

12311/v

P. K. Saha



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 251437

I certify that the document is admissible in accordance with the provisions of the Registration Act, 1908. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District M & Registrar  
Bahala, South 24 Parganas

19 2 DEC 2022

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 12<sup>th</sup> day of December 2022 (Two Thousand Twenty Two).

**BETWEEN**

02/33698587r

30999

06 DEC 2022

DATE.....

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Aradh Samanta  
Advocate  
District Jugges Court Baran  
24 Pgs (N)

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M. SUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



*J*

A.D.S.R. Behari  
J 2 DEC 2022  
Dist. - South 24 Pgs.

Witnessed by me  
Aradh Samanta  
Advocate  
District North 24 Parganas  
Baran, P.S & P.O. Baran  
Kolkata - 700124

## Major Information of the Deed

Deed No :	I-1607-16328/2022	Date of Registration	12/12/2022
Query No / Year	1607-2003369658/2022	Office where deed is registered	A.D.S.R. BEHALA, District Court
Query Date	28/11/2022 8:48:34 PM		
Applicant Name, Address & Other Details	AMAL SAMANTA DISTRICT JUDGES COURT NORTH 24 PGS, Thana Barasat, District North 24 Parganas, WEST BENGAL, PIN - 700124, Mobile No. 9831502565, State		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 29,00,000/-	Rs. 47,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,89,220/- (Article:23)	Rs. 47,314/- (Article 2(1) E		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the deed in this area)		

### Land Details :

District, South 24-Parganas, P S:- Thakurpukur, Corporation; KOLKATA MUNICIPAL CORPORATION, West Bengal, Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located NOT on Ram Mohan Roy Road (Ward No 115,121,122)), Premises No 118E., Ward No 122 Pin Code : 700008

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 9 Chatak 20 Sq Ft	28,70,000/-	46,62,500/-	Ward No 122, Pin Code 700008
<b>Grand Total :</b>				4.274Dec	28,70,000 /-	46,62,500 /-	

### 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.	30,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft..Residential Use, Cemented Floor, Age of Structure: 9 years, Road side Pucca. Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	30,000 /-	67,500 /-	



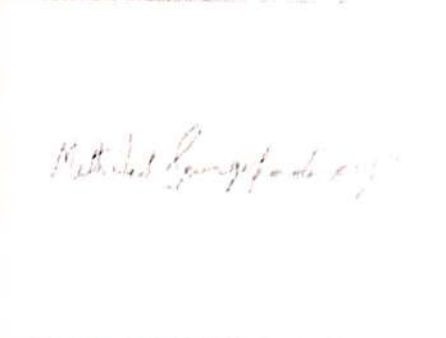
**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr MITHILES GANGOPADHYAY	Mrs MANJU KUMARI-4 27396 Dec




**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr MITHILES GANGOPADHYAY	Mrs MANJU KUMARI-100 00000000 Sq Ft

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr MITHILES GANGOPADHYAY, (Alias: Mr MITHILESH GANGOPADHYAY)</b> Son of Late JAGADISH CHANDRA GANGULY Executed by: Self, Date of Execution: 12/12/2022 , Admitted by: Self, Date of Admission: 12/12/2022 ,Place : Office			
		12/12/2022	LTI 12/12/2022	12/12/2022
73/10,RAJA RAM MOHAN ROY ROAD,KOLKATA, City:- , P.O:- BARISHA, P.S:- Thakurgaon South 24-Parganas, West Bengal, India. PIN:- 700008 Sex: Male, By Caste: Hindu, Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4F, Aadhaar No. 40xxxxxxxxxxxx Status :Individual, Executed by: Self, Date of Execution: 12/12/2022 , Admitted by: Self, Date of Admission: 12/12/2022 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs MANJU KUMARI (Presentant)</b> Wife of Mr AKASH KUMAR Executed by: Self, Date of Execution: 12/12/2022 , Admitted by: Self, Date of Admission: 12/12/2022 ,Place : Office			
		12/12/2022	LTI 12/12/2022	12/12/2022
Wife of Mr AKASH KUMAR KHAJPURA,B.M.P.ROAD,B.V.COLLEGE,,PATNA.BIHAR, City:- Patna COLLEGE, P.S:-SHASTRINAGAR, District:-Patna, Bihar, India. PIN:- 800014 Sex: Female, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx4K, Aadhaar No. 97xxxxxx Status :Individual, Executed by: Self, Date of Execution: 12/12/2022 , Admitted by: Self, Date of Admission: 12/12/2022 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AMAL SAMANTA</b> Son of Late NANU SAMANTA City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India. PIN:- 700124			
	12/12/2022	12/12/2022	12/12/2022
Identifier Of Mr MITHILES GANGOPADHYAY, Mrs MANJU KUMARI			

