

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 885495

12-09-23  
05:45pm  
pt  
Q-2002311893/23

Endorsement sheet and signature sheet  
attached with the document are part of  
the document.

pt  
Addl. Dist. Sub-Registrar  
Chandannagar, Hooghly

14 SEP 2023

SALE DEED

THIS INDENTURE is made on this the 12<sup>th</sup> day of September  
2023 (Two Thousand Twenty Three).

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DEED PLAN OF PART OF R. S. DAG NO. - 322, L. R. DAG NO. - 422 (PART), L. R. KHATIAN NOS. - 2179 & 2180, MOUZA & P. S. - CHANDERNAGORE, SHEET NO.- 18, J. L. NO.- 1, DISTRICT - HOOGHLY, UNDER CHANDERNAGORE MUNICIPAL CORPORATION WARD NO.- 19, HOLDING NO. - 40/B, AT DUPLEXPATY MAIN ROAD ( SOUTH ).

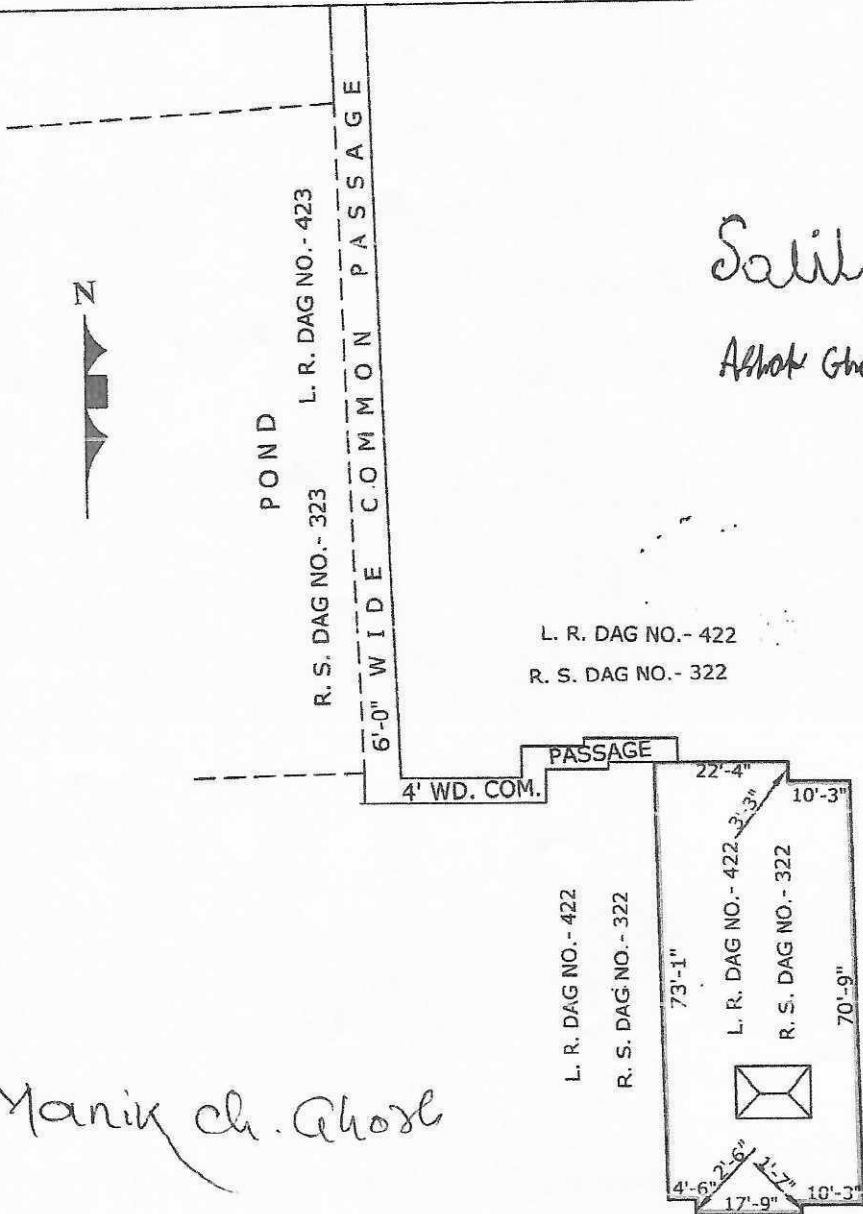
SCALE : 1" INCH. = 32'-0" FEET.

