

05065/23

I. 5161/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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*Signature:*  
Addl. Dist. Sub-Registrar, Bishupur

31 JUL 2023

THIS INDENTURE OF CONVEYANCE is made this 28<sup>th</sup> day of July TWO THOUSAND TWENTY-THREE BETWEEN

V.C. No - 856/2023

098609

R. L. Gogoi  
Advocate  
3rd Floor  
6 Old Post Office Street  
Kolkata-700001

28 JUN 2023

Prakash chandra Ghosh

No. .... Date .....  
Name .....  
Address .....  
Vendor .....

VCTI - 2005 I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001

Prakash chandra Ghosh

VCTI - 2006



28/07/23

VCTI - 2007

Prakash chandra Ghosh

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Identified by me

Prakash Jain Adv.

S/O: Sri Aravind Sen Jain  
Sri Chandra Chowdhury Lane  
Kolkata-700002

P.O & P.S - Tala

**(1) SRI PRAKASH CHANDRA GHOSH(PAN:AOXPG0191D) (AADHAAR:542838475 496)** Son of Late Palan Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Thakurpukur Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal **(2) SMT. SUMITRA GHOSH (PAN:BQBPG8207R) (AADHAAR:702059687621)** Wife of Late Kumud Ranjan Ghosh, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal **(3) SRI SAILEN GHOSH(PAN:BQBPG8206Q) (AADHAAR:896252521900)** Son of Late Kumud Ranjan Ghosh, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Thakurpukur Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal **(4) SMT. SANTANA GHOSH(PAN:AUKPG2738H) (AADHAAR:296622597728)** wife of Harendranath Ghosh and Daughter of Late Kumud Ranjan Ghosh, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Makhalia, P.O- Bakhrabat, P.S- Bishnupur Dist.- South 24 Pgs -743377, West Bengal, **(5) SMT. APARNA MAJUMDER(PAN:BKPPM5024A)(AADHAAR:335840451011)** wife of Alope Majumder and Daughter of Late Kumud Ranjan Ghosh, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at 401, Ramkrishna Sarani, Behala, Parnasree Pally S.O, P.O and P.S- Behala, Kolkatta-700060, West Bengal, **(6) SMT. SUPARNA GHOSH(PAN:CESPG7827R)(AADHAAR:325787679290)** Wife of Rebati Raman Ghosh and Daughter of Late Kumud Ranjan Ghosh, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Vivekananda Road, Rajpur Sonarpur(M), P.O-Rajpur and P.S- Sonarpur, South 24 Pgs. West Bengal, Pin-700149, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **ONE PART**;

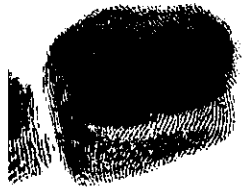
**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED(PAN:AAECN4620Q)**, a company within the meaning of Companies Act 1956 having its registered office situated at ARRJAVV PARK, 54A, Sarat Bose Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata- 700025 represented by its Director **SHRI HARSH JAIN (PAN:ACLPJ5319A)(AADHAAR:623358 749223)** Son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, West Bengal, hereinafter referred



NCTI-2008

Santana Ghosh



NCTI-2009

Aparna Majumder



NCTI-2010

Suparna Ghosh



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Prakash Jais  
Adv.

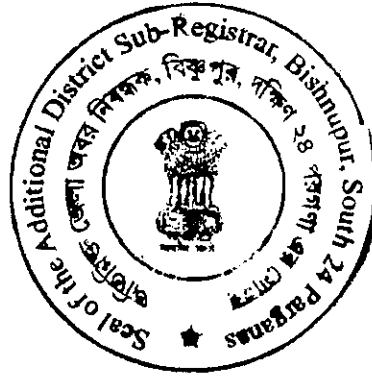
to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART**;

**WHEREAS:**

- A) **One** Palan Chandra Ghosh(Since Deceased) son of Late Chandra Kanta Ghosh was the recorded owner by way of inheritance, was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176, Area- 113.00 (One Hundred Thirteen) Decimal, under RS/LR Khatian No. 948, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana- 700104.The detail of the "said Plot of Lands" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,			DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	RS/LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1125	1176	SHALI	948	113.00	1.0000	113.00
					Total	113.00 Decimal

- B) **THAT** the said Palan Chandra Ghosh son of Late Chandra Kanta Ghosh died intestate since long leaving behind his wife Kanchan Bala Ghosh(Since Deceased) Four (4) Sons namely (i) Kumud Ranjan Ghosh(Since Deceased) (ii) Manoranjan Ghosh (iii) Provash Chandra Ghosh (iv) Prakash Chandra Ghosh and 3(Three) Married Daughters namely (i) Anima Barik(Since Deceased) Wife of Adhir Barik (ii) Ashima Ghosh Wife of Kamlendu Ghosh (iii) Pratima Ghosh Wife of Ajit Ghosh as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- C) **THAT** the said Kanchan Bala Ghosh widow of Late Palan Chandra Ghosh died intestate since long leaving behind his Four (4) Sons namely (i) Kumud Ranjan Ghosh(Since Deceased) (Legal heirs are Vendor herein) (ii) Manoranjan Ghosh (iii) Provash Chandra Ghosh (iv) Prakash Chandra Ghosh(Vendor herein) and 3(Three) Married Daughters namely (i) Anima Barik(Since Deceased) Wife of Adhir Barik (ii) Ashima Ghosh Wife of Kamlendu Ghosh (iii) Pratima Ghosh Wife of Ajit Ghosh as his legal heirs and/or legal



