

1730/23

I-1485/23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

L 779298

Handwritten notes: 26/04/23, 11-30am

1029011/23

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Handwritten signature

Additional District Sub-Registrar
Belghoria 24 Pge. (N)

17 6 APR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of April, 2023 (Two Thousand Twenty Three) of the Christian Era.

BETWEEN

Cont...2/

১৬০০ ২২/৩/২৩

ক্রেতার নাম: Primal Roy (P. Roy)
গ্রাহক: Adv. High Court
মূল্য: ৫০০ টাকা ০০ পয়সা
ভেদন শ্রী: [Signature]
আমডাসা এ.ডি. ক. অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ:

খোঁট মূল্য:

ট্রেজারী অফিস - বারাসাত 16 JAN 2023

ভেদন - শ্রী গোবিন্দ প্রসাদ মিত্র

400 000



[Signature]
Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

16 APR 2023

SMT. CHANDANA MAJUMDAR (Pan – ANCPM6829N & Aadhaar No. 8983 0158 0258), wife of Sri Pijush Kanti Majumdar, by faith – Hindu , by Occupation – House wife , by Nationality – Indian, residing at CA - 165, Salt Lake City ,Block –CA, Sector -1, P.O. Bidhannagar , P.S. Bidhannagar, Kolkata – 700064, District : North 24 Parganas , hereinafter referred to and called as the **VENDOR / OWNER** (which expression shall unless excluded by or repugnant to the context or subject be deemed to include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

RGP REALTY PRIVATE LIMITED (Pan:AAGCM9431 Q) its having registered office at 9 Lal Bazar Street Block A, 2nd Floor, Room No. 60, P.O. GPO, P.S.Hare Street, Kolkata : 700001, represented by one of Director namely **Mr. Ram Gopal Poddar**, (Pan . AIHPP5459R & Aadhaar No. 7149 6752 3622) son of Late Jagadish Prasad Poddar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Avani Oxford Plase- 2, Block 2, Flat- 3D, 136 Jossore Road, P.O. & P.S. – Lake Town, Kolkata-

700055, District- North 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context or subject be deemed to include executors, administrators, Successors, representatives and assigns) of the **SECOND PART**.

WHEREAS by virtue of Deed of Sale , one Rani Devi alias Rani Majumdar wife of Dhirendra Nath Majumdar had purchased a plot of danga land measuring about 5 Cottahs 3 Chittacks more or less, being Lot No.C, lying and situated at Mouza - Dakshin Nimta , J.L. No.8, Revenue Survey No. 102 , Touzi No. 172, Jamidar Khatian No. 237 Ka, Kha, Ga, R. S. Khatian No. 263, R.S. Dag No.9199 , District : 24 Parganas , P.S. Dum Dum , under the North Dum Dum Municipality on 29.11.1954 which was duly Registered of the office of Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No.88, Pages 9 to 11, being Deed No. 6478 for the year 1954 from Sri Haripada Roy Chowdhury .

AND WHEREAS the said land and building was mutated in the name of Rani Majumdar under the

North Dum Dum Municipality , being Holding No.103,
Sisir Bhaduri Road , Birati, Kolkata -700051.

AND WHEREAS the said Rani Devi alias Rani Majumdar after purchase of the said land had constructed a building on the aforesaid land and had been enjoying the same .

AND WHEREAS the said Rani Majumdar wife of Dharendra Nath Majumdar died intestate on 03.04.1979 leaving behind her legal heirs namely 1. Dharendra Nath Majumdar (husband) and 2. Pijush Kanti Majumdar (son). There is no others legal heirs of the said Rani Majumdar now deceased .

AND WHEREAS said Dharendra Nath Majumdar died on 13.07.1986 leaving behind his only legal heir namely Sri Pijush Kanti Majumdar (son) .