AREA OF LAND = 03 KA. - 05 CH. - 14 SFT. OR 0.055 ACRE.

IS BOUNDED BY RED.....

COVERED AREA BY RT. SHED = 100 SFT.

D U P L E X P A T T Y   M A I N   R O A D



*Sabit Ghosh*  
*Ashok Ghosh*

*Manik ch. Ghosh*

*Bodak*  
**Ajoy K. Bodak**  
Diploma In Civil Engineer  
U.N.B. Road, Gondalpara  
Chandannagar  
Regd. Planner & Estimator  
Cgr. / Bd. 52

**DRAWN BY : A. K. BODAK.**  
(AS DIRECTED & DICTATED) **C. M. CORP.**  
**REGD NO. - 52.**

BETWEEN

[1] SRI SALIL GHOSH, (PAN: ATYPG6210F), [2] SRI ASHOK GHOSH, (PAN :BBKPG6227R), both Sons of Late Basudeb Ghosh, by faith Hindu, by Occupation- Business, by Nationality - Indian, both residing at Duplexpatti Main Road, P.O. & P.S. Chandannagar, District Hooghly (W.B) Pin – 712 136, hereinafter called the parties of the FIRST PART and also referred to as the hereinafter referred to as the “OWNERS” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and /or assigns) of the FIRST PART.

AND

SRI MANIK CHANDRA GHOSH, son of Sambhunath Ghosh, by Caste Hindu, by Nationality Indian, by Profession - Business, by Nationality -Indian, having PAN : AIFPG3615A, Adhaar No. 8001 6297 5603, residing at Lake Garden Residency, Flat No.B-18, Lichutala, Mondal Bagan, Post Office and Police Station Chandernagore District Hooghly, Pin 712136, hereinafter, referred to and called as the “PURCHASER” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and /or assigns) of the SECOND PART.

WHEREAS the property described in the “A” Schedule hereunder originally belonged to Hiralal Pal, Son of Prasanna Kumar Pal of Duplexpatti, P.O. & P.S. Chandernagore, Dist. Hooghly, who purchased the same from the previous owners Sk. Golam Hasiulla and others by a Notarial Deed being No. 267 dated 30.06.1950 and got possession thereof.

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AND WHEREAS in the R.S. Record of Rights the name of Hiralal Pal was duly recorded as owner of the property as described in the "A" Schedule hereunder.

AND WHEREAS the said Hiralal Pal while was in possession of the said "A" schedule property by paying rent and taxes to the appropriate authorities, he i.e. the said Hiralal Pal transferred the said properties to his seven sons Sri Hare Krishna Pal, Sri Pran Krishna Pal, Sri Pulin Krishna Pal, Sri Anil Krishna Pal, Sri Binoy Krishna Pal, Sri Nirmal Krishna Pal and Sri Bata Krishna Pal by a Deed of Gift dated 28.03.1969 and gave possession to them.

AND WHEREAS the said Deed of Gift was registered in Book No. I, Vol. No.14, pages 9 to 13, Being No. 736 for the year 1969 of the Office of the District Sub-Registrar, Hooghly.

AND WHEREAS thereafter. Basudeb Ghosh purchased fourteen annas share in the said properties from the said Hare Krishna Pal, Pran Krishna Pal, Pulin Krishna Pal, Anil Krishna Pal, Binoy Krishna Pal and Nirmal Krishna Pal i.e. six brothers out of seven brothers by a Sale Deed dated 25.09.1973 and got possession thereof.

AND WHEREAS the said Sale Deed was registered in Book No. I, Vol. No.99, Pages 278 to 284, Being No. 7758 for the year 1973 of the Office of the District Sub-Registrar, Hooghly.

AND WHEREAS similarly, Basudeb Ghosh had also purchased two annas share in the said properties from Sri Bata Krishna Pal i.e. the other brothers of Sri Hare Krishna Pal by a Sale Deed dated 21.01.1974 (executed on 31.12.1973) and got possession thereof.

