

1561/2023

I-1542/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 680887

certified that the document is admitted to registration. The signature sheet / sheet's attached with this document is the part of this document.

M. M. M.
 06/03/23
 02:00 P.M.
 Dr. R. S. 525303/23

National District Sub-Registrar
 Codeour, North 24-Parganas

National District Sub-Registrar
 Codeour, North 24-Parganas

06 MAR 2023

06 MAR 2023

DEED OF CONVEYANCE
 Valued at Rs. 9,00,000.00
 (Rupees Nine Lakhs) Only

THIS DEED OF CONVEYANCE is made on this the 6th
 day of March, 2023 (Two Thousand and Twenty Three) of
 the CHRISTIAN ERA.

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Alokendu Bandyopadhyay
 Advocate

SAI CONSTRUCTION
 Haradham Saha
 Partner

(2)

BETWEEN

1. SMT. MANJU SAHA (PAN: FGGPS9776A), Wife of Late Nirendra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, PIN-700115,

2. SRI SOUMEN SAHA (PAN: BFZPS6992E), Son of Late Nirendra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, PIN-700115,

3. SRI SOURAV SAHA (PAN: EDZPS0558H), Son of Late Nirendra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, PIN-700115, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, successors, legal heirs and/or assigns) of the **FIRST PART.**

AND


SMT. ILA GHOSH (PAN: AELPG8278D), Wife of Sri Shyamal Ghosh, by Nationality Indian, by Religion - Hindu, by Occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the "**PURCHASER/S**" (which term or expression

(3)

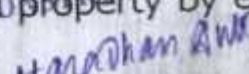
shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors-in-office, legal representatives and/or assigns) of the **SECOND PART.**

WHEREAS Originally one Smt. Krishnapriyashee Saha (wife of Late Ramani Mohan Saha) in her life time had purchase a plot of land measuring more or less 13 Decimal which is in Bengali measurement more or less 7 Cottahs 14 chittaks in Dag No. 2755 under Khatian No. 816 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property in different Dags through a Registered Bengali Deed of Sale being no. 867 dated 09.06.1947 from her predecessor-in-title namely Hari Charan Srimani and the said Deed was executed & registered at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas.

AND WHEREAS the said Smt. Krishnapriyashee Saha while had been enjoying the same she had make a Gift infavour of her 6 (six) sons namely Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) in respect of her 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property by executing a


Alokendu Bandyopadhyay

Advocate


Haradhan Das
Partner


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Bengali Deed of Gift being no. 3064 which was executed & registered on 05.06.1964 at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas and the same was recorded in Book No. I, Volume No. 40 noted within the pages from 204 to 207, being No. 3064 for the year 1964.

AND WHEREAS the said Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) after obtaining the said 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 they mutated their names in the assessment registrar of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 and have been possessing the peacefully, quietly & without interruption of others by paying the relevant rents & taxes regularly.

AND WHEREAS while had been enjoying the same the said Rabindra Mohan Saha died intestate on 07.05.1974 and his wife namely Pramila Saha also died on 29.12.1995 leaving behind their two sons namely Sri Rathindra Mohan Saha and Sri Ramkrishna Saha as their legal heirs and successors in respect of his undivided share of the total landed property.


Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION
Haradhan Saha
Partner

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Subsequently the said Rathindra Mohan Saha died on 27.04.2021, leaving behind him his only daughter namely Nandita Pal as his surviving legal heirs.


Be it mentioned here that the wife of Rathindra Mohan Saha namely Anjali Saha was predeceased of her husband who died on 23.05.1999.

While had been enjoying the same the said Narendra Mohan Saha died on 24.11.1970 and his wife namely Dhakeswari Saha also died on 11.02.2007 leaving behind their three sons namely Sri Nirendra Mohan Saha, Sri Jagannath Saha, Sri Nadia Chand Saha and two daughters namely Smt. Krishna Saha & Smt. Purabi Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Purabi Saha died on 02.05.2019 and her husband namely Utpal Saha also died on 12.06.2019 as issueless.