On 12-12-2022

**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 17 of Indian Stamp Act 1899.

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

Presented for registration at 12.35 hrs on 12-12-2022, at the Office of the A.D.S.R. BEHALA by Mrs. MANJU KUMARI, Claimant.

**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. 47,30,000/-

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

Execution is admitted on 12/12/2022 by 1. Mr MITHILES GANGOPADHYAY, Alias Mr MITHILESH GANGOPADHYAY, Son of Late JAGADISH CHANDRA GANGULY, 73/10,RAJA RAM MOHAN ROY ROAD,KOLKATA, P.O. BEHALA, Thana. Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. Mrs MANJU KUMARI, Wife of Mr AKASH KUMAR, KHAJPURA,B.M.P.ROAD,B.V.COLLEGE,,PATNA,BIHAR, P.O: BV COLLEGE, Thana. SHASTRINAGAR, Patna, BIHAR, India, PIN - 800014, by caste Hindu, by Profession House wife

Indetified by Mr AMAL SAMANTA, , Son of Late NANU SAMANTA, P.O. BARASAT, Thana. Barasat, South 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 47,314 00/- ( A(1) = Rs 47,30,000/- + Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 47,314/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Government of West Bengal Online on 09/12/2022 7:31PM with Govt. Ref. No: 192022230209641008 on 09-12-2022, Amount Rs. 47,314.00/-, Bank: SBI EPay ( SBlePay), Ref. No. 0420142738133 on 09-12-2022, Head of Account 0030-03-104-00-00

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,89,220/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 1,84,220/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 251897, Amount: Rs.5,000.00/-, Date of Purchase: 06/12/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Government of West Bengal Online on 09/12/2022 7:31PM with Govt. Ref. No: 192022230209641008 on 09-12-2022, Amount Rs. 1,84,220.00/-, Bank: SBI EPay ( SBlePay), Ref. No. 0420142738133 on 09-12-2022, Head of Account 0030-03-104-00-00

Asis Kumar Datta

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1607-2022, Page from 479283 to 479312  
being No 160716328 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.12.12 15:34:43 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/12/12 03:34:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

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(This document is digitally signed.)

**MR.MITHILES GANGOPADHYAY @ MITHILESH GANGOPADHYAY**, having **PAN:ACVPG6284F** and Aadhaar No.**4085 6931 9096**, son of Late Jagadish Chandra Ganguly, By occupation-Retired Person, by faith-Hindu, by nationality-Indian, residing at 73/10, Raja Ram Mohan Roy Road, P.O. Barisha, P.S.-Haridebpur,Kolkata-700 008, Dist.- South 24 Parganas hereinafter referred to and called as the **"OWNER/VENDOR/FIRST PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**MRS.MANJU KUMARI** having **PAN:BLTPK6414K** and Aadhaar No.**9742 6338 3755**,wife of Mr. Akash Kumar, by Occupation-Housewife, by faith- Hindu. By nationality- Indian, residing at Khajpura, B.M.P.Road, B.V.College, P.O. B.V.College, P.S.-Shastrinagar ,Patna,Bihar- PIN- 800014 hereinafter referred to and called as the **"PURCHASER/SECOND PARTY"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** one Bama Sundari, wife of Late Narayan Chandra Samanta of Muradpur was the sole and absolute rightful recorded owner, seized and possessed of and otherwise well and sufficiently entitled to and in peaceful enjoyment of ALL THAT piece and parcel of Bagan land, measuring more or less 36 Decimals, lying and situated at **Mouza- Muradpur**, Pargana- Magura, Touza No.74, 77, 82, R.S. No. 192, J.L. No. 13,within the limits of South Suburban Municipality, comprised in Dag No. 641, appertaining to Khatian No.188, within Police Station-Behala, Sub-Registry Office- Behala, in the District of 24-



