

SM-1631/23.

P-1666/23



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL.

V.C. N-232/2023

AL 769119

1-3-23

517715/23
 5746/23
 19.11.23
 02032023

कार्यालय पश्चिम बंगाल सरकार
 कलकत्ता-700001

[Handwritten Signature]
 01 FEB 2023

DEED OF CONVEYANCE
 Valued at Rs. 9,62,500.00
 (Rupees Nine Lakhs Sixty Two
 Thousand Five Hundred) Only

THIS DEED OF CONVEYANCE is made on this the 28th
 day of February, 2023 (Two Thousand and Twenty Three)
 of the CHRISTIAN ERA.

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[Handwritten Signature]
 Akendu Bandhopadhyay
 Advocate

SAI CONSTRUCTION
[Handwritten Signature]
 Partner

(2)

BETWEEN

1. SRI BINOY SAHA (PAN: BBLPS5251A, AADHAR NO. 5189 3054 2603), Son of Late Bimal Kumar Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 2A/1, Badan Roy Lane, Belegkata, P.O. & P.S. Belegkata, Kolkata-700010,

2. SMT. RUPA SAHA (PAN: BIKPS1447Q, AADHAR NO. 7456 8913 8050), Wife of Sri Dilip Kumar Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: 29/11B, Naskar Para Road, Paschim Putiari, P.O. Haridevpur, P.S. Haridevpur, Dist. South 24 Parganas, Kolkata-700041, 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

SRI SHYAMAL GHOSH (PAN: ADYPG1603Q, AADHAR NO. 9020 3873 2500), Son of Late Phani Bhusan 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 shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors-in-office, legal representatives and/or assigns) of the **SECOND PART.**


Alokendu Bandyopadhyay
Advocate


SAI CONSTRUCTION
Manojhan Saha
Partner

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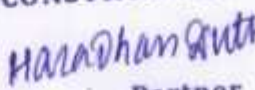
(3)

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 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.


Alokendra Bandyopadhyay
Advocate

SAI CONSTRUCTION


Partner

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(4)

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.

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.



Alokendu Bandyopadhyay

Advocate

SAI CONSTRUCTION

Hanuman Saha
Partner

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(5)


While had been enjoying the same the said Narendra Mohan Saha died on 24.11.1970 and his wife namely Dhakeswari Saha who 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.

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.


Atokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION Contd...6

Partner

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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 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,



Alokendu Bandyopadhyay

Advocate

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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 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 (i.e. the Vendors hereof) 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 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.



Alokendu Bandyopadhyay

Advocate

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(8)

AND WHEREAS in the manner aforesaid the vendors no. 1 & 2 hereof jointly by virtue of inheritance have got the undivided 1/8th share of the total land & building i.e. undivided 15 Chittaks 33.75 sq.ft. of land alongwith undivided 450 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 1/8th share of the total landed property i.e. undivided 15 Chittaks 33.75 sq.ft. of land togetherwith undivided 1/8th share of the two storied pucca residential building area measuring 450 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 hereunder and the Purchaser being interested to purchase the same offered a sum of **Rs. 9,62,500.00 (Rupees Nine Lakhs Sixty Two Thousand Five Hundred)** Only towards the full and final consideration amount which being the



Alokendu Bandyopadhyay

Advocate

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highest offer, the Vendors accepted and assented to the said offer and covenanted unto the Purchaser to transfer their specifically scheduled property thereof by way of sale for which appear these presents as is where is basis.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the said covenants and full satisfaction regarding the title of the Vendors and in consideration of the sum of **Rs. 9,62,500.00 (Rupees Nine Lakhs Sixty Two Thousand Five Hundred)** Only paid by the Purchaser unto the Vendors at or prior to the execution of this present (the receipt whereof the Vendors do hereby admit & acknowledge) AND of and from the same acquit release and discharge to the said Purchaser and the said property described in the schedule hereunder intended to be transferred, the Vendors do hereby grant, transfer and convey unto the Purchaser as is where is basis ALL THAT the piece or parcel of land and building being scheduled hereunder OR HOWSOEVER OTHERWISE the said land and building now is or are situated numbered known and described TOGETHERWITH the rights, liberties, privileges, appendages, sewers, easement etc. what-so-ever in the said property appertaining therewith AND all the estate right, title, claim or demand at law or in equity of the Vendors into out of and over the scheduled property to have and hold the same unto the Purchaser for ever absolutely free from all encumbrances AND the Vendors do hereby covenant with the Purchaser notwithstanding any thing or act by the Vendors made done or executed to



