

DATED THIS 20TH DAY OF APRIL, 2021

BETWEEN

SMT. ARCHANA GHOSH

.... Vendor

- And -

**M/S. SREE MAHABEER
CONSTRUCTION**

....Purchasers

DEED OF SALE

(Valued at Rs.41,00,000/-)

Registered before the ADSR-Cossipore Dum Dum and recorded
as Book No.1, Volume No.1506-2021, Pages from 181189 to
181232, being No.150604273 for the year of 2021

Ujjwal Trivedi, Advocate

B.A. Room No.9,

High Court, Calcutta

Mobile No.9073037551

4350/2021

I-4273/2021



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted to registration. This Signature Sheet and endorsement sheet attached to the document are the part of the document.

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Additional Information Sub-Register
 Location: West Bengal, P.O. No. (Name)

20 APR 2021

DEED OF SALE

(Valued at Rs.41,00,000/-)

THIS DEED OF SALE made on this the 20th day of April of Two Thousand Twenty One (2021) of the Christian Era.

BETWEEN

SMT. ARCHANA GHOSH. (PAN-CBMPG0266M & AADHAAR NO.2708 0251 4716), Wife of Late Golok Ghosh, by caste & religion-'Hindu', by occupation-'Domestic Work', by nationality-'Indian', residing at Sastitala, P.O-Ichapore Nawabganj, Police Station-

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2059

Sold to.....
 Address.....
 Value *2059*.....
 = 8 APR 2021
 L.S.V. High Court
 Anwar Sarkar
 High Court, A.S

UJJWAL TRIVEDI, Advocate
High Court, Calcutta



Adol. District Sub-Registrar
Cossipore, Dum Dum

Identified by me,
Sujal Dey, Advocate
Bar Association Room No-9,
High court, Calcutta,

20 APR 2021

Noapara, Postal Index No.743144, District-North 24 Parganas, hereinafter referred to and called as the '**VENDOR /OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective Legal heirs, executors, administrators, Legal representatives and assigns) of the **ONE PART**.

AND

M/S. SREE MAHABEER CONSTRUCTION (PAN-ACJFS9498K), a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by its partners namely **(1) SRI PRADEEP KUMAR YADAV** (PAN-ACIPY7596B), Son of Sri Hanuman Prasad Yadav, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S -Cossipore, Kolkata-700002, District-North 24-Parganas, **(2) SRI DHRUB KUMAR MANJHI**. (PAN-APMPM5820R), Son of Late Motilal Manjhi, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.22, Gobinda Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002, District-North 24-Parganas and **(3) SRI LAKHI PRASAD GUPTA** (PAN-AFFPG2147C), Son of Sri Sital Prasad Gupta, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.29/H/26, Cossipore Road, P.O & P.S- Cossipore, Kolkata-700 002, District-North 24-Parganas, hereinafter Called and referred to as the "**PURCHASERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **OTHER PART**.

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In this Indenture unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows:

- I. **"OWNER/VENDOR"** : Shall mean SMT. ARCHANA GHOSH. wife of Late Golok Ghosh, residing at Sastitala, P.O-Ichapore Nawabganj, Police Station - Noapara, Posta Index No.743144 including her legal heir/s, successor/s, executor/s, administrator/s, representative/s and in the interest and assign/s and none else.
- II. **PURCHASERS** : Shall mean and referred to only **M/S. SREE MAHABEER CONSTRUCTION**, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by its partners namely (1) **SRI PRADEEP KUMAR YADAV**, Son of Sri Hanuman Prasad Yadav, residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S -Cossipore, Kolkata-700002, (2) **SRI DHRUB KUMAR MANJHI**, Son of Late Motilal Manjhi, residing at premises No.22, Gobinda Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002, District-North 24-Parganas and (3) **SRI LAKHI PRASAD GUPTA**, Son of Sri Sital Prasad Gupta, residing at premises No.29/H/26, Cossipore Road, P.O & P.S- Cossipore, Kolkata-700 002 including it's legal heir/s, successor/s, executor/s, administrator/s, representative/s and in the interest and assign/s and none else.
- III. **SOLD LAND & STRUCTURE/PROPERTY** : Shall mean undivided Homestead Land, measuring about 2 (Two) Cottahs along with Net Cemented Flooring R. T. Shed structure, measuring about 100 Square feet out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub-Registry Office at Cossipore Dum Dum, District Registry Office-Barasat in the District of North 24 Parganas,
- IV. **ORIGINAL DEED**: Shall mean (1) Deed of Partition written in the name & style as Bantannama in Bengali language, dated 24.11.1933, duly registered at the office of the A.D.S.R. Book No.I, Volume No.22, being pages Nos.142 to 145, being No.1128 for the year of 1933, (2)

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registered before the Office of District of Registrar at Alipore and Book No.I, Volume No.100, Being pages Nos.135 to 146, being No.5834 for the year of 1985, (3) Judgement & Decree, dated 19.06.2019, passed by the Learned Civil Judge (Sr. Div) at Alipore in Title (Partition) Suit No.189 of 1984 (Sri Nrmal Kumar Neogi-Vs-Sri Sudhir Kumar Biswas & Ors) and Tax Receipt, issued by the Kolkata Municipal Corporation & other Papers.