AND WHEREAS said Pijush Kanti Majumdar sole and absolute owner of the said land measuring about 5 Cottahs 3 Chittacks more or less , being Lot No.C, along with building therein, lying and situated at Mouza - Dakshin Nimta , J.L. No.8, Revenue Survey No. 102 , Touzi No. 172, Jamidar Khatian No. 237 Ka, Kha, Ga, R. S. Khatian No. 263, R.S. Dag No.9199,

District : North 24 Parganas, P.S. Dum Dum at present P.S. Nimta described in the schedule below .

AND WHEREAS thereafter said Pijush Kanti Majumdar mutated his name in the Office of B.L. & L.R.O in respect of L.R. Khatian No. 6793 and L.R. Dag No. 9199/9667 and also in the record of local North Dum Dum Municipality as Holdng No. 47 (55) , Sisir bhaduri Street , under ward No.24, within P.S. Nimta, Birati, Kolkata -700051.

AND WHEREAS the said Pijush Kanti Majumdar has gifted /transferred the said land measuring 5 Cottahs 3 Chittacks more or less, being Lot No.C, along with one storied building measuring about 900 sq.ft. therein, lying and situated at Mouza- Dakshin Nimta, J.L. No.8, Revenue Survey No. 102, Touzi No. 172, Jamidar Khatian No. 237 Ka, Kha, Ga, R. S. Khatian No. 263, L.R. Khatian No.6793, R.S. Dag No.9199, L.R. Dag No. 9199/9667, District : North 24 Parganas, P.S. Dum Dum at present P.S. Nimta, holding No. 47(55) , Sisir Bhaduri Street , Kolkata - 700051, at present ward No.24 , under the North Dum Dum Municipality, morefully and particularly mentioned, described and explained in the

SCHEDULE hereunder , by virtue of Deed of Gift on 22.02.2023 which was registered at the Office of Addl. District Sub Registrar , Belghoria, North 24 Parganas and recorded in Book No. I , Volume No.1526 -2023, Page from 19498 to 19513, being No.152600737 for the year 2023 , in favour of his wife Smt. Chandana Majumdar .

AND WHEREAS by virtue of Deed of Gift , said Smt. Chandana Majumdar herein vendor became absolute owner of the aforesaid property and seized and possessed of the same .

AND WHEREAS thereafter recent settlements office of B.L. & L.R.O. has been mutated in the name of Chandana Majumdar and in respect of L.R. Khatin No. 8119, L.R Dag No. 9199/9667, District : North 24 Parganas .

AND WHEREAS, the said Smt. Chandana Majumdar, the vendor herein, as now decided to sell the said property of existing market price to any persons willing to purchase the same and made her decision public.

AND WHEREAS, the purchaser herein looking for a suitable accommodation in the locality and have

accidentally come to know through the agent about the land measuring about 5 Cottahs 3 Chittacks more or less , being Lot No.C, along with one storied building measuring about 900 sq.ft. therein, lying and situated at Mouza - Dakshin Nimta , J.L. No.8, Revenue Survey No. 102 , Touzi No. 172, Jamidar Khatian No. 237 Ka, Kha, Ga, R. S. Khatian No. 263, L.R. Khatian No.8119, R.S. Dag No.9199 , L.R. Dag No. 9199/9667 , District : North 24 Parganas, P.S. Dum Dum at present P.S. Nimta, holding No. 47(55), Sisir Bhaduri Street , Kolkata -700051, at present ward No.24, under the North Dum Dum Municipality, morefully described herein Scheduled below and offer price for the schedule property to the tune of Rs. 48,00,000/- (Rupees forty eight thousand only) the vendor agreed to sell the schedule property .