Alokendu Bandyopadhyay
Advocate

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(10)

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 1/8th share of the total landed property i.e. undivided 15 Chittaks 33.75 sq.ft. of land togetherwith undivided 1/8th share of the two storied pucca residential building area measuring 450 sq.ft.** (225 sq.ft. Ground Floor + 225 sq.ft. First Floor) into and out of the total 7 Cottahs 14 Chittaks of land



Alokendra Bandyopadhyay
Advocate

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(11)

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 (where undivided 1/8th share sold by the vendors) delineated in the **RED** Border, annexed hereto which shall form a part of this Indenture.



Alokendu Bandyopadhyay
Advocate

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(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. *Rahul Saha*
29/11B, Naskar Para Road
Kolkata-700041

2. *Ayan Banerjee*
Adv

S/o. Swapan Banerjee
Barrackpore Court
Enl. No:- F/1424/2013.

Rinoy Saha

Rupa Saha

SIGNATURE OF THE VENDORS

Syamant Kumar

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. 9,62,500.00 (Rupees Nine Lakhs Sixty Two Thousand Five Hundred)** Only in the following manner:

<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Bank</u>	<u>Amount</u>
15.12.2013	By Cash		Rs. 62,500.00
21.02.2023	137088	CBI	Rs. 4,50,000.00
21.02.2023	137087	CBI	Rs. 4,50,000.00

Total Rs. 9,62,500.00

In Words : Rupees Nine Lakhs Sixty Two Thousand Five Hundred 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. *Ratul Saha*
24/11B, Naskar Para Road,
Kolkata - 700041

2. *Ayan Banerjee*
Adv
Barrackpore Court.

Srinoy Saha
Rupa Saha

SIGNATURE OF THE VENDORS

THE PLAN OF A LAND WITH STRUCTURE MOUZA - SUKCHAR, J.L. NO.- 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 NO.- 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 14 CH 0 SFT
 STRUCTURE AREA - 3600 SFT (1800 SFT GROUND FLOOR + 1800 SFT FIRST FLOOR)
 $\frac{1}{8}$ TH SHARE OF LAND i.e. 15 CH 33.75 SFT & $\frac{1}{8}$ TH SHARE OF STRUCTURE
 i.e. 450 SFT (225 SFT IN GR. FLOOR + 225 SFT IN FIRST FLOOR) UNDER SALE (UNDEVIDED)



Binoj Saha.

Rupa Saha.