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representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

- D) THAT** the said Kumud Ranjan Ghosh son of Late Palan Chandra Ghosh died intestate since long leaving behind his wife Sumitra Ghosh, Only son Sailen Ghosh and 3(Three) Married Daughters namely (i) Santana Ghosh Wife of Harendra Nath Ghosh (ii) Aparna Majumder Wife of Alope Majumder (iii) Suparna Ghosh Wife of Rebati Raman Ghosh (all are vendors no.-2 to 6 here in) as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- E) THAT** the said Anima Barik Wife of Adhir Barik daughter of Late Palan Chandra Ghosh and Late Kanchan Bala Ghosh died intestate since long leaving behind his husband Adhir Barik Three (3) Sons namely (i) Shankar Barik (ii) Sukhen Barik (iii) Sukdeb Barik and 3(Three) Married Daughters namely (i) Kalpana Ghosh Wife of Jaydeb Ghosh (ii) Alpana Ghosh Wife of Sushanta Ghosh (iii) Bandana Bala Ghosh Wife of Uttam Kumar Ghosh as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said portion of the Land.
- F)** That the said (i) Anima Barik Wife of Adhir Barik (ii) Ashima Ghosh Wife of Kamlendu Ghosh (iii) Pratima Ghosh Wife of Ajit Ghosh sold conveyed and transfer their own 1/8<sup>th</sup> share by a reg. deed of conveyance vide book-I, Vol. 3, pages from 149 to 152 being no.-1357, year-2007 to i) Abdus Samad Sarda ii) Habib Sardar and iii) Abid Sardar, Area-42.37 Decimal.
- G)** That the said (i) Manoranjan Ghosh (ii) Provash Chandra Ghosh both are sons of Late Palan Chandra Ghosh sold conveyed and transfer their share by a reg. deed of conveyance vide book-I, Vol. 9, pages from 3113 to 3130 being no.-2885, year-2012 to Abdus Samad Sarda Area-32.28 Decimal.
- H)** That the said (i) Ashima Ghosh Wife of Kamlendu Ghosh (ii) Pratima Ghosh Wife of Ajit Ghosh sold conveyed and transfer their mother's 1/8<sup>th</sup> (0.1250) share's 2/7<sup>th</sup> share i.e 0.0357 share being 04.0341 Decimal, inherited from their mother's share by a reg.



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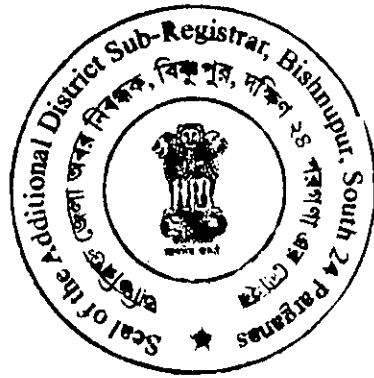
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deed of conveyance vide book-I, Vol. 3, pages from 4739 to 4754 being no.-1174, year-2013 to Abdus Samad Sarda.

- I)** Since after purchase of the "SAID LAND" **i) Abdus Samad Sarda** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 2423 ii) Habib Sardar** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 2424 and iii) Abid Sardar** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 2425.**
- J)** That the vendor no.-1 is the owner by way of inheritance from his Father Late Palan Chandra Ghosh, vendor no.-2 to 6 are the owner by way of their legal guardian Late Kumud Ranjan Ghosh son of Late Palan Chandra Ghosh.
- K)** Distribution of Share among the Legal heirs of Late Palan Chandra Ghosh is as hereunder:-