NOW THIS DEED OF INDENTURE WITNESSETH that in consideration of Rs. 48,00,000/- (Rupees Forty Eight lakh only) paid by the purchaser to the owner / vendor on or before the execution of these presents (the receipt whereof the vendor doth hereby admit and acknowledge) and having right, title and interest in the said subject property, the

Danga land measuring about 5 Cottahs 3 Chittacks more or less , being Lot No.C, along with one storied building measuring about 900 sq.ft. therein, lying and situated at Mouza - Dakshin Nimta , J.L. No.8, Revenue Survey No. 102 , Touzi No. 172, Jamidar Khatian No. 237 Ka, Kha, Ga, R. S. Khatian No. 263, L.R. Khatian No.8119, R.S. Dag No.9199 , L.R. Dag No. 9199/9667 , District : North 24 Parganas, P.S. Dum Dum at present P.S. Nimta, holding No. 47(55), Sisir Bhaduri Street , Kolkata -700051, at present ward No.24, under the North Dum Dum Municipality, having right , title and interest in the said subject property which is more fully described herein described in the schedule hereunder written and hereinafter for the sake of brevity referred to as the **SAID LAND WITH BUILDING OR HOWSOEVER OTHERWISE** the said land or any part thereof now are or is at any time heretofore was or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all fixtures sewers drains ways paths passages water courses rights benefits of ancient or other rights liberties privileges easements appendages and appurtenances whatsoever thereto belonging or an

anywise appertaining to or with the same or any part thereof now is/are or at any times heretofore was/were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel number thereof or which now is or are or heretofore were or was held used occupied or enjoyed therewith and the reversion or reversions remainder and rents issue and profits thereof **AND ALL** the estate right title and interest inheritance use trust possession property claim and demand whatsoever both at law in equity of the vendor into or upon the said land hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof and to enjoy all manners or rights including all easements and quasi-easement right and rents issues and profits thereof and ever part thereof the property hereby granted sold conveyed transferred or expressed or intended so to be **TO HAVE AND TO HOLD THE** said land hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the purchaser absolutely and forever and delineated by

RED border in the plan annexed herewith along with all easmentary right of common passage , areas, facilities and amenities attached therewith, the vendor doth hereby grant , convey , sell , transfer, assign and assure the aforesaid plot of land with building to the use of the purchaser .

AND ALL the estate, right, title, interest, claim and demand whatsoever of the vendor have unto or upon the same and every part thereof in law and equity to enter upon and to have and hold own and possess the same unto and to the use of the purchaser absolutely and forever together with original title deed, writing and other evidence of title.

AND the owner/ vendor do hereby covenant with the purchaser that notwithstanding any act, deeds and things hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property .

AND the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from

the vendor or any persons claiming through and under him .

AND the purchaser shall have absolute right to enjoy the property by recording his name mutated in the record of the North Dum Dum Municipality and by making payment of all taxes, charges in respect of the said property to the office of the municipality as well as to the BL & L.R.O of the State Government .

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. The vendor is the absolute authority and has a rightful power to convey, transfer, assign and assure the aforesaid property and property appurtenant thereto unto infavour of the purchaser absolutely and forever.
2. The vendor firmly declares that the purchaser has liberty and lawful right to enjoy the aforesaid property as an absolute owner thereof and every part thereof without any disturbances, claim, demand, whatsoever from the vendor and the said property is free from all encumbrances.
3. The vendor further firmly declares that she has not given mortgage, encumber, transfer the aforesaid property to any one

by a Deed of Conveyance or any agreement in writing as to save harmless, indemnify and keep indemnified the purchaser and his legal heirs against any loss, damage, costs, charges, expenses, claim and all encumbrances regarding any defect in the title of the vendor or want of title to the said property .

4. The vendor shall, from time to time and all times hereinafter upon every reasonable request and at the cost of the purchaser, make, do, perform, acknowledge and execute all such acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the property appurtenant thereto unto and infavour of the purchaser as may be reasonably required for the benefit of the purchaser .
5. The vendor delivered the possession of the aforesaid property with original title Deed before the execution of the Deed of Sale.

THE PURCHASER DOTH HEREBY COVENANT WITH THE VEDNOR AS FOLLOWS :-

1. The purchaser, by virtue of this Deed of Sale, shall have full proprietary right and interest and shall be entitled to sell, mortgage, gift, lease out, let out and transfer the said property and the purchaser shall also be entitled to mutata his own name with the office of the North Dum Dum Municipality and with the competent authority .