- V. **PARTY & PARTIES:** The Seller and the Purchasers are hereinafter individually referred to as a "Party" and collectively referred to as "Parties".

WHEREAS by virtue of a Deed of Partition, written in Bengali Language as Bantannama, registered before the Registrar at Cossipore-Dum Dum and Book No.I, Volume No.22, Being pages Nos. 142 to 145, being No.1128 for the year of 1933; Sri Atul Krishna Neogy and Sri Kartik Chandra Neogy became the owner of two premises being premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700 002 & 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700 002, under Division No.01, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS during the peaceful possession & enjoyment of the above stated Land; Sri Atul Krishna Neogy was a Hindu and guided by Dayabhaga School of Hindu Law, died intestate on 27.12.1954 leaving behind his wife Smt. Niva Nani Dasi (Neogy), elder son Sri Sukumar Neogy and younger son Sri Nirmal Kumar Neogy, those who are became 1/3rd undivided share of the Land of the said two premises being premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700 002 & 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-

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Cossipore, Kolkata -700 002, under Division No.01, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation according to the Hindu Succession Act, 1956.

AND WHEREAS therefore the said Niva Nani Dasi (Neogy), Sri Sukumar Neogy and son Sri Nirmal Kumar Neogy, those who are became 1/3rd undivided share of the Land of the said two premises being premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700 002 & 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700 002, under Division No.01, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS during the peaceful possession & enjoyment of the above stated Land; Niva Nani Dasi (Neogy) and Sri Sukumar Neogy as Settlers and Trustees jointly made, executed a Family Deed of Trust on the 3rd day of May, 1985, written in Bengali Language and registered before the Office of District of Registrar at Alipore and Book No.I, Volume No.100, Being pages Nos.135 to 146, being No.5834 for the year of 1985 in respect of their undivided 2/3 share of the Land of premises No.38A, B. T. Road and 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS in the natural way of the world; Nivanani Dasi (Neogy) one of the settlers died on 15/10/1986 and Sukumar Neogy the other joint Settlers, being a bachelor also died on 31/07/1989 leaving behind their only one sister and surviving trustee SMT. DURGA

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NEOGY became the sole Trustee of the said undivided 2/3rd share of the aforesaid Land, measuring about 3 Cottahs, comprised in premises No.38A, B.T. Road and the Land, measuring about 8 Cotthas, comprised in 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, pursuant to the terms & conditions of the Family Deed of Trust, being No.5834 for the year of 1985 of the Christian Era.

AND WHERE AS in such a way of the world the said DURGA NEOGY died on 12/06/2013.

AND WHEREAS as per the stipulation laid down in the said Trust Deed, being No. 5834 for the year of 1985, after the death of DURGA NEOGY; (1) **Sri Shyamal Kumar Biswas**, (2) **Sri Sudhir Kumar Biswas**, (3) **Sri Golok Ghosh** (since deceased) & (4) **Sri Sujit Sur** became the ultimate beneficiaries of the said undivided 2/3rd Share of the total Land, measuring about 3 Cottahs, comprised in premises No.38A, B.T. Road and 8 Cotthas, comprised in premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS therefore one of the beneficiaries named **Sri Golok Ghosh** died intestate on 30/04/2016 leaving behind his wife **Archana Ghosh** as his only legal heir and successor according to the Hindu Succession Act, 1956. It may be mentioned here that that Renuka

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Ghosh the mother of Golok Ghosh died earlier on 09/11/2001 i, e before the death of Golak Ghosh.

AND WHEREAS Nirmal Kumar Neogy, being the son of Late Atul krinshna Neogy and Nivanani Neogy, who is the 1/3rd undivided share holder of the property/land of in premises No.38A, B.T. Road and premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation instituted one Suit for partition being Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) against Sri Sudhir Kumar Biswas, Sri Shyamal Kumar Biswas, Sri Golok Ghosh (substituted by his wife Smt. Archana Ghosh) and Sri Sujit Sur before the Learned 1st Civil Judge (Senior Division) at Alipore.

AND WHEREAS in the said suit for partition being Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others), a preliminary decree was passed on 31.03.2014 by the Learned Court declaring 1/3rd share of Sri Nirmal Kumar Neogy and 2/3rd share of the ultimate beneficiaries, named Sri Sudhir Kumar Biswas, Sri Shyamal Kumar Biswas, Sri Golok Ghosh (substituted by his wife Smt. Archana Ghosh) and Sujit Kumar Sur.