Parganas and she had been enjoying the same peacefully and uninterruptedly by dint of inheritance according to the Hindu Succession Act by paying Govt. Revenues and taxes etc. with the appropriate authorities concerned, free from all encumbrances.

**AND WHEREAS** while seized and possessed of the aforesaid property without any interruptions or encumbrances, said Bama Sundari executed one Deed of Gift unto or in favour of her daughter namely Tulsi Moni Dasi, wife of Sarda Bhusan Hait by dint of a registered Deed of Gift recorded in Book No.-1, Volume No.-20, Pages from 258 to 261, Being No.-1227 for the year 1939 dated 02/08/1939 registered at the office of the Sub Registrar at Behala in respect of ALL THAT piece and parcel of Bagan land, measuring more or less 36 Decimals, lying and situated at **Mouza- Muradpur**, Pargana- Magura, Touzi No.74 , 77, 82, R.S. No. 192, J.L. No. 13, within the limits of South Subarban Municipality, comprised in Dag No. 641, appertaining to Khatian No.188, within Police Station-Behala, Sub-Registry Office- Behala, in the District of 24 Parganas.

**AND WHEREAS** since then the said Tulsi Moni Dasi became the sole and absolute owner ALL THAT piece and parcel of Bagan land, measuring more or less 36 Decimals, lying and situated at **Mouza- Muradpur**, Pargana- Magura, Touzi No.74 , 77, 82, R.S. No. 192, J.L. No. 13, within the limits of South Subarban Municipality, comprised in Dag No. 641, appertaining to Khatian No.188, within Police Station-Behala, Sub-Registry Office- Behala, in the District of 24-Parganas by dint of the said Deed of Gift and while seized and possessed of the same, she paid Municipal taxes and Govt. rents in her name as absolute owner and occupier thereof and while seized and possessed of the same the said Tulsi Moni Dasi died intestate on 20.05.1956 leaving behind her four sons namely Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait and

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Gopinath Hait and three daughters Sipra Das, Subhra Chatterjee and Shila Pal as her only legal heirs and successors to her estate by dint of inheritance according to the Hindu Succession Act, 1956.

**AND WHEREAS** since then said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal became the joint owners of the said property by virtue of inheritance and in terms of Hindu Succession Act, 1956 out of which they acquired undivided 1/7th share of the same and were seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as they shall think fit and proper.

**AND WHEREAS** by way of said inheritance the said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal are absolutely seized, possessed of and in peaceful enjoyment of said land, they got the same mutated and/ or recorded in their names in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as K.M.C. Premises No. 118A, Raja Ram Mohan Roy Road, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700082, though the said property still appears recorded in their names in L.R. Khatian No. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 and they have been enjoying the same peacefully and uninterruptedly by paying Govt. Revenues, rates and taxes to the K.M.C. regularly and the same is free from all encumbrances, liens, charges, lispendens whatsoever.