SCHEDULE AS REFERRED TO HEREIN ABOVE

ALL THAT Piece or Parcel of Danga land measuring about 5 Cottahs 3 Chittacks more or less , being Lot No.C, along with one storied building measuring about 900 sq.ft. therein, lying and situated at Mouza - Dakshin Nimta , J.L. No.8, Revenue Survey No. 102 , Touzi No. 172, Jamidar Khatian No. 237 Ka, Kha, Ga, R. S. Khatian No. 263, L.R. Khatian No.8119, R. S. Dag No. 9199, L. R. Dag No. 9199/9667 , District : North 24 Parganas, P.S. Dum Dum at present P.S. Nimta , holding No. 47(55) , Sisir Bhaduri Street , Kolkata -700051, at present ward No.24, under the North Dum Dum Municipality, Addl. District Sub Registrar Office at Belghoria and butted and bounded as follows :- *cemented floor.*

Chandona Majumdar.

ON THE NORTH : 6` feet wide common passage .

ON THE SOUTH : 12` feet with Road .

ON THE EAST : House of Uttam Biswas.

ON THE WEST : House of Jayshri Banerjee

& Tapati Bhowmick.

The site plan is annexed herewith and marked in red border line and the said plan along with thumb impression sheet will be treated as a part of this Deed of Conveyance.

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

**SIGNED ,SEALED AND DELIVERED
IN THE PRESENCE OF**

1. Bishnu Kumar Sarda
130 Jomora Road.
Kolkata - 55.
2. Shyamal Das
12 Sibachal Rd
Bisnooti col 51

Chandana M. Ghosh
Signature of vendor

RGP REALTY PVT. LTD.

P. Pradhan
Director

Signature of the Purchaser

Drafted & Prepared by :

Parimal Roy

(Shri Parimal Roy)
Advocate
High Court Calcutta

F - 1551/1552/01

Printed by me :

Chadu Das

(Chadu Das)
M.B. Road, Birati,
Kolkata - 700051.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser a Sum of total Rs.48,00,000/- (Rupees Forty Eight lakh only) against the said schedule subject property in the following manner :-

Date	by Draft/Cash	Bank name	Branch	Amount
25.4.23	RTGS-UTR-	IBKLR9202304250007554	=	48,00,000/-
Total				Rs. 48,00,000/-

(Rupees Forty Eight lakh only)

RECEIVED

Chandana Majumdar
(Signature of Vendor)

WITNESSES :

1. Bihun Kumar Sarda
136 Jansore Road,
Kolkata - 55.
2. Shyamal Das
12 Sibachari Rd
Binnar col 51

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name... CHANDANA MAZUMDAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Chandana Mazumdar
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name... RAM GOPAL PADDAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



R Paddar
Signature of the Presentant

All the above fingerprints are of the above named person as attested by the said person.