AND WHEREAS the said preliminary decree, dated 31.03.2014 passed by the Learned 1st Civil Judge (Sr. Div) at Alipore in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) was confirmed by a final decree on 19th day of June, 2019, passed by the Learned Judge Smt Ishani Chakraborty Banerjee by accepting the report of the Commissioner along with map (made a part

of the final Decree).

AND WHEREAS Himadri Choudhury, the Advocate Commissioner submitted the Final Report along with map in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) before the Learned 1st Civil Judge (Sr. Div) at Alipore in the following manner inter alia :-

“.....All the parties in suit identified the suit property mentioned in schedule “A” in respect of land and with one storied building standing thereon lying at premises no.38A, B.T. Road, Kolkata-700002 within P.S. Cossipur land measuring 3 Cottahs (more or less) and another suit property mentioned in schedule “B” in respect of land at premises No.2, Gobinda Mondal Lane Now Road, Kolkata-70002 within P.S-Cossipore, Land measuring more or less 8½ Cottahs.

Both the suit properties is standing on 14' ft. wide 'road namely Gobinda Mondal Lane now Road on the southern side of the suit property running east to west leading from B.T. Road on the eastern side. I verified said road physically and ascertained south-eastern and south-western corner of the suit property as per identification relating those points I surveyed and measured schedule 'A' and schedule 'B' property with the help of metallic tape which duly checked before smarting of work.

According to filed book I draw a partition plan to a scale 20' ft, 1”.

I dealt with classification and allotment of the property. Perused the preliminary Decree Ld. Court that the plaintiff has got right title interest to the extent of 1/3rd share in schedule 'A' and 'B' and the defendant no.2(f) Durga Neogi, sole Trustee has got right title interest to

the extent of 2/3rd share in the suit property till her death and ultimately beneficiaries, Shyamal Kr. Biswas, Sudhir Kr. Biswas, Golok Ghosh now deceased substituted to his wife Archana Ghosh and Sujit Sur.

After surveyed and measured I got schedule "A" property consist of land with one storied building measuring 3 cottah more or less and Schedule "B" consist of vacant land measuring 8½ cottah more or less. At the time of investigation I found plaintiff is in possession in the existing building lying 38A, B.T. Road, Kolkata-2 described in Schedule "A" of the Decree.

I allotted to the plaintiff to the extent of entire share in respect of land with building measuring 3 cottah more or less which within Schedule "A" and also contiguous side land measuring 322 sft. which within "B" delineated in Red border in the partition plan allotted defendant no.2 in the Instant suit adjacent to plaintiff's allotment in respect of vacant land measuring 2 cottahs more or less out of 2/3rd share marked as Plot 1. Thereafter adjacent west of Plot No.1 allotted to defendant No.4 in respect of 2 cottahs (more or less) marked as Plot No.2, thereafter adjacent west Plot No.2, I allotted to defendant No.1 marked as Plot No.3 in respect of 2 cottah (more or less) and thereafter extreme west marked as Plot No.4 measuring 2 cottahs (more or less) allotted to defendant No.3, I delineated in Green Border of total area of Plot Nos.1 to 4 in the partition Plan. I made the allotment as far as practicable in possession of the parties.....'

AND WHEREAS it appears from the Learned partition Commissioner's report that the entire Land, measuring 3 Cottahs more or less and also contiguous side Land, measuring about 322 Square feet allotted in favour of the Plaintiff named Nirmal Kumar

Neogy and 8 Cottahs Land allotted in favour of the Defendant No.1 to 4 namely (1) **Sudhir Kumar Biswas** (2) **Sri Shyamal Kumar Biswas**, (3) **Sri Golak Kumar Ghosh** (substituted by his wife **Smt. Archana Ghosh**) and (4) **Sri Sujit Sur**. Every Defendants got 2 Cotthas (2 Cottahs each to the Defendants) of Land and demarcated their shares as Plot No.1, 2, 3 & 4 in the map or plan annexed with the final Report of the Learned Partition Commissioner. The Learned Partition Commissioner tried his best for better effectiveness of partition and made allotment as far as practicable in possession of the parties.

AND WHEREAS it is also appears from the Learned Partition Commissioner's report as well as the final Decree, passed by the Learned 1st Civil Judge (Sr. Div) at Alipore in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) Partition, Division and allotment was made as far as practicable in possession of the parties, but not executed and registered the Deed of Partition in between the parties of the Suit. As such no proper Stamp Duty was paid in respect of the Partitioned Property/Land. So the Land, measuring about 8 Cotthas of premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation remains joined /undivided in the Defendants of the Suit in question.