Sl.	Legal heirs	From Father (Share) out of 1.0000 Share	From Mother's 0.1250 Share	Total Share	Sold Share	Remarks
1.	Kanchan Bala Ghosh widow of Late Palan Chandra Ghosh	0.1250 Share	NIL	Nil	Nil	
2.	Kumud Ranjan Ghosh (Died) Legal heirs are SUMITRA GHOSH SAILEN GHOSH SANTANA GHOSH APARNA MAJUMDER SUPARNA GHOSH	0.1250 Share	0.0179 Share	0.1429 Share	All are Vendor in this Deed (sale Full Share)	All are Vendor in this Deed (sale Full Share)
3.	Manoranjan Ghosh	0.1250 Share	0.0179 Share	0.1429 Share	Sold vide Deed I/2885, Year 2012	Purchaser: <b>Abdus Samad Sarda</b>
4.	Provash Chandra Ghosh	0.1250 Share	0.0179 Share	0.1429 Share	Sold vide Deed I/2885, Year 2012	Purchaser: <b>Abdus Samad Sarda</b>
5.	Prakash Chandra Ghosh	0.1250 Share	0.0179 Share	0.1429 Share	Vendor in this Deed sale Full Share	Vendor in this Deed sale Full Share
6.	Anima Barik	0.1250 Share	0.0178 Share	0.1428 Share	Sold 0.1250 Share vide Deed I/1357, Year 2007	Un-Sold Mother's 0.0178 Share.
7.	Ashima Ghosh	0.1250 Share	0.0178 Share	0.1428 Share	(i) Sold Own Share vide Deed I/1357, Year 2007 and (ii) Sold Mother's Share vide Deed I/1174, Year 2013	Purchaser: i) Abdus Samad Sarda ii) Habib Sardar and iii) Abid Sardar
8.	Pratima Ghosh	0.1250 Share	0.0178 Share	0.1428 Share	(i) Sold Own Share vide Deed I/1357, Year 2007 and (ii) Sold Mother's Share vide Deed I/1174, Year 2013	Purchaser: i) Abdus Samad Sarda ii) Habib Sardar and iii) Abid Sardar
	Total	1.0000	0.1250	1.0000		



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- L) In as much as the "said Land". is barren and not being cultivated by the Vendors and/or any person authorised by it the Vendors, have agreed to sell and transfer of the "said portion of Land" unto and in favour of the Purchaser **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176, Area-32.2841 Decimal** out of 113.00 Decimal, **0.2857 Share** out of 1.0000 Share, **under RS/LR Khatian No. 948, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.The detail of the "said Plot of Lands" is as hereunder:-

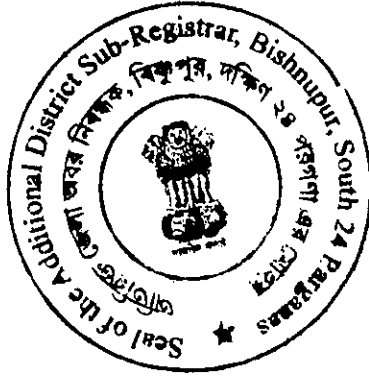
MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,			DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1125	1176	SHALI	948	113.00	0.2857	32.2841
					<b>Total</b>	<b>32.2841 Decimal</b>

(more fully and particularly mentioned and described in the SCHEDULE hereunder written) Out of the saidLand, free from all encumbrances and charges and has requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the "said portion of Land" directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

- M) The Purchaser has agreed to purchase and acquire the "said land" free from all encumbrances and charges at and for a consideration of **Rs. 10,00,000/- (Rupees Ten Lakhs) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**)

- N) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:

- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
- ii) **THAT** the "said land" are free from all encumbrances charges liens mortgages, lispdens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendors have a marketable title in respect of the "said Land".



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- iv) **THAT** the "said land" is not being cultivated and/or the Vendors have not been cultivating the "said Land'.
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land'.
- vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said land" up to the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Land".
- viii) **THAT** the "said land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said land" or any part or portion thereof.
- x) **THAT** the Vendors in khas possession of the entirety of the "said Land'.
- xi) **THAT** no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land'.
- xii) **THAT** there is no right of way from or through the "said Land'.
- xiii) **THAT** nobody has any right of easement over and in respect of the "said land" or any part thereof.
- xiv) **THAT** since the date of the said Deed of Sale dated 30/03/1959 the recorded owner Panchu Bala Mondal has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.



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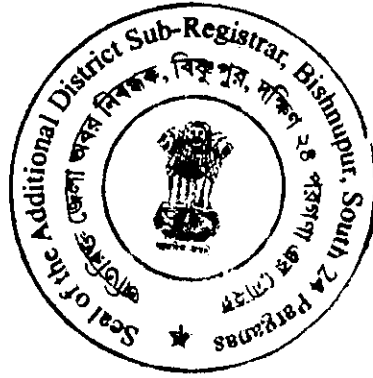
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xv) **THAT** the "said land" is barren and are not being cultivated by the Vendors or any person authorised by the Vendors.

O) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said land" from the VENDORS.