SIGN OF VENDORS

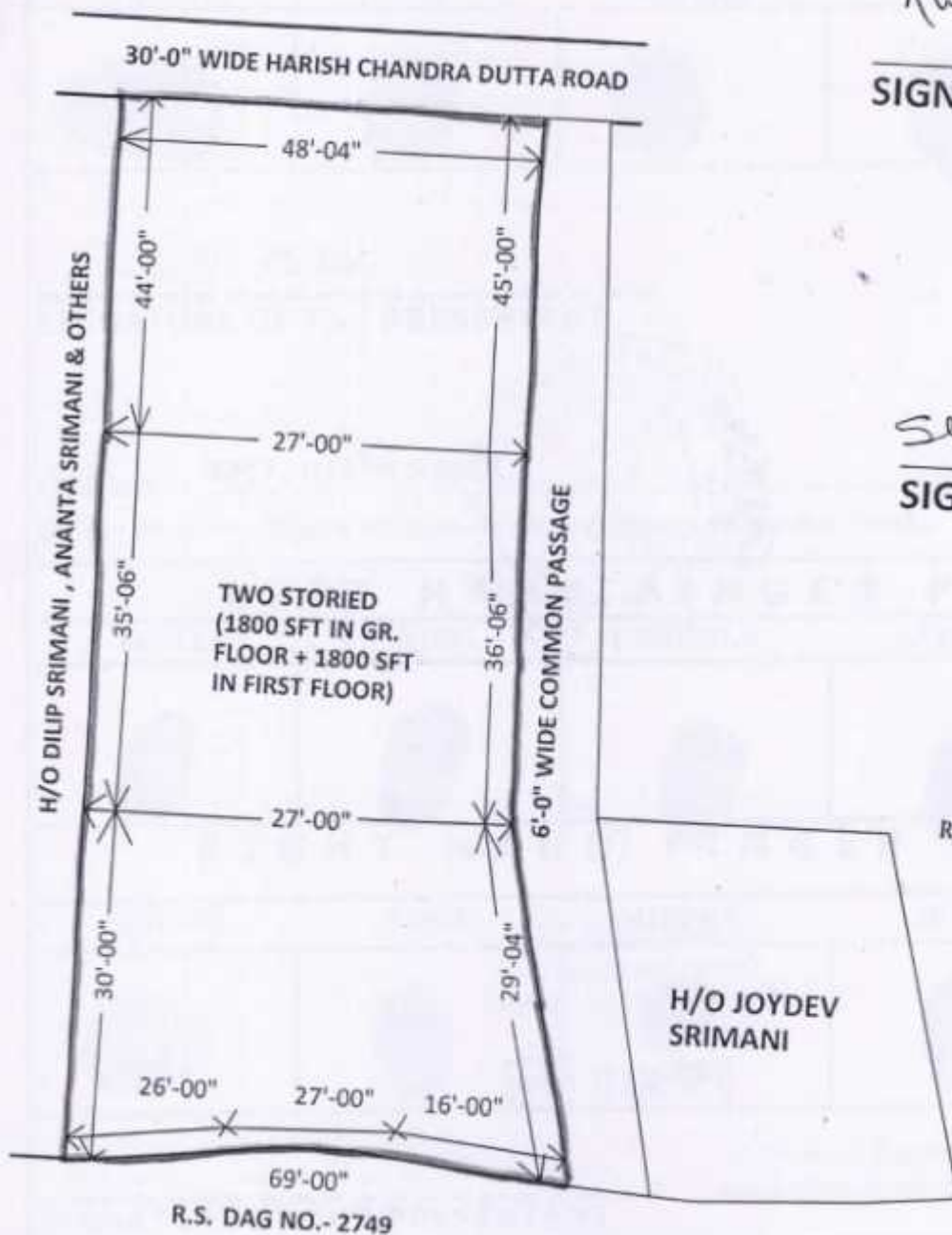
Sayanbhusin.

SIGN OF PURCHASER

Antarin Bardhan

ANTARIN BARDHAN
 Structural Engineer (Civil)
 G. B. Dutta Road, Kol-110
 Reg. No.- 112700110250/2015

DRAWN BY



UNDER RULE 44A OF THE I.R. ACT



Sri Shyamal Ghosh

(1) Name : **SRI SHYAMAL GHOSH**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sri Shyamal Ghosh

SIGNATURE OF THE PRESENTANT

X

X PHOTO PASTED

(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

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



010320232031591970

GRIPS Payment Detail

GRIPS Payment ID:	010320232031591970	Payment Init. Date:	01/03/2023 10:04:31
Total Amount:	91865	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	326341057	BRN Date:	01/03/2023 10:05:22
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	192022230315919711	Directorate of Registration & Stamp Revenue	91865
Total			91865

IN WORDS: NINETY ONE THOUSAND EIGHT HUNDRED SIXTY 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



192022230315919711

GRN Details

GRN:	192022230315919711	Payment Mode:	Online Payment
GRN Date:	01/03/2023 10:04:31	Bank/Gateway:	AXIS Bank
BRN :	326341057	BRN Date:	01/03/2023 10:05:22
GRIPS Payment ID:	010320232031591970	Payment Init. Date:	01/03/2023 10:04:31
Payment Status:	Successful	Payment Ref. No:	2000517705/2/2023

[Query No*/Query Year]