AND WHEREAS it may be mentioned here that one of the co-sharer and Defendant Nos.2 named Shyamal Kumar Biswas died intestate on 21st day of June, 2019 of the Christian Era leaving behind his wife namely **Anju Biswas** & and one son namely **Sawtik Biswas** as his Legal representatives & Successors according to the Hindu

Succession Act, 1956. And as such the undivided share of the Land, measuring about 2 Cottahs, contained premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Corporation devolved upon **Anju Biswas & Sawtik Biswas.**

AND WHEREAS the Smt. Archana Ghosh, wife of Late Golak Ghosh (Died intestate on 30.04.2016) already substituted as defendant Nos.3 in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) who is one of an undivided share holder of homestead Land, measuring of an area more or less 2 (Two) Cottahs, contained in premises No.2, Gobindo Mondal Road, presently known and recorded as 2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Corporation and within the jurisdiction of A.D.S.R. Cossipore -Dum Dum, D.R-Barasat in the District of North 24 Parganas, more fully and particularly described in the Schedule "B" hereunder written, free from all encumbrances, charges, liens, claims and demands whatsoever.

AND WHEREAS after the death of Golak Ghosh & Shyamal Kumar Biswas; (1) **Sudhir Kumar Biswas** (2) **Sri Sujit Sur**, (3) **Anju Biswas** & (4) **Sawtik Biswas**, (5) **Archana Ghosh** became the joint owners of the entire Land, measuring about 8 Cottahs, contained in premises No.2, Gobindo Mondal Road, presently known and recorded as 2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within

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the Limitation of Ward No.01 of the Kolkata Municipal Corporation, particularly described in the Schedule 'A' hereunder written.

AND WHEREAS it may be mentioned here that the said Nirmal Kumar Neogy, the sole Plaintiff of the suit, being Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) before the Learned 1st Civil Judge (Sr. Div) at Alipore mutated his name in respect of the Land, measuring about 3 Cottahs along with the building of premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700002, which within Schedule "A" and also contiguous side Land measuring 322 Square feet of premises No.2, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002 in the Assessment Book Copy of the Kolkata Municipal Corporation and after mutated his name the contiguous side Land measuring 322 Square feet of premises No.2, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002 remains in same premises but the Land measuring about 8 Cottahs, contained in premises No.2, Gobindo Mondal Road, changed and became as premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, particularly described in the Schedule 'A' hereunder written

AND WHEREAS therefore the said (1) **Sudhir Kumar Biswas** (2) **Anju Biswas** & (3) **Sawtik Biswas**, (4) **Archana Ghosh** and (5) **Sujit Kumar Sur** mutated their names against the Land, measuring about 8 Cottahs, contained in premises No.2/1, Gobindo Mondal Road (previously known as premises No.2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3,

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Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, particularly described in the Schedule 'A' hereunder written.

AND WHEREAS now it is difficult to use, occupation and enjoy the said undivided share of homestead Land, measuring of an area more or less 2 (Two) Cottahs, contained in premises No.2/1, Gobindo Mondal Road (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Corporation, particularly described in the schedule "B" hereunder written and as such took the decisive decision to sale/transfer and /or alienate the Land to the intending purchaser or Purchasers and proclaimed the same.

AND WHEREAS M/S. SREE MAHABEER CONSTRUCTION, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by its partners namely (1) **SRI PRADEEP KUMAR, YADAV**, Son of Sri Hanuman Prasad Yadav, residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S - Cossipore, Kolkata-700002, (2) **SRI DHRUB KUMAR MANJHI**, Son of Late Motilal Manjhi, residing at premises No.22, Gobinda Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002, District-North 24-Parganas and (3) **SRI LAKHI PRASAD GUPTA**, Son of Sri Sital Prasad Gupta, residing at premises No.29/H/26, Cossipore Road, P.O & P.S-Cossipore, Kolkata-700 002, the PURCHASERS came to learn the intension of the VENDOR, expressed their good intention and gave an offer to purchase the said undivided share of homestead Land,

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measuring of an area more or less 2 (Two) Cottahs, contained in premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Corporation, particularly described in the schedule "B" hereunder written at or for price Rs.41,00,000/- (Rupees Forty One Lakh) Only.

AND WHEREAS pursuant to the several discussions, the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided share of homestead Land, measuring of an area more or less 2 (Two) Cottahs, contained in premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002 and has taken inspection all the papers / documents relating with Title of the Land being satisfied entered into an Agreement on 28th day of January, 2020 within the certain terms and conditions written therein:-

NOW pursuant to the terms & conditions of the said Agreement for Sale, dated 28.01.2020, it is necessary to execute the Deed of Sale in respect of the said Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, Borough-01, within the Limitation of Ward

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No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub-Registry Office at Cossipore Dum Dum, District Registry Office-Barasat in the District of North 24 Parganas, more fully and particularly described in the Schedule 'B' herein below.