AND WHEREAS the said Sale Deed was registered in Book No.I, Vol. No.3, pages 143 to 148, Being No. 115 for the year 1974 of

Cont.P/4

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the Office of the District Sub-Registrar, Hooghly and in the aforesaid manner Basudeb Ghosh became the absolute owner of the entire sixteen annas share in the A schedule property.

AND WHEREAS in the L.R. Record of Rights and also in the Chandernagore Municipal Corporation, Basudeb Ghosh duly recorded his name in respect of the property as described in the A Schedule hereunder and he was paying rent and taxes to the appropriate authorities in his own name.

AND WHEREAS Basudeb Ghosh executed and registered one deed of gift being no.01663 of 2012 in the Office of A.D.S.R. Chandernagore, Book No.I, CD Volume No.6, Page No.824 to 841, in favour of his two sons namely, Salil Ghosh and Ashok Ghosh i.e. the parties of the First Part. Said Salil Ghosh and Ashok Ghosh, as the joint owners of the A schedule property, mutated their names in the settlement record as well as in the Office of Chandernagore Municipal Corporation and they are owning and possessing the A schedule property by paying the rents and taxes to the appropriate authorities.

AND WHEREAS the parties of the First Part intended to transfer the demarcated property mentioned in the A-1 schedule for valuable consideration, the party of the second part, got the information about such declaration and approached the parties of the first part and after several sittings and negotiations, the price of the "A-1" schedule property was settled at **Rs.10,00,000/ (Rupees Ten Lac only)** and in furtherance, the party of the Second Part, paid part consideration on different dates as advance, the details of which are mentioned in the memorandum of consideration hereunder.

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**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

1. **THAT** the price of the "A-1" schedule property is Rs.10,00,000/ (Rupees Ten Lac only) and the total consideration has been paid by the party of the Second part in the manner stated in the memorandum of consideration mentioned hereunder and the same is being received and acknowledged by the Owners/Vendors in presence of the witnesses and the present Owners/Vendors by this Indenture grant, sale, convey, transfer, assign, release and assure unto the purchaser in respect of the property in the "A-1" schedule below and the same is shown by red border in the Deed plan attached herewith and the purchaser is being put into Khas possession of the property in the "A-1" schedule. All the rights, title interest etc. in the "A-1" Schedule property as well as demarcated and delineated land along with all interests attached to the same, are being transferred in favour of the purchaser and the purchaser is becoming the owner of the "A-1" Schedule property free from all encumbrances.

2. **THAT** the Vendors doth hereby covenant with the purchaser as follows:-

i. **THAT** notwithstanding any act or deed, things, whatsoever by the Vendors done or executed to the contrary, the Vendors have got good marketable title to grant, sale, convey, transfer, assign the properties identified/described in the A-1 Schedule.

ii. **THAT** the Purchaser hereinafter shall/may at all time peacefully and quietly possess and enjoy the A-1 Schedule property and take the usufructs as well as profits thereof and the Vendors, their

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heirs or representatives shall have no right to claim or interfere with the right, title, interest and peaceful possession of the Purchaser.

iii. **THAT** the Purchaser is becoming the absolute owner of the property identified in the A-1 Schedule free from all encumbrances or any claim, charges, liens, debts, attachments whatsoever and the purchaser will mutate his name in the office of the Municipal Corporation Chandernagore or in the Office of the Revenue officer and will pay the rent and taxes to the concerning authority and the Purchaser may also amalgamate the A-1 schedule property alongwith the adjacent property/properties ( having different Holding Nos. ) which may be purchased by him or his associates, in future .

iv. **THAT** the Purchaser will also be entitled to right of transfer or mortgage by executing any kind of deed of transfer or let out the property or develop the property by constructing multistoried building upon the property identified in the A-1 Schedule after amalgamating the same with the adjacent holdings owned or to be owned by him and/or to realize rent according to his own choice and the owners / vendors of this indenture as well as any other person claiming through them shall have no right to raise any objection against the present purchaser.

v. **THAT** the Owners/vendors have good marketable title to grant, sale, convey, transfer, assign the A-1 Schedule property. The plan attached herewith showing the position of the A-1 Schedule property will be treated as part of this Deed.