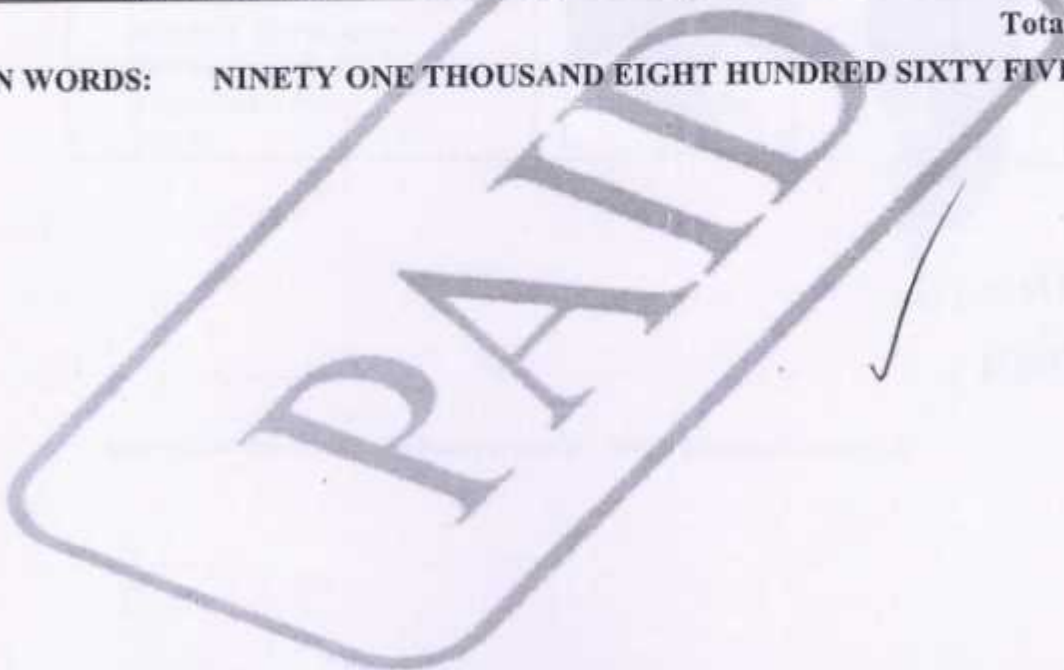
Depositor Details

Depositor's Name:	Alokendu Bandyopadhyay
Address:	76, Central Road, Anandaloke, Sodepur, Kolkata
Mobile:	9830075574
Depositor Status:	Advocate
Query No:	2000517705
Applicant's Name:	Mr Alokendu Bandyopadhyay
Identification No:	2000517705/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	01/03/2023
Period To (dd/mm/yyyy):	01/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000517705/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	73465
2	2000517705/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	18400
			Total	91865

IN WORDS: NINETY ONE THOUSAND EIGHT HUNDRED SIXTY FIVE ONLY.











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15012000517705/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Binoy Saha 2A/1, Badan Roy Lane, Beleghata, City:- , P.O:- Beleghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Seller			<i>Binoy Saha</i> 1.3.23
2	Smt Rupa Saha 29/11B, Naskar Para Road, Paschim Putiari, City:- , P.O:- Haridevpur, P.S:- Ramnagar, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Seller			<i>Rupa Saha</i> 1.3.23
3	Mr Shyamal Ghosh Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Buyer			<i>Shyamal Ghosh</i> 01-03-23

SAI CONSTRUCTION

Haradhan Saha
Partner

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Mr Binoy Saha, Smt Rupa Saha, Mr Shyamal Ghosh			Ayan Banerjee Adv 01/03/23.

(Rajendra Prasad
Upadhyay)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

SAI CONSTRUCTION
Haradhan Ghosh
Partner

Major Information of the Deed

Deed No :	I-1501-01666/2023	Date of Registration	03/03/2023
Query No / Year	1501-2000517705/2023	Office where deed is registered	
Query Date	25/02/2023 1:08:14 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
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 Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,62,500/-	Rs. 18,38,637/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 73,565/- (Article:23)	Rs. 18,432/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H.C.Dutta Road, Mouza: Sukhchar, , Ward No: 3, Holding No:32 JI No: 9, 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	15 Chatak 33.75 Sq Ft	9,00,000/-	15,34,887/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					1.6242Dec	9,00,000 /-	15,34,887 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	62,500/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		450 sq ft	62,500 /-	3,03,750 /-	