Subsequently the said Nirendra Mohan Saha died on 13.01.2022, leaving behind him his wife namely Smt. Manju Saha and two sons namely Sri Soumen Saha & Sri Sourav Saha as his surviving legal heirs.

While had been enjoying the same the said Debendra Mohan Saha died on 03.01.1990 and his wife namely Suniti Saha also died on 28.05.1988 leaving behind their two daughters namely Smt. Arati Saha & Smt. Bharati Saha as their legal heirs and successors in respect of their undivided share of the total landed property.


Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION
HARADHAN ANTA
Partner

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(6)

And thereafter the said Bharati Saha died on 03.04.1999 and her husband namely Manoranjan Saha also died on 30.07.2001 leaving behind their only son namely Malay Kumar Saha who also died on 21.11.2018 leaving behind him his wife namely Lakshmi Saha and only son namely Mayukh Saha as his legal heirs.

Subsequently the said Arati Saha died on 03.03.2013 leaving behind her one son namely Binoy Saha and one daughter namely Rupa Saha as her lawful legal heirs. Be it mentioned here the husband of Arati Saha namely Bimal Kumar Saha was predeceased of her wife who died on 04.12.2010.

While had been enjoying the same the said Horendra Kumar Saha died on 20.09.2002 and his wife namely Monjira Saha also died on 26.10.2007 as issueless and his undivided share was devolved upon his legal heirs.

While had been enjoying the same the said Jatindra Mohan Saha died on 28.05.2001 and his wife namely Lekha Saha also died on 29.07.2015 leaving behind their only son namely Jayanta Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

While had been enjoying the same the said Dijendra Mohan Saha died on 26.03.1997 as unmarried and his undivided share was devolved upon his legal heirs.

AND WHEREAS Thus as per the provision of Hindu Succession Act, 1956 the said Ramkrishna Saha has got undivided 1/8th share of the total landed property in his part and Smt. Nandita Pal has got undivided 1/8th share

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of the total landed property in her part AND the said Sri Jagannath Saha has got undivided 1/16th share of total landed property in his part, Sri Nadia Chand Saha has got undivided 1/16th share of total landed property in his part, Smt. Krishna Saha has got undivided 1/16th share of total landed property in her part and Smt. Manju Saha, Sri Soumen Saha & Sri Sourav Saha (i.e. the Vendors hereof) jointly have got undivided 1/16th share of total landed property in their part AND the said Lakshmi Saha & Mayukh Saha jointly have got 1/8th undivided share of total landed property in their part and Binoy Saha & Rupa Saha jointly have got 1/8th undivided share of total landed property in their part AND the said Jayanta Saha has got 1/4th undivided share of total landed property in his part.

AND WHEREAS in the foregoing events & description the said Sri Ramkrishna Saha, Smt. Nandita Pal, Sri Jagannath Saha, Sri Nadia Chand Saha, Smt. Krishna Saha, Smt. Manju Saha, Sri Soumen Saha, Sri Sourav Saha, Smt. Lakshmi Saha, Sri Mayukh Saha, Sri Binoy Saha, Smt. Rupa Saha, Sri Jayanta Saha hereof conjointly inherited the aforesaid 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 as the Class-I legal heirs as per the



Atobendu Bandyopadhyay

Advocate

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(8)

provision of Hindu Succession Act, 1956 and jointly enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS in the manner aforesaid the vendors no. 1 & 3 hereof jointly by virtue of inheritance have got the undivided 1/16th share of the total land & building i.e. undivided 7 Chittaks 39 sq.ft. of land alongwith undivided 225 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and enjoying the same with his other co-sharers as joint owners thereof paying the relevant rent taxes regularly.