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**AND WHEREAS** for legal necessity of money the said Ajit Kumar Hait, Ranjit Kumar Hait, Biswajit Hait, Gopinath Hait, Sipra Das, Subhra Chatterjee and Shila Pal sold and transferred **ALL THAT** piece or parcel of an area of Bagan now Bastu land measuring an area of 2 (Two) Cottha 9 (Nine) Chittak 20 (Twenty) sq. ft. be the same a little more or less along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No. 641 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza- Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74-77 and 82, Pargana-Magura, R.S.Dag No.-641, under Khatian No.-188, being Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008, Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Mohan Roy Road which is morefully described in the **Schedule** hereinafter below in favour of Sri Mahesh Ganguly, son of Late Jagadish Chandra Ganguly and Smt. Mamata Ganguly, daughter of Late Jagadish Chandra Ganguly, both resident of 73/10, Biren Roy Road East now Raja Ram Mohan Roy Road, P.S.-Thakurpukur, Kolkata-700008, Dist. South 24 Parganas being the purchasers therein by virtue of a registered Deed of Sale recorded in Book No.-I, Volume No.65, Pages from 59 to 66, Being No.-2841 for the year 1999 executed on 22/03/1999 registered at the office of the A.D.S.R at Behala, Dist.-South 24 Parganas.

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**AND WHEREAS** while seized and possessed of the aforesaid property without any interruptions or encumbrances, said Sri Mahesh Ganguly, and Smt. Mamata Ganguly executed one Deed of Gift unto or in favour their brother namely Mithilesh Gangopadhyay, being the Donee therein and the Vendor herein by dint of a registered Deed of Gift recorded in Book No.-I, Volume No. 1607-2016, Pages from 7536 to 7561, Being No.-160700081 for the year 2016 dated 04/01/2016 registered at the office of the A.D.S.R.at Behala in respect of the property mentioned in the Schedule hereunder below which is lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74-77 and 82 Pargana-Magura, appertaining to R.S. Dag No.-641 corresponding to L.R. Part No. 819, appertaining to R. S. Khatian No.-188, corresponding to L.R. Khatian No.2361,2362,2363,2364, 2365, 2366, 2367, 2368, 2369, 2370, being K.M.C. **Premises No. 118E, Raja Ram Mohan Roy Road**, being Assessee No. **411221009660**, Kolkata-700 008, Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008 , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008,, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist. South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road which is morefully described in the **Schedule** hereinafter below

**AND WHEREAS** by way of said deed of sale while thus the said vendor is absolutely seized, possessed of and in peaceful enjoyment of said land. he got the same mutated and/or recorded in her name in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, P.S. Thakurpukur, now P.S. Haridevpur, Kolkata-700 008, Old

Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008, though the said property still appears recorded in the name of previous Owners in L.P. Khatian No. 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370 appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819 and the same is free from all encumbrances, liens, charges, dispendens whatsoever in respect of the said property mentioned in the Schedule hereunder below and the said **Vendor** started occupying and enjoying the said property mentioned in the Schedule hereinafter below free from all sorts of encumbrances and disturbances, charges and liens etc. from any corner whatsoever and paid relevant taxes thereon.

**AND WHEREAS** the Vendor herein due to urgent need of money, wants to sell the said **ALL THAT** piece or parcel of Bastu Land measuring an area of 2 (Two) Cottha 9 (Nine) Chittaks 20 (Twenty) sq. ft. be the same a little more or less along with 100 sq. ft pucca structure together with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No.642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza- Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74-77 and 82, Pargana-Magura, appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No.-188, corresponding to L.R. Khatian No.2361,2362,2363,2364, 2365, 2366, 2367, 2368, 2369, 2370, being K.M.C. **Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700 008**, Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008 , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008,, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal

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Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist. South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road which is morefully described in the **Schedule** hereinafter below and the easement right attached thereto to the Purchaser at the total consideration price of **Rs.29,00,000/ (Rupees Twenty Nine Laes)** and the Purchaser herein agreed to purchase **ALL THAT** piece or parcel of Bastu Land measuring an area of 2 (Two) Cottha 9 (Nine) Chittaks 20 (Twenty) sq. ft. be the same a little more or less along with 100 sq. ft pucca structure together with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No.642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74 77 and 82, Pargana-Magura, appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No.-188, corresponding to L.R. Khatian No. 2361,2362,2363,2364, 2365, 2366, 2367, 2368, 2369, 2370 being K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700 008, Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008 , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road which is morefully described in the **Schedule** hereinafter below and the easement right attached thereto at a total consideration of **Rs.29,00,000/(Rupees Twenty Nine Laes)** only free from all sorts, encumbrances, charges, attachments and finally both

the parties herein entered into this Agreement for Sale on 16/09/2022 to avoid future disputes and litigation in respect of the said property morefully described in the schedule hereunder below including the uninterrupted and free access to and from the main Municipal Road AND other common areas, portions amenities and amenities and facilities and the easement right attached thereto free from all sorts, encumbrances, charges, attachments and in terms of the said Agreement for Sale and this present Indenture, the Purchaser herein paid a sum of **Rs.20,00,000/(Rupees Twenty Nine Laacs)** only to the Vendor towards the total consideration for the said property mentioned in the schedule hereunder below where the Vendor admitted and acknowledged the same and subsequently the Vendor hereby handover the vacant and peaceful khas possession of the said property mentioned in the schedule hereunder below to the Purchaser herein.

AND WHEREAS now the Vendor hereby executes and registers a proper Deed of Conveyance unto the favour of the Purchaser herein conveying the ownership right, title and interest over and above the said property i. e. ALL THAT piece or parcel of Bastu Land measuring an area of 2 (Two) Cottahs (Nine) Chittaks 20 (Twenty) sq. ft. be the same a little more or less along with 100 sq. ft pucca structure together with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No.642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the property lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74-77 and 82, Pargana -Magura, appertaining to R.S. Dag No. 641 corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No.-138, corresponding to L.R. Khatian No. 2361,2362,236432364, 2365, 2366, 2367,

2368, 2369, 2370, being K.M.C. Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700 008, Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008 , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B. and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Mohan Roy Road and the easement right attached thereto which is more fully described in the Schedule hereunder below including the uninterrupted and free access to and from the main Municipal Road AND other common areas, portions amenities and facilities and the easement right attached thereto at or for the total consideration of **Rs.29,00,000/(Rupees Twenty Nine Lacs)** only free from all sorts of encumbrances and for greater clearance of the said property mentioned in the schedule hereunder below, one PLAN is annexed herewith and delineated in RED mark which will be treated as an integral part of this Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-**

In pursuance of the said Agreement in consideration of the said sum of **Rs.29,00,000/(Rupees Twenty Nine Lacs)** only of the lawful money of the union of India well and truly paid by the Purchaser to the Vendor (receipt whereof the Vendor doth hereby as also the Memo of Consideration written herein below admits and acknowledges and from the same and every part thereof hereby acquits, releases and forever discharges the Purchaser and the Vendor doth hereby sell, grant, convey, assign, transfer and assure to unto and to the use of the said Purchaser **ALL THAT** piece or parcel of Bastu Land measuring an area of 2 (Two) Cottha 9 (Nine) Chittaks 20 (Twenty) sq. ft be the



same a little more or less along with 100 sq. ft pucca structure together with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No.642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the said property lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-192, Touzi No.-74- 77 and 82, Pargana- Magura, appertaining to R.S. Dag No.-641 corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No.-188, corresponding to L.R. Khatian No.2361,2362,2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, being K.M.C. **Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700 008**, Old Premises No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008 , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station-Thakurpukur, now Police station Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L. and L.R.O at Behala, Dist. South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Mohan Roy Road and the easement right attached thereto to (more fully and particularly described in the Schedule hereunder written) including the uninterrupted and free access to and from the main Municipal Road AND other common areas, portions amenities and facilities (hereinafter collectively referred to as the SAID PROPERTY OR HOWSOEVER OTHERWISE THE SAID PROPERTY now is or at any time or times hereto before was situated, butted bounded, called, known numbered described and distinguished TOGETHER WITH all fixtures, walls, sewers, drains, passages, water courses and all manner of former or other rights, liberties, easements,

