Del*

Signature.....*L.T.I Suresh Somanta*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

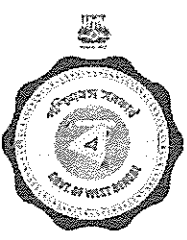
Name.....

Signature.....*Suresh Somanta*



Adtl Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

30 MAY 2023



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



192023240061788711

GRN Details

GRN: 192023240061788711 Payment Mode: Online Payment  
GRN Date: 19/05/2023 18:17:22 Bank/Gateway: State Bank of India  
BRN : CKW9687776 BRN Date: 19/05/2023 18:19:50  
GRIPS Payment ID: 190520232006178870 Payment Init. Date: 19/05/2023 18:17:22  
Payment Status: Successful Payment Ref. No: 2001139784/3/2023  
[Query No\*/Query Year]

Depositor Details

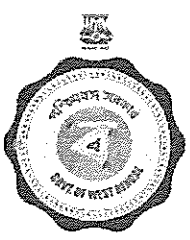
Depositor's Name: SAMRAT CHAKRABORTY  
Address: BARABAHIRA, Uttarpara, Hooghly, West Bengal, 712246  
Mobile: 9830641287  
Contact No: 9123052100  
Depositor Status: Others  
Query No: 2001139784  
Applicant's Name: Mr ASHIS KUMAR MONDAL  
Address: A.D.S.R. BISHNUPUR  
Office Name: A.D.S.R. BISHNUPUR  
Identification No: 2001139784/3/2023  
Remarks: Sale, Sale Document Payment No 3  
Period From (dd/mm/yyyy): 19/05/2023  
Period To (dd/mm/yyyy): 19/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001139784/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	7523
2	2001139784/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	2848
			<b>Total</b>	<b>10371</b>

IN WORDS: TEN THOUSAND THREE HUNDRED SEVENTY ONE ONLY.





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



190520232006178870

**GRIPS Payment Detail**

**GRIPS Payment ID:** 190520232006178870 **Payment Init. Date:** 19/05/2023 18:17:22  
**Total Amount:** 10371 **No of GRN:** 1  
**Bank/Gateway:** State Bank of India **Payment Mode:** Online Payment  
**BRN:** CKW9687776 **BRN Date:** 19/05/2023 18:19:50  
**Payment Status:** Successful **Payment Init. From:** GRIPS Portal

**Depositor Details**

**Depositor's Name:** SAMRAT CHAKRABORTY  
**Mobile:** 9830641287

**Payment(GRN) Details**

Sl. No.	GRN	Department	Amount (₹)
1	192023240061788711	Directorate of Registration & Stamp Revenue	10371
<b>Total</b>			<b>10371</b>

**IN WORDS:** TEN THOUSAND THREE HUNDRED SEVENTY ONE ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







## Major Information of the Deed

Deed No :	I-1613-03664/2023	Date of Registration	01/06/2023
Query No / Year	1613-2001139784/2023	Office where deed is registered	
Query Date	06/05/2023 6:49:16 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHIS KUMAR MONDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123052100, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 2,83,443/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,523/- (Article:23)	Rs. 2,848/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

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-493 (RS :-)	LR-398	Bastu	Shali	1.9992 Dec	1,50,000/-	1,61,935/-	
L2	LR-493 (RS :-)	LR-267	Bastu	Shali	0.3332 Dec	10,000/-	26,989/-	
L3	LR-504 (RS :-)	LR-398	Bastu	Shali	1.0003 Dec	35,000/-	81,024/-	
L4	LR-504 (RS :-)	LR-267	Bastu	Shali	0.1666 Dec	5,000/-	13,495/-	
		<b>TOTAL :</b>			<b>3.4993Dec</b>	<b>2,00,000 /-</b>	<b>2,83,443 /-</b>	
		<b>Grand Total :</b>			<b>3.4993Dec</b>	<b>2,00,000 /-</b>	<b>2,83,443 /-</b>	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PARUL BALA DEN, (Alias: PARUL BALA DEL) (Presentant )</b> Wife of Late KUNDU CHARAN DEN ALIAS KUNDU BIHARI DEN Village:- SAHARARHAT, P.O:- JAGANNATHPUR, P.S:-Falta, District:-South24-Parganas, West Bengal, India, PIN:- 743504 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 61xxxxxxx1656, Status :Individual, Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TIRUPATI ESTATES PROJECTS PRIVATE LIMITED</b> 12 A NETAJI SUBHAS ROAD ,GROUND FLOOR,ROOM NO 07, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAMRAT CHAKRABORTY</b> Son of TAPAN CHAKRABORTY Village:- BARABAHIRA, P.O:- BARABAHIRA, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4G, Aadhaar No: 84xxxxxxxx2003 Status : Representative, Representative of : TIRUPATI ESTATES PROJECTS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SURAJIT SAMANTA</b> Son of Late AJAY SAMANTA Village:- RAMCHANDRANAGAR, P.O:- RAMCHANDRANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503			
Identifier Of PARUL BALA DEN			