**NOW THIS INDENTURE WITNESSETH:**

**I. THAT** in consideration of a sum of **Rs. 10,00,000/- (Rupees Ten Lakhs) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said land" (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176, Area-32.2841 Decimal** out of 113.00 Decimal, **0.2857 Share** out of 1.0000 Share, **under RS/LR Khatian No. 948, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Land**".) absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said land" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or



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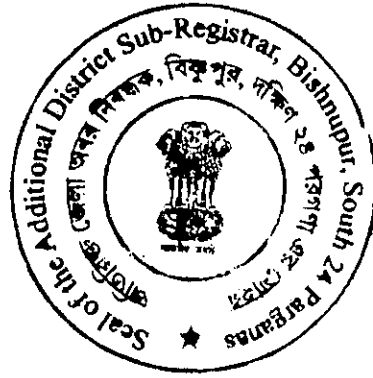
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intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

**II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendors the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said land" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the "said land" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the VENDORS at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "said land" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the VENDORS now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said land" hereby granted sold conveyed transferred and assured or



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expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming from under or in trust for the VENDORS.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispindens whatsoever suffered or made or liabilities created in respect of the "said land" by the VENDORS or by any person or persons lawfully and equitably claiming from under or in trust for the VENDORS as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said land" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the VENDORS and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the VENDORS never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the VENDORS for the acquisition of the



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"said land" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the VENDORS and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said land" or any part thereof from through under or in trust for the VENDORS shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said land" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- III AND THIS DEED FURTHER WITNESSETH** that the VENDORS have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the VENDORS doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:



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- i) To apply for mutation of the "said land" in its name.
- ii) To have the soil tested and/or the "said land" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Land".
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said Land".
- vii) To appear and represent in the name of the VENDORS before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the VENDORS for undertaking development of the "said Land".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Land".
- ix) **AND THAT** the VENDORS shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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District: South 24 Parganas

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~~31 JUL 2023~~



**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1125** Corresponding **L.R Dag no 1176**, **Area-32.2841 Decimal** out of 113.00 Decimal, **0.2857 Share** out of 1.0000 Share, **under RS/LR Khatian No. 948**, **Situate in Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana- 700104. The detail of the "said Plot of Lands" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1125	1176	SHALI	948	113.00	0.2857	32.2841
Total						32.2841 Decimal

Total area sold by this Deed is 32.2841(Thirty Two Point Two Eight Four One) Decimāl.

**BUTTED AND BOUNDED BY:-**

RS Dag	LR Dag.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1125	1176	Sali Land LR Dag-1177	Sali Land LR Dag-1178	Sali Land LR Dag-1175	Sali Land LR Dag-1198

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY THE VENDORS**

At Samali in the presence of

*Prakash Chandra Ghosh*

(PRAKASH CHANDRA GHOSH)

*Sumitra Ghosh*

(SUMITRA GHOSH)

*Sailen Ghosh*

(SAILEN GHOSH)

*Santana Ghosh*

(SANTANA GHOSH)

*Aparna Majumder*

(APARNA MAJUMDER)

*Suparna Ghosh*

(SUPARNA GHOSH)

**Non judicial stamp for this deed purchased by Adv. B.K.JAIN. on behalf of purchaser**

**Drafted & Prepared by:-**

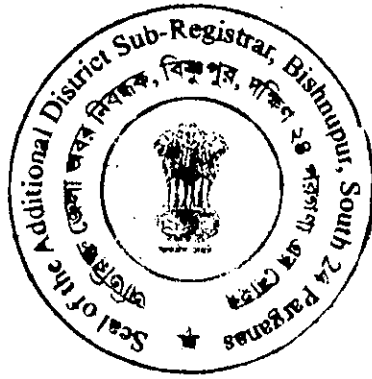
**PRAKASH JAIN(Advocate)**

*Prakash Jain*

**Sealdah Civil Court, Kolkata.**

Enrolment No. F-2027/1987/2017

Read over and explained the content of this deed to vendors no.-2 in Bengali by me - *Prakash Jain Adv.*



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

28 JUL 2023

~~31 JUL 2023~~

**PURCHASER** the within mentioned sum of  
**Rs. 10,00,000/- (Rupees Ten Lakhs) only**  
 being the entirety of the Consideration Amount  
 payable under these presents as per Memo below:

**Rs. 10,00,000.00**

**MEMO OF CONSIDERATION**

1. By Pay Order No. 010491 dated 26/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 5,00,000.00
2. By Pay Order No. 010492 dated 26/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 2	Rs. 1,00,000.00
3. By Pay Order No. 010493 dated 26/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 3	Rs. 1,00,000.00
4. By Pay Order No. 010494 dated 26/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 4	Rs. 1,00,000.00
5. By Pay Order No. 010495 dated 26/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 5	Rs. 1,00,000.00
6. By Pay Order No. 010490 dated 26/07/2023 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 6	Rs. 1,00,000.00
<b>(Rupees Ten Lakhs) only,</b>	<b>Total</b>
	<b>Rs. 10,00,000.00</b>

**WITNESSES**

Sukhen Barik  
 ASUP SAMANTA  
 ASUP SAMANTA

**VENDORS**

Prakash Chandra Ghosh

(PRAKASH CHANDRA GHOSH)

Sumitra Ghosh

(SUMITRA GHOSH)

Sailen Ghosh

(SAILEN GHOSH)