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**"A" SCHEDULE**

All that piece or parcel of land admeasuring about 1 (One) Bigha 15 (Fifteen) Cottah and 10 (Ten) Chittaks be the same a little more or less together with the structure situated and lying at Duplex Patty Road, comprising in R.S. Dag No. 322(P) (measuring 1 Bigha 2 Cottah 14 Chittak), 324(P) (Measuring 8 Cottah 8 Chittak), 326 (P) (Measuring 4 Cottah 4 Chittak), R.S. Khatian No. 139, L.R. Dag No. 422, J.L. No. 1, Sheet No. 18, Holding No 40/B, Dupexpatty Main Road, Borough No. III, Mouza Chandernagore, P.S. Chandernagore, under Chandernagore Municipal Corporation, ward No 31, Dist. Hooghly and which is butted and bounded as follows :

North : 25'- 0" wide Duplexpatty Road  
South : Land of others and CMC Drain  
East : Property of Pulin Kumar Pal & Others  
And 10'- 0" wide common passage.  
West : Part of RS Dag No 322 & 323

The total property measuring 1 Bigha 15 Cottah 10 Chittak stands in L.R. Dag No. 422.

**"A-1" SCHEDULE**

**(Sold by this Deed of Sale)**

**Out of A Schedule property**, demarcated property, measuring 3 (Three) Cottah 5 (Five) Chatak 14 (Fourteen) Sq. ft. Bagan property (mentioned as Dalan in the L.R.R.O.R.) intended use Bastu in R.S. Plot No. 322, L.R. Plot No. 422 (Four hundred Twenty Two) (Part), L.R. Khatian No. 2179 & 2180 of Mouza & P.S. Chandernagore, Sheet No 18, JL No 1, corresponding to Holding No. 40/B, Duplexpatty Main Road, under Ward No. 19 in the locality of Chandernagore Municipal Corporation, District Hooghly along

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with one roof tile shed structure measuring 100 Sq. ft., with the right to use the 6 ft. width common passage connecting the Duplex Patty main Road, the property being transferred is shown in the Deed plan attached herewith

**BUTTED AND BOUNDED ON THE :-**

North by :- 4 ft. width passage and Pond in L.R. Plot No 422.  
South by :- Part of LR Plot No 422 ,  
East by :- Part of LR Plot No 422  
West by :- Part of LR Plot No 422

**IN WITNESS WHEREOF** the Party of the FIRST PART i.e. the Vendor and the Purchasers have put their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED VENDOR  
AND THE PURCHASERS IN THE  
PRESENCE OF WITNESSES:**

1.

*Ajoy Patra*  
*Chandana*      *Salil Ghosh*

*Abhok Ghosh*

\_\_\_\_\_  
**SIGNATURE OF THE VENDORS**

2. *Biswajit Banerjee*  
*Ch. Louis*

*Manik Ch. Ghosh*

\_\_\_\_\_  
**SIGNATURE OF THE PURCHASER**

MEMO OF CONSIDERATION

RECEIVED by the within named VENDORS from the within named PURCHASER, the sum of Rs. 10,00,000/- ( Rupees Ten Lacs) only as under:

| RUPEES (Rs.)                                | D.D. NO. | DATE                             | BANK                   |
|---|----------|----------------------------------|------------------------|
| 25,000/-<br>Cash - 1,95,000/-<br>1,72,000/- | 000968   | 02.10.21<br>11.04.20<br>17.06.21 | ICICI - Chandernagore. |
| 1,90,000/-<br>1,98,000/-                    |          | 20.08.22<br>27.07.23.            |                        |
| 1,10,000/-                                  | 001413   | 12.09.23.                        | - do -                 |
| 1,10,000/-                                  | 001414   | 12.09.23                         | - do -                 |

TOTAL : Rs. 10,00,000/- ( Rupees Ten Lac) only.