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	PARUL BALA DEN	TIRUPATI ESTATES PROJECTS PRIVATE LIMITED-1.9992 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	PARUL BALA DEN	TIRUPATI ESTATES PROJECTS PRIVATE LIMITED-0.3332 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	PARUL BALA DEN	TIRUPATI ESTATES PROJECTS PRIVATE LIMITED-1.0003 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	PARUL BALA DEN	TIRUPATI ESTATES PROJECTS PRIVATE LIMITED-0.1666 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 493, LR Khatian No:- 398	Owner:পারুল বালা দেল, Gurdian:কুণ্ডুরন , Address:মগরারহাট , Classification:শালি, Area:0.02000000 Acre,	PARUL BALA DEN
L2	LR Plot No:- 493, LR Khatian No:- 267	Owner:ধীরবাবা বাঙ্গাল, Gurdian:প্রিয়নাথ , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 504, LR Khatian No:- 398	Owner:পারুল বালা দেল, Gurdian:কুণ্ডুরন , Address:মগরারহাট , Classification:শালি, Area:0.01000000 Acre,	PARUL BALA DEN
L4	LR Plot No:- 504, LR Khatian No:- 267	Owner:ধীরবাবা বাঙ্গাল, Gurdian:প্রিয়নাথ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.



**On 30-05-2023**

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

Presented for registration at 19:35 hrs on 30-05-2023, at the Private residence by PARUL BALA DEN Alias PARUL BALA DEL, Executant.

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

Execution is admitted on 30/05/2023 by PARUL BALA DEN, Alias PARUL BALA DEL, Wife of Late KUNDU CHARAN DEN ALIAS KUNDU BIHARI DEN, P.O: JAGANNATHPUR, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by Profession House wife

Identified by SURAJIT SAMANTA, , Son of Late AJAY SAMANTA, P.O: RAMCHANDRANAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business

*Bdasgupta*

**Baishali Dasgupta**

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

**On 01-06-2023**

**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.

**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 2,83,443/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,848.00/- ( A(1) = Rs 2,834.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,848/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 6:19PM with Govt. Ref. No: 192023240061788711 on 19-05-2023, Amount Rs: 2,848/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW9687776 on 19-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 8,523/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 7,523/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 514848, Amount: Rs.1,000.00/-, Date of Purchase: 19/05/2023, Vendor name: Ajijuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 6:19PM with Govt. Ref. No: 192023240061788711 on 19-05-2023, Amount Rs: 7,523/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW9687776 on 19-05-2023, Head of Account 0030-02-103-003-02

*Bdasgupta*

**Baishali Dasgupta**

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



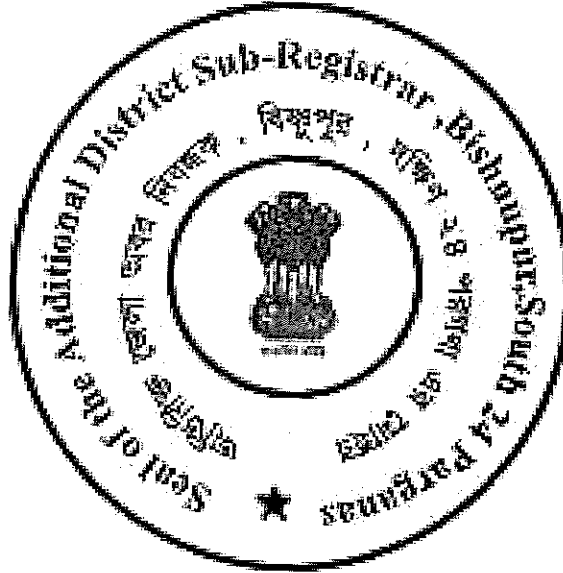




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2023, Page from 79390 to 79411  
being No 161303664 for the year 2023.



*Bdasgupta*

Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.06.06 16:05:16 +05:30  
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/06/06 04:05:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)