AND WHEREAS the Vendors hereof thus having acquired all the right, title and interest into out of and over the specific property as mentioned herein above and while has been enjoying the actual physical possession thereof owing to some unavoidable personal and lawful reasons resolved to sell their **undivided 1/16th share of the total landed property i.e. undivided 7 Chittaks 39 sq.ft. of land togetherwith undivided 1/16th share of the two storied pucca residential building area measuring 225 sq.ft.** into and out of the total 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. of two storied pucca residential building standing thereon (1800 sq.ft. on the Ground Floor + 1800 sq.ft. on the First Floor) which being Scheduled



Alokendu Bandyopadhyay
Advocate

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(10)

any thing or act by the Vendors made done or executed to the contrary, the Vendors have good right to grant transfer and convey the said property HEREBY granted transferred, and conveyed unto the Purchaser in the manner aforesaid AND THAT the Purchaser shall at all times hereafter quietly and peaceably enjoy the said property without any lawful eviction, interruption, claim or demand from or by the Vendors or any person claiming under them AND THAT free clear and absolutely discharged and exonerated by and at the expenses of the Vendors effectually indemnified against all manner of claims, charges, lien, attachment etc. AND FURTHER that the Vendors shall from time to time hereinafter at the request and costs of the Purchaser make the Vendors undertake to do act and perform all or any of such acts or deeds to be so necessary for the purpose of rectification and/or better enjoyment of the said property by the Purchaser in the manner aforesaid.

Words in this indenture importing singular shall include plural and vice-versa.

Words importing masculine gender shall include feminine gender or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "BASTU" having Rayat Possessory right admeasuring **undivided 1/16th share of the total landed property i.e. undivided 7 Chittaks 39 sq.ft. of land togetherwith undivided 1/16th share of the two storied pucca residential building area measuring 225 sq.ft. (112.5 sq.ft. Ground Floor + 112.5 sq.ft. First Floor)** into and out

(II)

of the total 7 Cottahs 14 Chittaks of land togetherwith 3600 sq.ft. of two storied pucca residential building standing thereon (1800 sq.ft. on the Ground Floor with Cemented Flooring + 1800 sq.ft. on the First Floor with Cemented Flooring), within **Mouza-Sukchar**, J.L. No. 9, Re. Su. 14, Touzi 156, Comprised and Contained in **R.S. Dag No. 2755**, corresponding to L.R. Dag No. 6888, **under R.S. Khatian No. 1373**, corresponding to L.R. Khatian No. 5952 (in the name of Malay Saha), 5953 (in the name of Binoy Saha), 5954 (in the name of Rupa Saha) P.S. Khardah, District-North 24 Parganas, A.D.S.R.O. Sodepur of the Collectorate of Dist. North 24 Parganas within the local limits of Panihati Municipality, bearing holding no. 32 (H. C. Dutta Road), under Ward No. 3, Kolkata-700114, TOGETHERWITH all the estate right, easement, interests, appendages, hereditaments etc. reserved from the land and building hereby conveyed.

THE ENTIRE LANDED PROPERTY

BUTTED AND BOUNDED BY:

- On the North : 30ft. wide Harish Chandra Dutta Road.
- On the South : Land of R.S. Dag No. 2749.
- On the East : 6ft. wide common passage & House of Joydev Srimani.
- On the West : House of Dilip Srimani, Ananta Srimani & Others.

The Entire land and building which is vividly shown in the sketch map delineated in the **RED** Border, annexed hereto which shall form a part of this Indenture.



Alokendu Bandyopadhyay

Advocate

Contd...12

(12)

IN WITNESS WHEREOF the Vendors do hereby has set and subscribed his hands hereunto without any provocation in sound state of health and mind, out of his own accord on this the day, month and year first written above.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING
WITNESSES:

1. Ayan Banerjee.
Adv.
S/o-Swapan Banerjee.
Barrack Pore Court.
Enl. No. - F/1724/2013.
2. Gopin Chand Saha
97/24, Banerjee Overhead.
Kolkata - 700041.

Moufusa Saha.

Soumen Saha

Sourav Saha.

SIGNATURE OF THE VENDORS

gla gho su.
SIGNATURE OF THE PURCHASER

DRAFTED BY:

Alokendu Bandyopadhyay
Adv.
ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

LASER SETTER:

Preetam Das
Preetam Das

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s the full and final consideration amount to the tune of **Rs. 9,00,000.00**

(Rupees Nine Lakhs) Only in the following manner:

<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Bank</u>	<u>Amount</u>
06.03.2023	137107	CBI	Rs. 9,00,000.00

Total Rs. 9,00,000.00

In Words : Rupees Nine Lakhs Only.