1. THAT in lieu of the Sale consideration of Rs.41,00,000/-(Rupees Forty One Lakhs) only paid by the to the Purchasers and the Vendor do hereby sell, transfer and alienate all their right, title and interest in-respect of the said Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, particularly described in the Schedule 'B' herein below of this deed to and in favour of the Purchasers.

2. THAT the Purchasers have paid the entire Sale consideration of Rs.41,00,000/-(Rupees Forty One Lakhs) only to the Vendor on different dates before the execution of this indenture, particularly written in the Mode of Payment of the bottom of the indenture.

3. THAT the Vendor does hereby admits and acknowledges the receipt of the said total sale consideration of Rs.41,00,000/-(Rupees Forty One Lakhs) only and nothing remains due from the Purchasers.

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4. THAT the Purchasers have become the absolute owner of the said Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R.T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore Dum Dum, District Registry office-Barasat, District 24-Parganas(North), particularly described in the schedule 'B' herein below. The purchasers are entitled to use and enjoy the same in the manner they like without interruption from any one and they may get their names record in the relevant records after expunging the names of the Vendor on the sold Land & Structure in any manner the Purchasers deem fit and proper.

5. THAT the Vendor/Transferor ceased to have any right, over the said the Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore Dum Dum, District Registry office-Barasat in District 24-Parganas (North), particularly described in the

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schedule 'B' herein below and all the taxes upto this date shall have been paid by the Vendor and now it is the responsibility of the purchasers to pay the same henceforth.

6. THAT all the right of the Vendor/Transferor in respect of the said the Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore Dum Dum, District Registry office-Barasat in District 24-Parganas (North), particularly described in the schedule 'B' herein below in this indenture stands transferred to the Purchasers.

7. THAT if due to any defect in title of the Purchaser, the sold Land & structure either in whole or part goes out of possession of the Purchasers in the case, the Vendor will be liable to either get the said defect removed in the title or to pay compensation to the Purchasers as the case may be.

8. THAT all the taxes and other dues in respect of the said the Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with

400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore Dum Dum, District Registry office-Barasat in District 24-Parganas (North), particularly described in the schedule 'B' herein below shall be responsible to pay the Purchasers.

9. THAT after being full satisfied with the Title of the Owner including related all document, the Purchasers are agreed to get registration of the 'B' schedule Land & structure which was written hereunder.

10. THAT if due to act of FORCE MAJEURE or any reason the Land, measuring about an undivided Homestead **2 (Two) Cottahs Land along with Cemented Flooring R.T. Shed structure, measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, (previously known and recorded as 2, Gobindo Mondal Road), within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, particularly described in the schedule 'A' hereunder, falls, then the Purchaser shall be entitled to get the land of his proportionate share.

11. THAT "Force Majeure" shall mean flood, earthquake, riot war, storm, tempest, civil, commotion strike and/or any other act or commission beyond the control of the parties hereto.

12. THAT the Land, particularly described in the schedule herein below in this indenture is being transferred in favour of the Purchaser on the total Consideration money Rs.41,00,000/-(Rupees Fort5y One Lakh) only but the stamp duty is being paid according to the Query No.2000793833/2021, dated 17.04.2021, obtained from the Sarver.

SCHEDULE "A" ABOVE REFERRED TO:

(Description of entire Land and Structure)

ALL THAT the piece and parcel of Homestead Land, measuring of an area more or less **8 Cottahs Land along with 400 Square feet Cemented Flooring R. T. Shed structure**, situated at premises No.2/1, **Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Assessee No.110010401227, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation**, and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum District-North 24 Parganas, butted and bounded as follows :-

On the North : Premises No. 8B, Prannath Sur Lane;

On the South : Gobinda Mondal Road;

On the East : Land of Sudhir Kumar Biswas;

On the West : Premises No. 2/1 A, Gobinda Mondal Road.

Contd P/20

SCHEDULE 'B' REFERRED TO ABOVE

(Descriptions of undivided 2 Cottahs Homestead Land with Structure hereby sold)

ALL THAT the piece and parcel of **undivided Homestead 2 (Two) Cottahs Land along with Cemented Flooring 2 years Old R.T. Shed structure, measuring about 100 Square feet** out of 8 Cottahs Homestead Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, **Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Assessee No.110010401227, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation** and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum, D.R-Barasat in the District of North 24 Parganas.

Contd P/21

IN WITNESS WHEREOF the parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this Indenture and after having acknowledge the receipt of the money through RTGS we have put our respective hands and seals on this indenture here at Kolkata on this the 20thday of April, 2021.