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

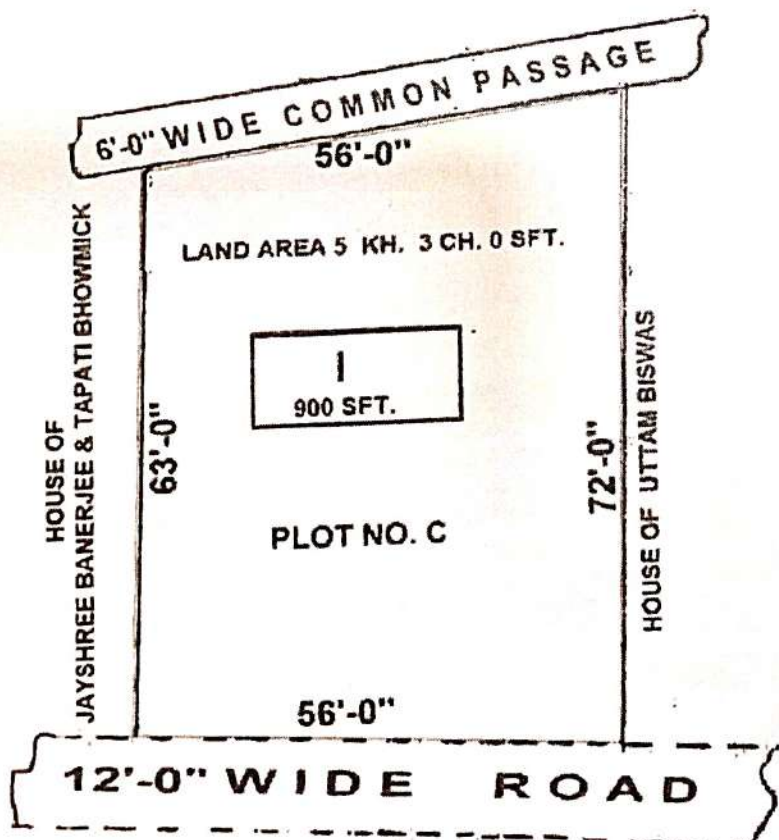
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

SITE PLAN OF LAND WITH BUILDING AT MOUZA DAKSHIN NIMTA, J.L. NO.8, REVENUE SURVEY NO. 102, TOUZI NO. 172, R.S. KHATIAN NO. 263, L.R. KHATIAN NO.8119, R.S. DAG NO. 9199, L.R. DAG NO.9199/9667, P.S. NIMTA, HOLDING NO.47 (55), SISIR BHADURI STREET, WARD NO.24, KOLKATA-700051, DIST. NORTH 24 PARGANAS, UNDER NORTH DUM DUM MUNICIPALITY,

PURCHASER : RGP REALTY PRIVATE LIMITED

LAND AREA: 5 KH. 3CH. 0 SFT. (M/L) ALONG WITH BUILDING AREA 900 SQFT. (PUCCA).



Chandana Majumdar

RGP REALTY PVT. LTD.

P. Pradhan
Director

Maha Deb Mondal
MAHADEB MONDAL (DCE)
For M. MONDAL & CO.
Surveyor, Plan Maker, Estimator
Pratappan (North), P.O. Nimta, Kgt-49
Licence No. *1200/11/2012/20*
Cont. No-9331201958

SIG. OF VENDOR

SIG. OF PURCHASER

TRACE BY



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



192023240027296028

GRN Details

GRN:	192023240027296028	Payment Mode:	SBI Epay
GRN Date:	25/04/2023 12:18:07	Bank/Gateway:	SBIPay Payment Gateway
BRN :	1543800992213	BRN Date:	25/04/2023 12:18:44
Gateway Ref ID:	0654124446	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	250420232002729601	Payment Init. Date:	25/04/2023 12:18:07
Payment Status:	Successful	Payment Ref. No:	2001029011/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms RGP REALTY PVT LTD
Address:	9 lal bazar street,
Mobile:	9830949291
Email:	ramgopalpoddar@gmail.com
Period From (dd/mm/yyyy):	25/04/2023
Period To (dd/mm/yyyy):	25/04/2023
Payment Ref ID:	2001029011/1/2023
Dept Ref ID/DRN:	2001029011/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001029011/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	191895
2	2001029011/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	48108
			Total	240003

IN WORDS: TWO LAKH FORTY THOUSAND THREE ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250420232002729601

GRIPS Payment Detail

GRIPS Payment ID:	250420232002729601	Payment Init. Date:	25/04/2023 12:18:07
Total Amount:	240003	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1543800992213	BRN Date:	25/04/2023 12:18:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms RGP REALTY PVT LTD
Mobile:	9830949291

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240027296028	Directorate of Registration & Stamp Revenue	240003
Total			240003