Santana Ghosh

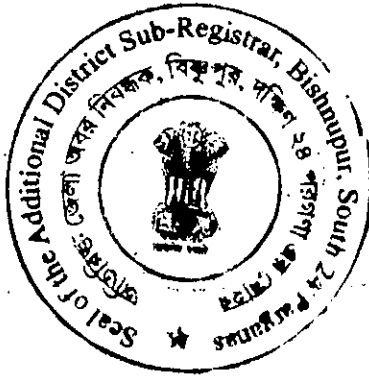
(SANTANA GHOSH)

Aparna Majumder

(APARNA MAJUMDER)

Suparna Ghosh

(SUPARNA GHOSH)



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

28 JUL 2023



Government of West Bengal

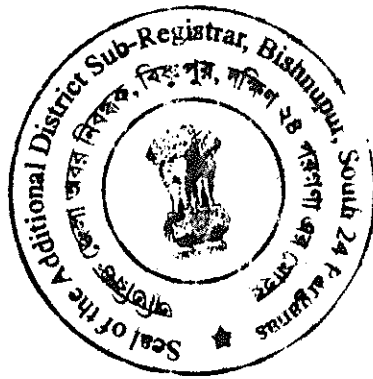
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132001862135/2023

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	Mr Prakash Chandra Ghosh Samali (ct), Thakurpukur Mahestola, City:- Maheshtala, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Prakash chandra ansari 28/7/23
2	Mrs Sumitra Ghosh Samali (ct) , Nahazari, City:- Maheshtala, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Sumitra Ghosh 28-9-23
3	Mr Sailen Ghosh Samali(ct), Thakurpukur Mahestola, City:- Maheshtala, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Sailen Ghosh 28/07/23









9  
Addl. Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

28 JUL 2023-

~~31~~ JUL 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
4	Mrs Santana Ghosh Makhali, City:- , P.O:- Bakrahat, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743377	Seller			<i>Santana Ghosh</i> 28/7/23
5	Mrs Aparna Majumder 401, Ramkrishna Sarani, Behala, Parnasree Pally S.o, City:- , P.O:- Behala, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700060	Seller			<i>Aparna Majumder</i> 28/7/23
6	Mrs Suparna Ghosh Viveknanda Road , Rajpur Sonarpur (M), City:- Rajpur-sonarpur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Seller			<i>Suparna Ghosh</i> 28/7/23



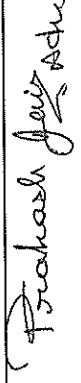


Asst. Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas

28 JUL 2023

~~31~~ JUL 2023



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH JAIN Son of Mr Brajzen Jain 20 B / 1 Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700002	Mr Prakash Chandra Ghosh , Mrs Sumitra Ghosh , Mr Sailen Ghosh , Mrs Santana Ghosh , Mrs Aparna Majumder , Mrs Suparna Ghosh , Mr Harsh Jain			 28/7/23.

(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

28 JUL 2023

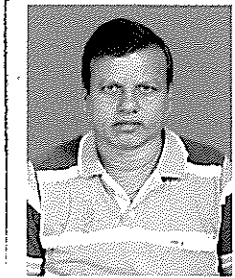
31 JUL 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS



Harsh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anshuman Ansh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



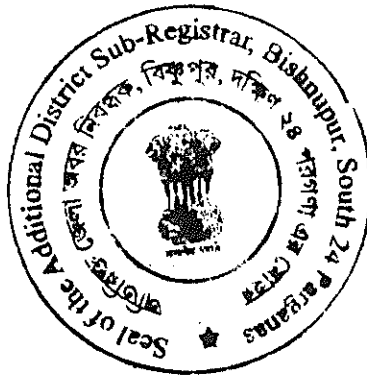
Smita Bhat

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sailen Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

28 JUL 2023

31 JUL 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS



Santana Ghosh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



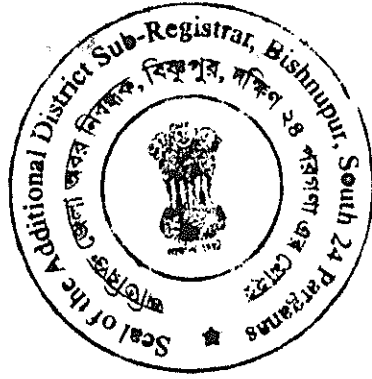
Aparna Majumdar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Suparna Ghosh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Prakash Jais	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Addl Dist. Sub-Registrar, Bishnupur  
District: South 24 Parganas  
28 JUL 2023

~~31~~ JUL 2023



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250720232014246758

## GRIPS Payment Detail

GRIPS Payment ID:	250720232014246758	Payment Init. Date:	25/07/2023 18:55:45
Total Amount:	63840	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	86941847	BRN Date:	25/07/2023 18:56:15
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