SAI CONSTRUCTION
HaraDhanKutta
 Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Binoy Saha (Presentant) Son of Late Bimal Kumar Saha 2A/1, Badan Roy Lane, Belegkata, City:- , P.O:- Belegkata, P.S:-Belaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx1A, Aadhaar No: 51xxxxxxxx2603, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 . Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 . Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence
2	Smt Rupa Saha Wife of Mr Dilip Kumar Saha 29/11B, Naskar Para Road, Paschim Putiari, City:- , P.O:- Haridevpur, P.S:- Ramnagar, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Blxxxxxx7Q, Aadhaar No: 74xxxxxxxx8050, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 . Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 . Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shyamal Ghosh Son of Late Phani Bhusan Ghosh Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3Q, Aadhaar No: 90xxxxxxxx2500, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 . Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Pvt. Residence

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			

Identifier Of Mr Binoy Saha, Smt Rupa Saha, Mr Shyamal Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Binoy Saha	Mr Shyamal Ghosh-0.812109 Dec
2	Smt Rupa Saha	Mr Shyamal Ghosh-0.812109 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Binoy Saha	Mr Shyamal Ghosh-225.00000000 Sq Ft
2	Smt Rupa Saha	Mr Shyamal Ghosh-225.00000000 Sq Ft

SAI CONSTRUCTION
Haradhan Anur
Partner

On 01-03-2023

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

Presented for registration at 22:55 hrs on 01-03-2023, at the Private residence by Mr Binoy 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 18,38,637/-

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

Execution is admitted on 01/03/2023 by 1. Mr Binoy Saha, Son of Late Bimal Kumar Saha, 2A/1, Badan Roy Lane Belegkata, P.O: Belegkata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 2. Smt Rupa Saha, Wife of Mr Dilip Kumar Saha, 29/11B, Naskar Para Road, Pas Putiari, P.O: Haridevpur, Thana: Ramnagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 3. Mr Shyamal Ghosh, Son of Late Phani Bhusan 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

Indetified 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 H by profession Advocate

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24
PARGANAS
North 24-Parganas, West Bengal

On 03-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,432.00/- (A(1) = Rs 18,386.00/- ,E = R 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 18,400/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 01/03/2023 10:05AM with Govt. Ref. No: 192022230315919711 on 01-03-2023, Amount Rs: 18,400/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326341057 on 01-03-2023, Head of Account 0030-03-104-001-16

SAI CONSTRUCTION
Mahadham Qnt
Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,565/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 73,465/-

Description of Stamp

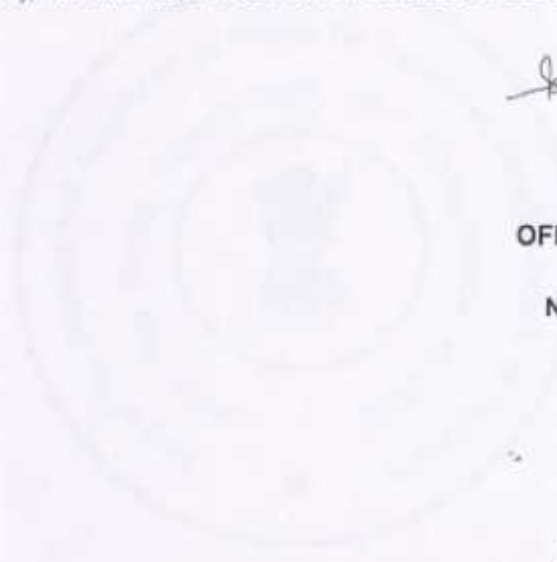
1. Stamp: Type: Impressed, Serial no 5815, Amount: Rs.100.00/-, Date of Purchase: 07/02/2023, Vendor name: RA SUR

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W

Online on 01/03/2023 10:05AM with Govt. Ref. No: 192022230315919711 on 01-03-2023, Amount Rs: 73,465/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 326341057 on 01-03-2023, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

SAI CONSTRUCTION
Haradhan Saha
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 42646 to 42673

being No 150101666 for the year 2023.



Digitally signed by Rajendra Prasad
Upadhyay

Date: 2023.03.10 12:54:51 +05:30

Reason: Digital Signing of Deed.

Rajendra Prasad Upadhyay

(Rajendra Prasad Upadhyay) 2023/03/10 12:54:51 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

SAI CONSTRUCTION
Haradhan Saha
Partner