IN WORDS: TWO LAKH FORTY THOUSAND THREE 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-1526-01735/2023	Date of Registration	26/04/2023
Query No / Year	1526-2001029011/2023	Office where deed is registered	
Query Date	24/04/2023 7:24:35 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Parimal Roy M B Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9830110438, 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. 48,00,000/-	Rs. 48,09,379/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,92,395/- (Article:23)	Rs. 48,108/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



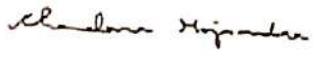
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Sisir Bhaduri Street, Mouza: Dakshin Nimta, , Ward No: 24, Holding No:47/55 JI No: 8, Touzi No: 172 Pin Code : 700051

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-9199	RS-263	Bastu Danga	5 Katha 3 Chatak	42,00,000/-	42,01,879/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.5594Dec	42,00,000 /-	42,01,879 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	6,00,000/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	6,00,000 /-	6,07,500 /-	



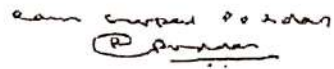
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Chandana Majumdar Wife of Mr Pijush Kanti Majumdar Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
	26/04/2023	LTI 26/04/2023	26/04/2023	
CA-165, Salt Lake City, Block - CA, Sector -1, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx9N, Aadhaar No: 89xxxxxxxx0258, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office				


Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RGP Realty Private Limited 9 Lal Bazar Street , Block-A, 2nd Floor, Room No.60, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1Q,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 Ram Gopal Poddar (Presentant) Son of Late Jagadish Prasad Poddar Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office			
	Apr 26 2023 12:02PM	LTI 26/04/2023	26/04/2023	
Avani Oxford Plase-2, Block -2, Flat -3D, 136 Jessore Road,, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9R, Aadhaar No: 71xxxxxxxx3622 Status : Representative, Representative of : RGP Realty Private Limited (as one Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parimal Roy Son of Late Paresh Roy High Court Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District -Kolkata, West Bengal, India, PIN:- 700001			
	26/04/2023	26/04/2023	26/04/2023
Identifier Of Mrs Chandana Majumdar, Mr Ram Gopal Poddar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Majumdar	RGP Realty Private Limited-8.55937 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Majumdar	RGP Realty Private Limited-900.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Sisir Bhaduri Street, Mouza: Dakshin Nimta, , Ward No: 24, Holding No:47/55 JI No: 8, Touzi No: 172 Pin Code : 700051

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 9199, RS Khatian No:- 263		

Endorsement For Deed Number : I - 152601735 / 2023

On 26-04-2023

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.

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

Presented for registration at 11:30 hrs on 26-04-2023, at the Office of the A.D.S.R. Belghoria by Mr Ram Gopal Poddar ,.

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 48,09,379/-

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

Execution is admitted on 26/04/2023 by Mrs Chandana Majumdar, Wife of Mr Pijush Kanti Majumdar, CA-165, Salt Lake City, Block - CA, Sector -1, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Indetified by Mr Parimal Roy, , Son of Late Paresh Roy, Hight Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-04-2023 by Mr Ram Gopal Poddar, one Director, RGP Realty Private Limited (Private Limited Company), 9 Lal Bazar Street , Block-A, 2nd Floor, Room No.60, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Parimal Roy, , Son of Late Paresh Roy, Hight Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,108.00/- (A(1) = Rs 48,094.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 48,108/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2023 12:18PM with Govt. Ref. No: 192023240027296028 on 25-04-2023, Amount Rs: 48,108/-,
Bank: SBI EPay (SBlePay), Ref. No. 1543800992213 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,92,395/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 1,91,895/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 6390, Amount: Rs.500.00/-, Date of Purchase: 21/03/2023, Vendor name: G P Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2023 12:18PM with Govt. Ref. No: 192023240027296028 on 25-04-2023, Amount Rs: 1,91,895/-,
Bank: SBI EPay (SBlePay), Ref. No. 1543800992213 on 25-04-2023, Head of Account 0030-02-103-003-02

Sougata Das

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