Full and final consideration with satisfaction, alongwith good health and sound mind on this the day, month and year first written above.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. Ayan Banerjee
Adv
Barrister at Law Court.

2. Subhan Chandra Saha
97/2A, Banerjee Park Road.
Kolkata - 700041.

Manish Saha

Soumen Saha

Sourav Saha.

SIGNATURE OF THE VENDORS

A

Manish Saha

THE PLAN OF A LAND WITH STRUCTURE MOUZA - SUKCHAR, J.L.N
 - 9, Re.Su. NO. - 14, TOUZI NO. - 156, R.S.DAG NO. - 2755, L.R.DAG
 NO.- 6888, R.S.KHATIAN NO. - 1373, L.R.KHATIAN-5952,5953,5954, P.S. -
 KHARDAH, DIST-NORTH 24 PGS., UNDER PANIHATI MUNICIPALITY,
 WARD NO.-3, HOLDING NO. - 32, (H.C.DUTTA ROAD)

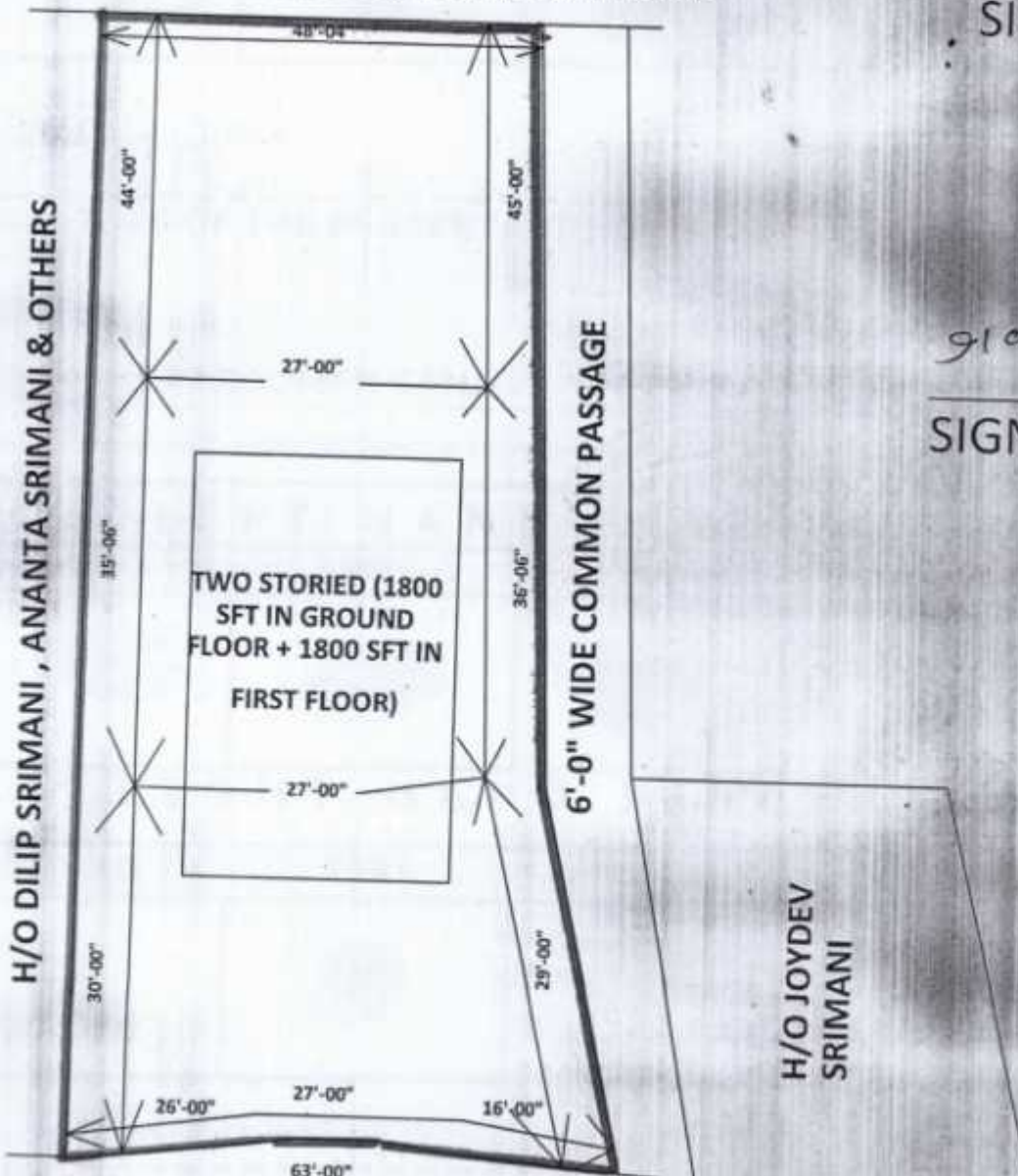
LAND AREA - 7K 14CH 0 SFT

STRUCTURE AREA - 3600 SFT (1800 SFT GROUND FLOOR + 1800 SFT FIRST FLOOR)

$\frac{1}{16}$ SHARE OF LAND i.e. 7CH 39 SFT & $\frac{1}{16}$ SHARE OF STRUCTURE i.e. 225 SFT (112.5 SFT IN
 GROUND FLOOR & 112.5 SFT IN FIRST FLOOR) UNDER SALE



30'-0" WIDE HARISH CHANDRA DUTTA ROAD



H/O DILIP SRIMANI, ANANTA SRIMANI & OTHERS

6'-0" WIDE COMMON PASSAGE

H/O JOYDEV
 SRIMANI

R.S. DAG NO - 2749

✓ Monju Saha
 Soumen Saha
 Sourav Saha.

SIGN OF VENDOR

gla ghoshu.

SIGN OF PURCHASER

Antarin Bardhan
 ANTARIN BARDHAN
 Structural Engineer (Civil)
 G. B. Dutta Road, Kol-110
 Reg. No.- 112700110250/201

DRAWN BY

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



(1) Name : **SMT. MANJU SAHA**.....

Manju Saha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Manju Saha,

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SOUMEN SAHA**.....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Soumen Saha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Soumen Saha

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



Sourav Saha

(1) Name : **SRI SOURAV SAHA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sourav Saha.

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. ILA GHOSH**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

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LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Ila Ghosh