SIGNED, SEALED AND DELIVERED by the within named parties at Calcutta in the presence of **WITNESSES :**

1. Satyaki Trivedi,
17/12, Satchasi Para Road,
P.O and P.S- Cossipore
Kolkata-700002

Aoehana Ghosh.
SIGNATURE OF VENDOR

Sree Mahabeer Construction
Pradheep Kumar Yadav
Rohit Kumar Manjhi Partner
Lakhi Prasad Gupta

SIGNATURE OF PURCHASER

2. Sujal Dey, Advocate
Bar Association Room No.9,
High Court, Calcutta.

Drafted & Prepared by :

Ujjwal Trivedi

UJJWAL TRIVEDI, Advocate
Bar Association, Room No.9,
High Court, Calcutta
Enrolment No. W.B-2780/1999
Phone No. 9073037551

Computer Composed by :

Satyaki Trivedi

SATYAKI TRIVEDI
17/12, Satchasi Para Road,
Calcutta-700002.

RECEIVED of and from the within named Purchaser a sum of Rs.41,00,000/- (Rupees Forty One Lakh) only being Total consideration money only contained within mentioned paid by the Purchasers to the Vendor through RTGS as per Memo below against the undivided Homestead Land, measuring about 2 Cottahs along, particularly described in the Schedule-"B" herein above.

MODE OF PAYMENT

Date	RTGS No	Payee Bank & Branch	Amount
28.01.2020	UTR- IBKLR92020012800066067	IDBI, B.T. Road	Rs.16,00,000/-
14.09.2020	RTGS- IBKLR92020091400017914	IDBI, B.T. Road	Rs.20,00,000/-
02.11.2020	UTR- IBKLR92020110200016713	IDBI, B.T. Road	Rs.05,00,000/-
Total Rs.41,00,000/-			

(Total Rupees Forty One Lakh Only)

WITNESS :

1. Satyaki Trivedi,
17/12, Satchasi Para Road,
P.O and P.S- Cossipore
Kolkata-700002

2. Sival Day, Advocate
Bar Association Room No-9,
High Court, Calcutta.

Arohana Ghosh.
I say received
Vendor

UNDER RULE 44A OF THE I.R,ACT, 1908.
 N:B-L.H-BOX TO THUMB PRINTS
 R.H.BOX-THUMB TO SMALL PRINTS.



Archana Ghosh

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



Pradip

Pradip Kumar Yadav



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

GRN Details

GRN:	192021220005301421	Payment Mode:	Online Payment
GRN Date:	20/04/2021 11:08:44	Bank/Gateway:	State Bank of India
BRN :	CKQ2801276	BRN Date:	20/04/2021 11:04:57
Payment Status:	Successful	Payment Ref. No:	2000793833/1/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: BISWAS CONSULTANCY
Address: 101C SOUTH SINTHEE ROAD
Mobile: 9239880397
Depositor Status: Others
Query No: 2000793833
Applicant's Name: Mr Ujjwal Trivedi
Identification No: 2000793833/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000793833/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	265720
2	2000793833/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	44314
			Total	310034

IN WORDS: THREE LAKH TEN THOUSAND THIRTY FOUR ONLY.

**UNDER RULE 44A OF THE I.R,ACT,1908.
 N:B-L.H-BOX TO THUMB PRINTS
 R.H-BOX-THUMB TO SMALL PRINTS.**



Shri Kamesh Manjha
Shri Kamesh Manjha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Shri Prasad Gupta
Shri Prasad Gupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CBMRG0266M

नाम / Name
ARCHANA GHOSH

पिता का नाम / Father's Name
NARAYAN CHANDRA GHOSH

जन्म तिथि / Date of Birth
05/07/1972

सहस्रनामा / Signature



Archana Ghosh.

Archana Ghosh.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

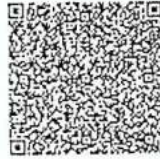
নথীকরণ আইডি / Enrollment No.: 1111/19129/03640

To
অর্চনা ঘোষ
ARCHANA GHOSH
SASTITALA
Ichapur Nawabganj
Ichapur Nawabganj
Ichapur North 24 Parganas
West Bengal 743144

18/09/2012
37535086



MN375350860FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2807 0251 4716

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

অর্চনা ঘোষ
ARCHANA GHOSH
পতি : গোলক কুমার ঘোষ
Husband : Golak Kumar Ghosh
জন্মতারিখ / DOB : 05/01/1972
মহিলা / Female



2807 0251 4716

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার 'সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বঞ্চতলা, ইচাপুর নবাবগঞ্জ,
উত্তর ২৪ পরগনা, ইচাপুর
নবাবগঞ্জ, পশ্চিম বেঙ্গল, 743144

Address:
.. SASTITALA, Ichapur
Nawabganj, North 24 Parganas,
Ichapur Nawabganj, West Bengal,
743144