WITNESSES:

1. *Ajoy Prasad*  
Chandernagore Court

*Satish Ghosh*

*Arnak Ghosh*

2. *Biswajit Banerjee*  
Cgr Court

SIGNATURE OF THE VENDORS

As per instructions of Pales  
Drafted by *Rakali Murchani*  
Advocate

Chandernagore Court  
WB - 198/10

Comp. Print by/Typed by

*Arnak Ghosh*  
Chandernagore Court.



**RIGHT HAND FINGER PRINT**

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Solih Mahm*



**LEFT HAND FINGER PRINT (VENDOR)**

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

**RIGHT HAND FINGER PRINT**

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Ashok Ghosh*



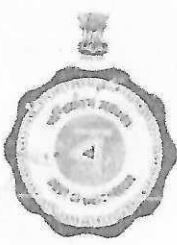
**LEFT HAND FINGER PRINT (PURCHASER)**

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

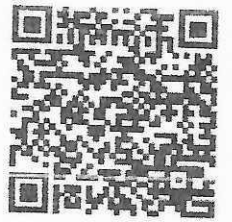
**RIGHT HAND FINGER PRINT**

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Manik Ch. Ghosh*



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



192023240216487241

GRN Details

GRN: 192023240216487241 Payment Mode: Online Payment  
GRN Date: 12/09/2023 14:22:03 Bank/Gateway: State Bank of India  
BRN: IK0CLEGAS6 BRN Date: 12/09/2023 14:23:28  
GRIPS Payment ID: 120920232021648723 Payment Init. Date: 12/09/2023 14:22:03  
Payment Status: Successful Payment Ref. No: 2002311893/3/2023  
[Query No./Query Year]

Depositor Details

Depositor's Name: SANJAY GHOSH  
Address: CHINSURAH HOOGHLY, West Bengal, 712101  
Mobile: 9830512756  
Depositor Status: Others  
Query No: 2002311893  
Applicant's Name: Mr SUBHAS CHANDRA MANDAL  
Identification No: 2002311893/3/2023  
Remarks: Sale, Sale Document Payment No 3  
Period From (dd/mm/yyyy): 12/09/2023  
Period To (dd/mm/yyyy): 12/09/2023

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|---------|-------------------|--|--------------------|---------------|
| 1       | 2002311893/3/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 79861         |
| 2       | 2002311893/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21224         |
| 3       | 2002311893/3/2023 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 1100          |
|         |                   |  | <b>Total</b>       | <b>102185</b> |

IN WORDS: ONE LAKH TWO THOUSAND ONE HUNDRED EIGHTY FIVE ONLY.







Government of West Bengal

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



OFFICE OF THE A.D.S.R. CHANDANNAGAR, District Name :Hooghly



Signature / LTI Sheet of Query No/Year 06042002311893/2023

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      | Shri SALIL GHOSH<br>DUPEXPATTY MAIN<br>ROAD, City:-<br>Chandannagar, P.O:-<br>CHANDERNAGORE,<br>P.S:-Chandannagar,<br>District:-Hooghly, West<br>Bengal, India, PIN:-<br>712136 | Seller   |     |    | 1589<br>Salil Ghosh<br>12/9/23 |
| 2      | Shri ASHOK GHOSH<br>DUPEXPATTY MAIN<br>ROAD, City:-<br>Chandannagar, P.O:-<br>CHANDERNAGORE,<br>P.S:-Chandannagar,<br>District:-Hooghly, West<br>Bengal, India, PIN:-<br>712136 | Seller   |  |  | 1590<br>Ashok Ghosh<br>12/9/23 |

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                   |
|--------|--|----------|---|---|---------------------------------------|
| 3      | Shri MANIK CHANDRA GHOSH LAKE GARDEN RESIDENCY, LICHUTALA, Block/Sector: MONDAL BAGAN, Flat No: B-18, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 | Buyer    |  |  | 15/8/23<br>Manik Ch. Ghosh<br>12/9/23 |

| SI No. | Name and Address of identifier  | Identifier of  | Photo   | Finger Print  | Signature with date               |
|--------|---|--|---|---|-----------------------------------|
| 1      | Shri AJAY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 | Shri SALIL GHOSH, Shri ASHOK GHOSH, Shri MANIK CHANDRA GHOSH |  |  | 15/8/23<br>Ajay Pakrey<br>12/9/23 |