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed persons and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060320232032224355

GRIPS Payment Detail

GRIPS Payment ID:	060320232032224355	Payment Init. Date:	06/03/2023 09:36:25
Total Amount:	45825	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	326357227	BRN Date:	06/03/2023 09:37:16
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Mobile: 9830075574

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230322243561	Directorate of Registration & Stamp Revenue	45825
Total			45825

IN WORDS: FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY FIVE 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



192022230322243561

GRN Details

GRN:	192022230322243561	Payment Mode:	Online Payment
GRN Date:	06/03/2023 09:36:25	Bank/Gateway:	AXIS Bank
BRN :	326357227	BRN Date:	06/03/2023 09:37:16
GRIPS Payment ID:	060320232032224355	Payment Init. Date:	06/03/2023 09:36:25
Payment Status:	Successful	Payment Ref. No:	2000595303/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke, Sodepur, Kolkata
Mobile: 9830075574
Depositor Status: Advocate
Query No: 2000595303
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2000595303/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 06/03/2023
Period To (dd/mm/yyyy): 06/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000595303/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	36633
2	2000595303/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	9192
			Total	45825

IN WORDS: FORTY FIVE THOUSAND EIGHT HUNDRED TWENTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1524-01542/2023	Date of Registration	06/03/2023
Query No / Year	1524-2000595303/2023	Office where deed is registered	
Query Date	05/03/2023 11:47:32 AM	A.D.S.R. SODEPUR, District: North 24-Pargan	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 9,17,832/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 36,733/- (Article:23)	Rs. 9,192/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Ur area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H.C.Dutta Road, Mouza: Sukhchar, V No: 3, Holding No:32 JI No: 0, Touzi No: 156 Pin Code : 700114




























Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2755	RS-1373	Bastu	Bastu	7 Chatak 39 Sq Ft	7,50,000/-	7,66,632/-	Width of Appro Road: 30 Ft., Adjacent to Me Road,
Grand Total :					.8113Dec	7,50,000 /-	7,66,632 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	225 Sq Ft.	1,50,000/-	1,51,200/-	Structure Type: Structure
Gr. Floor, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 112.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		225 sq ft	1,50,000 /-	1,51,200 /-	

SAI CONSTRUCTION
Handwritten Signature
Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Manju Saha (Presentant) Wife of Late Nirendra Mohan Saha Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>06/03/2023</td> <td></td> <td>LTI 06/03/2023</td> <td>06/03/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Manju Saha (Presentant) Wife of Late Nirendra Mohan Saha Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				06/03/2023		LTI 06/03/2023	06/03/2023
	Name	Photo	Finger Print	Signature									
Smt Manju Saha (Presentant) Wife of Late Nirendra Mohan Saha Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office													
06/03/2023		LTI 06/03/2023	06/03/2023										
Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FGxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Soumen Saha Son of Late Nirendra Mohan Saha Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>06/03/2023</td> <td></td> <td>LTI 06/03/2023</td> <td>06/03/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Soumen Saha Son of Late Nirendra Mohan Saha Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				06/03/2023		LTI 06/03/2023	06/03/2023
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SAI CONSTRUCTION
Hanuman Saha
 Partner

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Ila Ghosh Wife of Mr Shyamal Ghosh Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office			
	06/03/2023	L1 06/03/2023	06/03/2023	
Wife of Mr Shyamal Ghosh Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupati Business, Citizen of: India, PAN No.:: AExxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	06/03/2023	06/03/2023	06/03/2023
Identifier Of Smt Manju Saha, Mr Soumen Saha, Mr Sourav Saha, Smt Ila Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Saha	Smt Ila Ghosh-0.270417 Dec
2	Mr Soumen Saha	Smt Ila Ghosh-0.270417 Dec
3	Mr Sourav Saha	Smt Ila Ghosh-0.270417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Saha	Smt Ila Ghosh-75.00000000 Sq Ft
2	Mr Soumen Saha	Smt Ila Ghosh-75.00000000 Sq Ft
3	Mr Sourav Saha	Smt Ila Ghosh-75.00000000 Sq Ft

SAI CONSTRUCTION
 HANDESHAN
 Partner

Endorsement For Deed Number : I - 152401542 / 2023

On 06-03-2023

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.

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

Presented for registration at 13:37 hrs on 06-03-2023, at the Office of the A.D.S.R. SODEPUR by Smt Manju Saha 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 9,17,832/-

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

Execution is admitted on 06/03/2023 by 1. Smt Manju Saha, Wife of Late Nirendra Mohan Saha, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL India, PIN - 700115, by caste Hindu, by Profession House wife, 2. Mr Soumen Saha, Son of Late Nirendra Mohan Saha, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 3. Mr Sourav Saha, Son of Late Nirendra Mohan Saha, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 4. Smt Ila Ghosh, Wife of Mr Shyamal Ghosh, Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120. by caste Hindu by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,192.00/- (A(1) = Rs 9,178.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,192/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 06/03/2023 9:37AM with Govt. Ref. No: 192022230322243561 on 06-03-2023, Amount Rs: 9,192/-, Bank AXIS Bank (UTIB0000005), Ref. No. 326357227 on 06-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,733/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 36,633/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 7400, Amount: Rs.100.00/-, Date of Purchase: 23/02/2023, Vendor name: T K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 06/03/2023 9:37AM with Govt. Ref. No: 192022230322243561 on 06-03-2023, Amount Rs: 36,633/-, Bank AXIS Bank (UTIB0000005), Ref. No. 326357227 on 06-03-2023, Head of Account 0030-02-103-003-02

Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

SAI CONSTRUCTION

Haradhan Kundu
Partner

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 67208 to 67233
being No 152401542 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.03.16 14:20:21 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/03/16 02:20:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

SAI CONSTRUCTION
Haradhan Saha
Partner

(This document is digitally signed.)