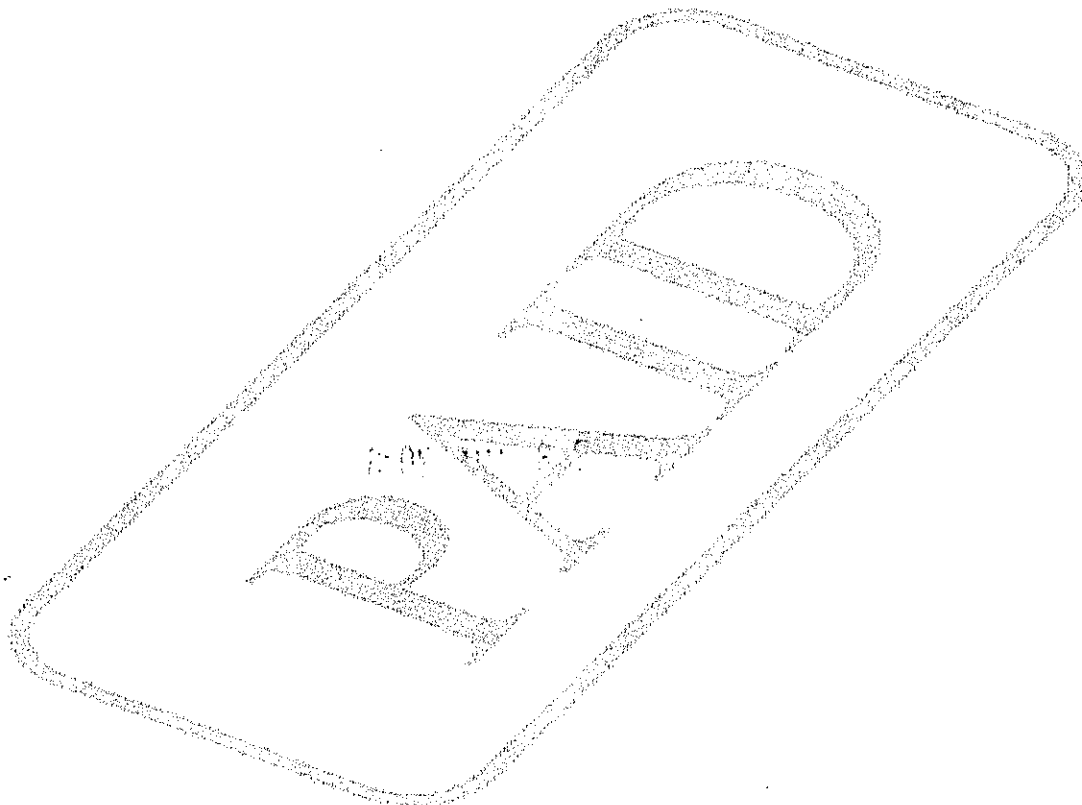
Depositor's Name: Nirmalkunj Realestate Pvt Ltd  
Mobile: 9903967720

## Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240142467591	Directorate of Registration & Stamp Revenue	63840
Total			63840

IN WORDS: SIXTY THREE THOUSAND EIGHT HUNDRED FORTY ONLY.

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





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



192023240142467591

GRN Details

GRN: 192023240142467591 Payment Mode: Online Payment  
GRN Date: 25/07/2023 18:55:45 Bank/Gateway: HDFC Bank  
BRN : 86941847 BRN Date: 25/07/2023 18:56:15  
GRIPS Payment ID: 250720232014246758 Payment Init. Date: 25/07/2023 18:55:45  
Payment Status: Successful Payment Ref. No: 2001862135/2/2023  
[Query No\*/Query Year]

Depositor Details

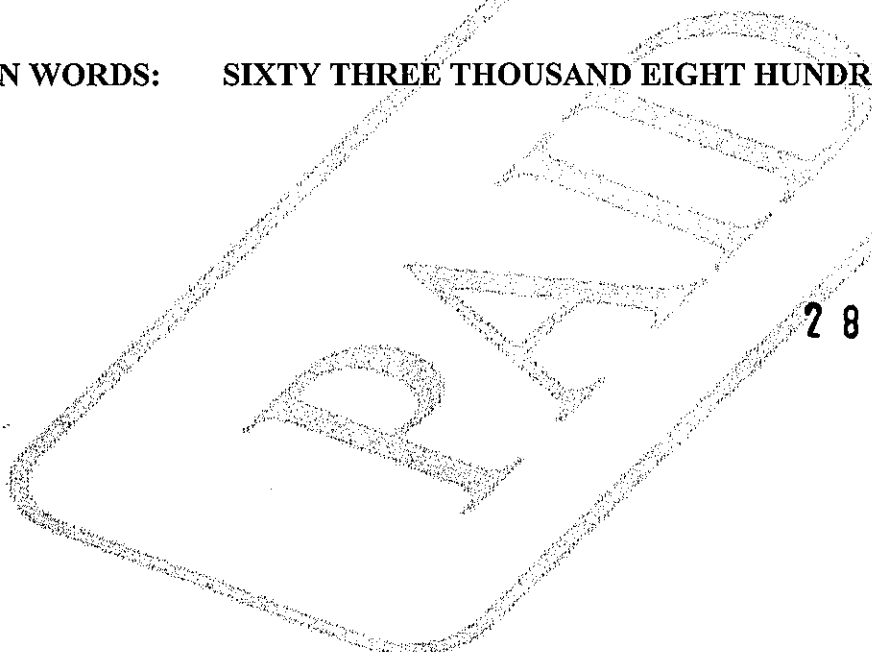
Depositor's Name: Nirmalkunj Realestate Pvt Ltd  
Address: 54A Sarat Bose Road Kolkata, West Bengal, 700025  
Mobile: 9903967720  
Depositor Status: Buyer/Claimants  
Query No: 2001862135  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001862135/2/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 25/07/2023  
Period To (dd/mm/yyyy): 25/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001862135/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	47852
2	2001862135/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15988
<b>Total</b>				<b>63840</b>