(Swagata Tarafdar)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
CHANDANNAGAR  
Hooghly, West Bengal

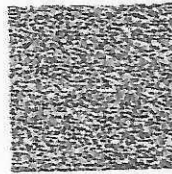
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AIFPG3615A



नाम / Name  
MANIK CHANDRA GHOSH

पिता का नाम / Father's Name  
SHAMBHU NATH GHOSH

जन्म की तारीख  
Date of Birth  
03/01/1971

*Manik Ch. Ghosh*  
हस्ताक्षर / Signature

27112013

### Major Information of the Deed

|   |   |  |            |
|---|---|--|------------|
| Deed No :                               | I-0604-03300/2023   | Date of Registration   | 14/09/2023 |
| Query No / Year                         | 0604-2002311893/2023  | Office where deed is registered  |            |
| Query Date                              | 11/09/2023 4:09:25 PM   | A.D.S.R. CHANDANNAGAR, District: Hooghly   |            |
| Applicant Name, Address & Other Details | SUBHAS CHANDRA MANDAL<br>CHANDERNAGORE COURT, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 7980625054, Status :Deed Writer |  |            |
| Transaction                             |   | Additional Transaction   |            |
| [0101] Sale, Sale Document              |   | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] |            |
| Set Forth value                         |   | Market Value   |            |
| Rs. 10,00,000/-                         |   | Rs. 21,21,028/-  |            |
| Stampduty Paid(SD)                      |   | Registration Fee Paid  |            |
| Rs. 84,861/- (Article:23)               |   | Rs. 21,224/- (Article:A(1), E, E)  |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urb area)  |  |            |

### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Duplex Patty Main Road, Road Zone : (Away from Road – Away from Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

| Sch No | Plot Number    | Khatian Number       | Land Use Proposed ROR |       | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|----------------|----------------------|-----------------------|-------|----------------------------|-------------------------|-----------------------|--------------------------------|
| L1     | LR-422 (RS :-) | LR-2179              | Bastu                 | Bastu | 1 Katha 10 Chatak 29 Sq Ft | 4,85,000/-              | 10,45,078/-           | Width of Approach Road: 6 Ft., |
| L2     | LR-422 (RS :-) | LR-2180              | Bastu                 | Bastu | 1 Katha 10 Chatak 30 Sq Ft | 4,85,000/-              | 10,45,950/-           | Width of Approach Road: 6 Ft., |
|        |                | <b>TOTAL :</b>       |                       |       | <b>5.4977Dec</b>           | <b>9,70,000 /-</b>      | <b>20,91,028 /-</b>   |                                |
|        |                | <b>Grand Total :</b> |                       |       | <b>5.4977Dec</b>           | <b>9,70,000 /-</b>      | <b>20,91,028 /-</b>   |                                |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1, L2    | 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 |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>100 sq ft</b>  | <b>30,000 /-</b>        | <b>30,000 /-</b>      |                           |



**Seller Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Shri SALIL GHOSH (Presentant )</b><br>Son of Late BASUDEB GHOSH DUPEXPATTY MAIN ROAD, City:- Chandannagar, P.O:- CHANDERNAGOR P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupat Business, Citizen of: India, PAN No.:: ATxxxxxx0F, Aadhaar No: 46xxxxxxxx5945, Status :Individual, Executed Self, Date of Execution: 12/09/2023<br>, Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/09/2023<br>, Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence |
| 2     | <b>Shri ASHOK GHOSH</b><br>Son of Late BASUDEB GHOSH DUPLEXPATTY MAIN ROAD, City:- Chandannagar, P.O:- CHANDERNAGOR P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupat Business, Citizen of: India, PAN No.:: BBxxxxxx7R, Aadhaar No: 46xxxxxxxx3799, Status :Individual, Executed Self, Date of Execution: 12/09/2023<br>, Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/09/2023<br>, Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence              |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Shri MANIK CHANDRA GHOSH</b><br>Son of SAMBHUNATH GHOSH LAKE GARDEN RESIDENCY, LICHUTALA, Block/Sector: MONDAL BAGAN, F No: B-18, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx5A, Aadhaar No: 80xxxxxxxx5603, Status :Individual, Executed by: Self, Date of Execution: 12/09/2023<br>, Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <b>Shri AJAY PAKREY</b><br>Son of Late NEMAI PAKREY<br>CHANDERNAGORE COURT, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 |       |              |           |
| Identifier Of Shri SALIL GHOSH, Shri ASHOK GHOSH, Shri MANIK CHANDRA GHOSH  |       |              |           |