2807 0251 4716



1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Archana Ghosh

Archana Ghosh



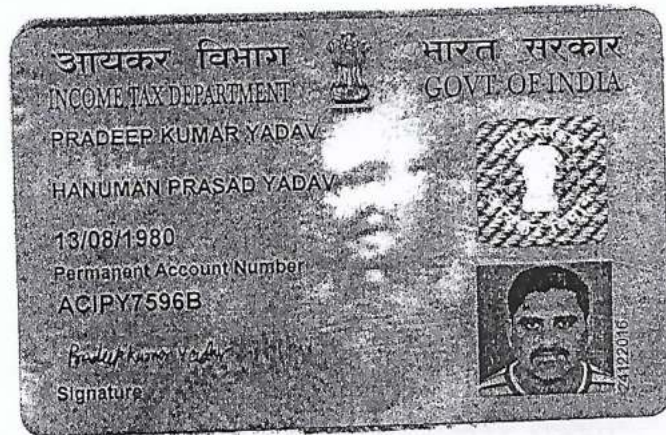
Sree Mahabeer Construction
Pradip Kumar Yadav
Shoub Kumar Manjhi
Lakhi Prasad Gupta

Partner

Pradip Kumar Yadav
Shoub Kumar Manjhi
Lakhi Prasad Gupta

Sree Mahabeer Construction

Partner



Pradeep Kumar Yadav
Pradeep Kumar Yadav



एनआईएलएल पंजीकरण

भारत सरकार
Unique Identification Authority of India
Government of India

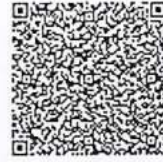
नामांकन क्रम / Enrollment No.: 1460/87021/00500

To
प्रदीप कुमार यादव
Pradeep Kumar Yadav
S/O: Hanuman Prasad Yadav
38 / A Gopal Chandra Chatarji Road
Cossipore
Cossipore
Kolkata Kolkata

West Bengal 700002
9674290045



MA422915766FT



आपका आधार क्रमांक / Your Aadhaar No. :

8803 8835 2467

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



प्रदीप कुमार यादव
Pradeep Kumar Yadav
जन्म तिथि / DOB : 13/08/1980
पुरुष / Male



8803 8835 2467

मेरा आधार, मेरी पहचान

Pradeep Kumar Yadav
Pradeep Kumar Yadav



Dhrub Kumar Manjhi
Dhrub Kumar Manjhi

भारत सरकार
GOVERNMENT OF INDIA

ध्रुव कुमार मांजी
Dhrub Kumar Manjhi
पिता : मोतीलाल मांजी
Father : Motilal Manjhi
जन्म साल / Year of Birth : 1982
पुरुष / Male

4595 4276 7586

आधार - साधारण मानुषेअर अधिकार

Dhrub Kumar Manjhi

भारतीय रिजिस्टर परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
22, गोबिन्द मडल लेन, काशीपुर,
काशीपुर, कोलकाता, पश्चिमबंग,
700002

Address:
22, GOBINDA MADAL
LANE, KASHIPUR,
Cossipore, Cossipore,
Kolkata, West Bengal,
700002

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Dhrub Kumar Manjhi

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFFPG2147C

नाम / NAME
LAKHI PRASAD GUPTA

पिता का नाम / FATHER'S NAME
SITAL PRASAD GUPTA

जन्म तिथि / DATE OF BIRTH
14-09-1972

हस्ताक्षर / SIGNATURE
Lakhi Prasad Gupta

आयकर अधिकारी, प. प्र. - III
COMMISSIONER OF INCOME-TAX, W.B. - III

Lakhi Prasad Gupta

Lakhi Prasad Gupta



भारत सरकार
GOVERNMENT OF INDIA



लखी प्रसाद गुप्त
Laxhi Prasad Gupta
जन्मतिथि/ DOB: 14/09/1972
पुरुष / MALE



5503 2576 7885

आमार आधार, आमार परिचय

Laxhi Prasad Gupta



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाणः
एस/७: सितल प्रसाद गुप्त,
29/एच/26, कोसिपुर रोड,
कोशीपुर, कोलकाता,
पश्चिम बंग - 700002

Address
S/O: Sital Prasad Gupta,
29/H/26, COSSIPORE
ROAD, Cossipore,
Kolkata,
West Bengal - 700002

5503 2576 7885




1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

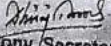
P.O. Box No. 1947,
Bengaluru-560 001

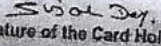
Laxhi Prasad Gupta

**BAR ASSOCIATION
HIGH COURT, CALCUTTA
IDENTITY CARD**

Name: **SUJAL DEY** Advocate

Father's / Husband's Name.....
LATE PRAFULLA DEY


Honorary Secretary


Signature of the Card Holder


Card No. Date of Membership

Address 61, G, Satchasi Para Road, P.O. & P.S. - Cossipore,
Kolkata - 700 002

Mobile : 983672081

Enrolment No F/792/786/2019

Enrolment Date 24-09-2019



Sujal Dey

Major Information of the Deed

Deed No :	I-1506-04273/2021	Date of Registration	20/04/2021
Query No / Year	1506-2000793833/2021	Office where deed is registered	
Query Date	17/04/2021 1:05:45 PM	1506-2000793833/2021	
Applicant Name, Address & Other Details	Ujjwal Trivedi Bar Association Room No -9 High Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836720816, 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. 41,00,000/-	Rs. 44,29,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,65,820/- (Article:23)	Rs. 44,314/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gobinda Mondal Road, , Premises No: 2/1, , Ward No: 001 Pin Code : 700002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha	40,90,000/-	43,99,999/-	Property is on Road
Grand Total :				3.3Dec	40,90,000 /-	43,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	