IN WORDS: SIXTY THREE THOUSAND EIGHT HUNDRED FORTY ONLY.

28 JUL 2023





@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@  
**DATED THIS THE 28<sup>TH</sup> DAY OF JUL 2023**  
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

**BETWEEN**

**SRI PRAKASH CHANDRA GHOSH & 5 ORS.**

.....**VENDORS**

**AND**

**NIRMALKUNJ REAL ESTATE PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No.	I-1613-05161/2023	Date of Registration	31/07/2023
Query No./Year	1613-2001862135/2023	Office where deed is registered	
Query Date	21/07/2023 12:46:12 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 15,98,063/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 47,952/- (Article:23)	Rs. 15,988/- (Article:A(1), E)		
Remarks			

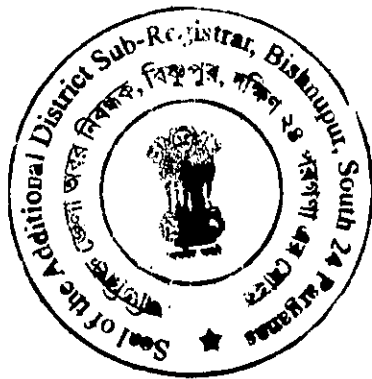
### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

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-1176 (RS :- )	LR-948	Organisati on	Shali	32.2841 Dec	10,00,000/-	15,98,063/-	Width of Approach Road: 3 Ft.,
<b>Grand Total :</b>					<b>32.2841Dec</b>	<b>10,00,000 /-</b>	<b>15,98,063 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Prakash Chandra Ghosh (Presentant)</b>                      Son of Late Palan Chandra Ghosh Samali (ot), Thakurpukur Mahestola, City:- Maheshtala, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: aoxxxxx1d, Aadhaar No: 54xxxxxxx5496, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023                      , Admitted by: Self, Date of Admission: 28/07/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023                      , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>



2	<p><b>Mrs Sumitra Ghosh</b>  Wife of Mr Kumud Ranjan Ghosh Samali (ct) , Nahazari, City:- Maheshtala, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bqxxxxxx7r, Aadhaar No: 70xxxxxxx7621, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
3	<p><b>Mr Sailen Ghosh</b>  Son of Late Kumud Ranjan Ghosh Samali(ct), Thakurpukur Mahestola, City:- Maheshtala, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bqxxxxxx6q, Aadhaar No: 89xxxxxxxx1900, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
4	<p><b>Mrs Santana Ghosh</b>  Wife of Mr Harendranath Ghosh Makhali, City:- , P.O:- Bakrahat, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 743377 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxx8h, Aadhaar No: 29xxxxxxxx7728, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
5	<p><b>Mrs Aparna Majumder</b>  Wife of Mr Alope Majumder 401, Ramkrishna Sarani, Behala, Parnasree Pally S.o, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bkxxxxxx4a, Aadhaar No: 33xxxxxxxx1011, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
6	<p><b>Mrs Suparna Ghosh</b>  Wife of Mr Rebati Raman Ghosh Viveknanda Road , Rajpur Sonarpur (M), City:- Rajpur-sonarpur, P.O:- Rajpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cexxxxx7r, Aadhaar No: 32xxxxxxxx9290, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023  , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name Address,Photo,Finger print and Signature
1	<p><b>Nirmalkunj Real Estate Private Limited</b>  54 A Sarat Bose Road, City:- , P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: aaxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>