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privileges, advantages, appendages and appurtenances whatsoever to the said PROPERTY or any part thereof usually occupied or enjoyed or reputed to belong or be appurtenant therein AND the reversion or reversions, remainder or remainders and the rents issues and profits thereof and every part thereof and all the estate, rights, title, interest, claims, use, inheritance, trust, property or demand whatsoever of the Vendor do at law or in equity into and upon the said PROPERTY or any part thereof TO HAVE AND TO HOLD the said PROPERTY hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof TOGETHER WITH her and every of her respective rights manner and appurtenances whatsoever unto the Purchaser absolutely and forever free from all encumbrances, trusts, charges, liens, lispendens, attachments, acquisition and requisition by the Govt. or any Govt., Agency or other concern and all other liabilities whatsoever including however right to convey or transfer the said PROPERTY, if necessary, at any time subject nevertheless to the easements or quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said PROPERTY as mentioned in the Schedule hereunder written and excepting and reserving unto the Vendor such easements or quasi-easements and rights and privileges only.

**THE VENDOR DOETH HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS : -**

- a) That the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below and every part thereof are not attached in any proceedings started by or at the instance of Estate duty, Income tax, Wealth Tax or Gift Tax Authorities and all rents, rates and taxes of concerned Authorities are duly paid and/or be paid accordingly or department of or under the provisions of the Public Demand Recovery Act or otherwise and that no

Certificate has been filed in the Office of the Certificate Officer under the provisions of the execution of any Certificate at the instance of Income Tax and/or Wealth Tax and/or Estate Duty Authority.

- b) That notwithstanding any act deed matter or thing by the Vendor or by any of his ancestors or predecessors-in-title done executed or knowingly suffered or permitted or suffered the contrary, Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below hereby sold, granted, conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or conditions, use, trust or other thing whatsoever alter defect encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed, matter or thing whatsoever as aforesaid the Vendor has now good right full power and lawful and absolute Authority to sell, grant, convey, transfer, assign and assure the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below hereby sold, granted, conveyed, transferred, assigned and assured or expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.
- c) That notwithstanding any act, deed or thing whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary the Vendor has good right full power absolute authority and indefeasible title and/or otherwise well and sufficiently entitled to sell, grant, transfer, convey, assign and assure the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below unto the Purchaser in the manner aforesaid.
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- d) That it shall be lawful for the Purchaser at all times hereafter to peaceably and quietly enter into and upon and hold, occupy and enjoy the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbances, suit, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate, right, title and interest whatsoever in the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below from under through or in trust for the Vendor and free from and forever discharge or otherwise and by and at the cost of the Vendor well and sufficiently made harmless and indemnified of from and against all charges, liens, dispendens, attachments by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.
- e) That the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in said land and structure together with all common and easementary rights mentioned in the schedule hereunder below from through under or in trust for the Vendor and/or her predecessors in title or any of her shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the purchaser cause to be done made acknowledged and executed all such further and other acts, cause, things and assurances whatsoever for further, better and more perfectly assuring the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
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- f) That the Purchaser shall be entitled to sell, transfer, mortgage, lease, rent, assign and /or deal with the said land and structure together with all common and easementary rights mentioned in the schedule hereunder below and right of common spaces, parts and portions and amenities conveniences hereby acquired as described in the Schedule hereunder in such manner as the Purchaser shall think fit and proper subject to the terms and conditions herein without any consent or objection of any other persons or the Vendor who have acquired before or who may hereafter acquire any right, title or interest similar to those contained by the Purchaser.
- g) That the said property is not affected by any notice or scheme of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority and that no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or any other Act or Acts or Enactments in force and there is no impediment, attachment, leases, lis pendens, uses, Debattar or Wakf or Trust made or suffered by the Vendor herein.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Bastu Land measuring an area of 2 (Two) Cottha 9 (Nine) Chittaks 20 (Twenty) sq. ft. be the same a little more or less together with 100 sq. ft pucca structure along with other common amenities and facilities allotted thereto for better enjoyment of the said property with 12 feet wide common paths and ways mentioned in Dag No.642 for plying, bringing water connection, telephone connection, electric connection etc. and main gate and entrance, boundary walls and all other facilities which are the integral parts of the land lying and situated at **Mouza-Muradpur**, J.L.No.-13, R.S.No.-