**Transfer of property for L1**

| SI.No | From             | To. with area (Name-Area)            |
|-------|------------------|--------------------------------------|
| 1     | Shri SALIL GHOSH | Shri MANIK CHANDRA GHOSH-2.74771 Dec |

**Transfer of property for L2**

| SI.No | From             | To. with area (Name-Area)         |
|-------|------------------|-----------------------------------|
| 1     | Shri ASHOK GHOSH | Shri MANIK CHANDRA GHOSH-2.75 Dec |

**Transfer of property for S1**

| SI.No | From             | To. with area (Name-Area)                  |
|-------|------------------|--|
| 1     | Shri SALIL GHOSH | Shri MANIK CHANDRA GHOSH-50.00000000 Sq Ft |
| 2     | Shri ASHOK GHOSH | Shri MANIK CHANDRA GHOSH-50.00000000 Sq Ft |

## Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Duplex Patty Main Road, Road Zone : (Away from Road – Away from Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

| Sch No | Plot & Khatian Number                  | Details Of Land   | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1     | LR Plot No:- 422, LR Khatian No:- 2179 | Owner:সপীল ঘোষ, Gurdian:বাসুদেব , Address:নিজ , Classification:বাগান, Area:0.18200000 Acre, | Shri SALIL GHOSH                               |
| L2     | LR Plot No:- 422, LR Khatian No:- 2180 | Owner:অশোক ঘোষ, Gurdian:বাসুদেব , Address:নিজ , Classification:বাগান, Area:0.18200000 Acre, | Shri ASHOK GHOSH                               |

**Endorsement For Deed Number : I - 060403300 / 2023**

**On 12-09-2023**

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

Presented for registration at 17:45 hrs on 12-09-2023, at the Private residence by Shri SALIL GHOSH , one of the Executants.

**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 21,21,028/-

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

Execution is admitted on 12/09/2023 by 1. Shri SALIL GHOSH, Son of Late BASUDEB GHOSH, DUPEXPATTY MAIN ROAD, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Shri ASHOK GHOSH, Son of Late BASUDEB GHOSH, DUPLEXPATTY MAIN ROAD, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri MANIK CHANDRA GHOSH, Son of SAMBHUNATH GHOSH, LAKE GARDEN RESIDENCY, LICHUTALA, Sector: MONDAL BAGAN, Flat No: B-18, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri AJOY PAKREY, , , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN 712136, by caste Hindu, by profession Law Clerk

*At*

**Swagata Tarafdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHANDANNAGAR**

**Hooghly, West Bengal**

**On 14-09-2023**

**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 : of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,224.00/- ( A(1) = Rs 21,210.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21,224/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 12/09/2023 2:23PM with Govt. Ref. No: 192023240216487241 on 12-09-2023, Amount Rs: 21,224/-, Bank of India ( SBIN0000001), Ref. No. IK0CLEGAS6 on 12-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 84,861/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 79,861/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3821, Amount: Rs.5,000.00/-, Date of Purchase: 12/09/2023, Vendor name: S Mallick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 12/09/2023 2:23PM with Govt. Ref. No: 192023240216487241 on 12-09-2023, Amount Rs: 79,861/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK0CLEGAS6 on 12-09-2023, Head of Account 0030-02-103-003-02

*st*

**Swagata Tarafdar**  
**ADDITIONAL DISTRICT SUB-REGISTRA**  
**OFFICE OF THE A.D.S.R. CHANDANNAG**  
**Hooghly, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0604-2023, Page from 70596 to 70617**

**being No 060403300 for the year 2023.**



At

Digitally signed by SWAGATA TARAFDAR  
Date: 2023.09.20 16:17:20 +05:30  
Reason: Digital Signing of Deed.

**(Swagata Tarafdar) 20/09/2023**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
West Bengal.**