**Representative Details :**

Sl No	Name Address Photo Finger print and Signature
1	<b>Mr Harsh Jain</b> Son of Mr Mahendra Kumar Pandya 34/1 V Ballygunge Circular Road, City:- , P.O:- Sarat Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx9a, Aadhaar No: 62xxxxxxx9223 Status : Representative, Representative of : Nirmalkunj Real Estate Private Limited (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRAKASH JAIN</b> Son of Mr Brajsen Jain 20 B / 1 Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr Prakash Chandra Ghosh , Mrs Sumitra Ghosh , Mr Sailen Ghosh , Mrs Santana Ghosh , Mrs Aparna Majumder , Mrs Suparna Ghosh , Mr Harsh Jain			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Prakash Chandra Ghosh	Nirmalkunj Real Estate Private Limited-16.142 Dec
2	Mrs Sumitra Ghosh	Nirmalkunj Real Estate Private Limited-3.22841 Dec
3	Mr Sailen Ghosh	Nirmalkunj Real Estate Private Limited-3.22841 Dec
4	Mrs Santana Ghosh	Nirmalkunj Real Estate Private Limited-3.22841 Dec
5	Mrs Aparna Majumder	Nirmalkunj Real Estate Private Limited-3.22841 Dec
6	Mrs Suparna Ghosh	Nirmalkunj Real Estate Private Limited-3.22841 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1176, LR Khatian No:- 948	Owner:পালান চন্দ্র ঘোষ, Gurdian:চন্দ্রকুমার , Address:নিজ , Classification:শালি, Area:0.35000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 28-07-2023

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

Presented for registration at 17:45 hrs on 28-07-2023, at the Private residence by Mr Prakash Chandra Ghosh , one of the Executants.

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

Execution is admitted on 28/07/2023 by 1. Mr Prakash Chandra Ghosh , Son of Late Palan Chandra Ghosh , Samali (ct), Thakurpukur Mahestola, P.O: Nahazari, Thana: Bishnupur, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mrs Sumitra Ghosh , Wife of Mr Kumud Ranjan Ghosh , Samali (ct) , Nahazari, P.O: Nahazari, Thana: Bishnupur, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 3. Mr Sailen Ghosh , Son of Late Kumud Ranjan Ghosh , Samali(ct), Thakurpukur Mahestola, P.O: Nahazari, Thana: Bishnupur, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Mrs Santana Ghosh , Wife of Mr Harendranath Ghosh , Makhali, P.O: Bakrahat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by Profession House wife, 5. Mrs Aparna Majumder , Wife of Mr Alope Majumder , 401, Ramkrishna Sarani, Behala, Parnasree Pally S.o, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 6. Mrs Suparna Ghosh , Wife of Mr Rebatl Raman Ghosh , Viveknanda Road , Rajpur Sonarpur (M), P.O: Rajpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife

Indetified by Mr PRAKASH JAIN , , Son of Mr Brajsen Jain , 20 B / 1 Srish Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate

*Bdasgupta*

Baishali Dasgupta

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR

South 24-Parganas, West Bengal

On 31-07-2023

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.

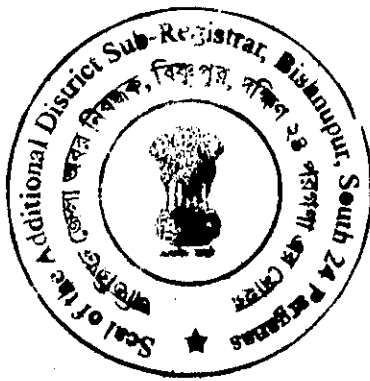
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,98,063/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,988.00/- ( A(1) = Rs 15,981.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,988/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2023 6:56PM with Govt. Ref. No: 192023240142467591 on 25-07-2023, Amount Rs: 15,988/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 86941847 on 25-07-2023, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 47,952/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 47,852/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 805491, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2023 6:56PM with Govt. Ref. No: 192023240142467591 on 25-07-2023, Amount Rs: 47,852/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 86941847 on 25-07-2023, Head of Account 0030-02-103-003-02

*Bdasgupta*

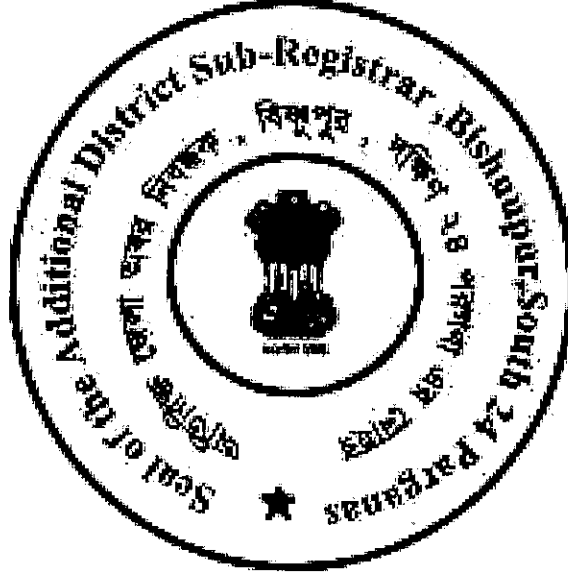
**Baishali Dasgupta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BISHNUPUR**  
**South 24-Parganas, West Bengal**



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

**Registered in Book - I**

**Volume number 1613-2023, Page from 109181 to 109209  
being No 161305161 for the year 2023.**



*Bdasgupta*

Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.08.04 16:33:23 +05:30  
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 2023/08/04 04:33:23 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.**

**(This document is digitally signed.)**