Seller Details :






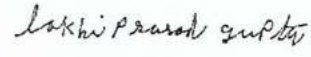
Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Smt ARCHANA GHOSH Wife of Late Golok Ghosh Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	 20/04/2021	 LTI 20/04/2021
Signature: <i>Archana Ghosh</i> 20/04/2021			
Sastitala, Ichapur Nawabgang,, P.O:- Ichapore Nawabgang, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CBxxxxxx6M, Aadhaar No: 27xxxxxxxx4716, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office			

Buyer Details :



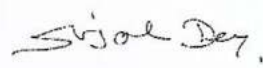
Name,Address,Photo,Finger print and Signature	
SI No	Name,Address,Photo,Finger print and Signature
1	SREE MAHABEER CONSTRUCTION 10/C GOPAL CHANDRA CHATTERJEE ROAD, Block/Sector: Cossipore, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Shri PRADEEP KUMAR YADAV (Presentant) Son of Shri Hanuman Prasad Yadav Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office	 Apr 20 2021 1:48PM	 LTI 20/04/2021
Signature: <i>Pradeep Kumar Yadav</i> 20/04/2021			
38/a Gopal Chandra Chatterjee Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6B, Aadhaar No: 88xxxxxxxx2467 Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)			

Name	Photo	Finger Print	Signature
Shri DHRUB KUMAR MANJHI Son of Late Motilal Manjhi Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office	 Apr 20 2021 1:50PM	 LTI 20/04/2021	 20/04/2021
22 Gobinda Mondal Lane, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx0R, Aadhaar No: 45xxxxxxxx7586 Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
Shri LAKHI PRASAD GUPTA Son of Shri Sital Prasad Gupta Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office	 Apr 20 2021 1:50PM	 LTI 20/04/2021	 20/04/2021
29/H/26 Cossipore Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7C, Aadhaar No: 55xxxxxxxx7885 Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJAL DEY Son of Late Prafulla Dey Bar Association Room No -9 High Court Calcutta, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 20/04/2021	 20/04/2021	 20/04/2021
Identifier Of Smt ARCHANA GHOSH, Shri PRADEEP KUMAR YADAV, Shri DHRUB KUMAR MANJHI, Shri LAKHI PRASAD GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ARCHANA GHOSH	SREE MAHABEER CONSTRUCTION-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ARCHANA GHOSH	SREE MAHABEER CONSTRUCTION-100.00000000 Sq Ft

20-04-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:58 hrs on 20-04-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri PRADEEP KUMAR YADAV .

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 44,29,999/-

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

Execution is admitted on 20/04/2021 by Smt ARCHANA GHOSH, Wife of Late Golok Ghosh, Sastitala, Ichapur Nawabgang,, P.O: Ichapore Nawabgang, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession House wife

Indetified by Mr SUJAL DEY, , , Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2021 by Shri PRADEEP KUMAR YADAV, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/C GOPAL CHANDRA CHATTERJEE ROAD, Block/Sector: Cossipore, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr SUJAL DEY, , , Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2021 by Shri DHRUB KUMAR MANJHI, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/C GOPAL CHANDRA CHATTERJEE ROAD, Block/Sector: Cossipore, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr SUJAL DEY, , , Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2021 by Shri LAKHI PRASAD GUPTA, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/C GOPAL CHANDRA CHATTERJEE ROAD, Block/Sector: Cossipore, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr SUJAL DEY, , , Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,314/- (A(1) = Rs 44,300/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,314/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2021 11:09AM with Govt. Ref. No: 192021220005301421 on 20-04-2021, Amount Rs: 44,314/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ2801276 on 20-04-2021, Head of Account 0030-03-104-00

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Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 2,65,820/- and Stamp Duty paid by Stamp Rs 100/-
online = Rs 2,65,720/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 2059, Amount: Rs.100/-, Date of Purchase: 08/04/2021, Vendor name: Abhijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2021 11:09AM with Govt. Ref. No: 192021220005301421 on 20-04-2021, Amount Rs: 2,65,720/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ2801276 on 20-04-2021, Head of Account 0030-02-103-003-02



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

State of Registration under section 60 and Rule 69.
Registered in Book - I
Same number 1506-2021, Page from 181189 to 181232
Drawing No 150604273 for the year 2021.



Suman

Digitally signed by SUMAN BASU
Date: 2021.04.21 14:41:28 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2021/04/21 02:41:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)