192, Touzi No.-74-77 and 82, Pargana-Magura, appertaining to R.S. Dag No. 641 corresponding to L.R. Dag No. 819, appertaining to R. S. Khatian No. 118 corresponding to L.R. Khatian No. 2361,2362,2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, being K.M.C. **Premises No. 118E, Raja Ram Mohan Roy Road, being Assessee No. 411221009660, Kolkata-700 008**. Old Premise No. 118A, Raja Ram Mohan Roy Road, Kolkata- 700 008 , Mailing address at 73/10, Raja Ram Mohan Roy Road, Kolkata- 700 008, under Police station Thakurpukur, now Police station-Haridebpur, Ward No.-122, within the local limits of Kolkata Municipal Corporation (S.S.Unit), A.D.S.R.O at Behala, B.L and L.R.O at Behala, Dist.-South 24 Parganas, Road Zone James Long Sarani to Netaji Sarak Crossing not on Raja Ram Moham Roy Road which is butted and bounded as follows:

**ON THE NORTH** : Dag No.642.

**ON THE EAST** : By 12 feet wide Common Passage.

**ON THE SOUTH** : Land of Minati Ganguly.

**ON THE WEST** : By 4 Feet Wide K.M.C. Drain and Dag No.338.

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

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata in the presence of:-

**WITNESSES:-**

1. Amal Samanta  
S/o Late Nandu Samanta  
835, Jessore Road,  
Green Park, Block-A  
Kolkata-55.

*Mithales Gangopadhyay*

Signature of the Vendor

2. মানিক কুমার  
সিপি-৬ লিডিং কমিউনিকেশন সার্ভিস  
কম্পানি লিমিটেড, মুর্শিদাবাদ জেলা,  
ইন্ডিয়ান পুর, প্লট-৮২.

*Manjira Kumari*

Signature of the Purchaser

Drafted by :

*Amal Samanta*  
SHRI AMAL SAMANTA

Advocate

Dist. Judges' Court,

North 24 Parganas, Barasat, Kolkata-700124.

Enrollment No.-F-1334/2004

MEMO OF CONSIDERATION

RECEIVED from the above named purchaser the within mentioned amount of Rs.29,00,000/(Rupees Twenty Nine Lacs) only towards the total consideration of the said property hereinbefore in the following manner

<u>Date</u>	<u>Cheque No.</u>	<u>Bank/Branch</u>	<u>Amount (Rs.)</u>
15/09/22	online payment		Rs, 3,00,000/-
16/09/22	By cash		Rs. 2,00,000/-
05/12/2022	RTGS. vide No. CNRBR 520 221 2059478 2568 HDFC 0001088		Rs 12,00,000/-
05/12/2022	RTGS vide No. CNRBR 520 221 2059478 2676 HDFC 0001088		Rs 12,00,000/-
Total:-			Rs.29,00,000/

Total = Rs.29,00,000/(Rupees Twenty Nine Lacs) only.

WITNESSES :

1. Anil Samant

*Mithlesh Langafadhyay*  
SIGNATURE OF THE VENDOR

2. अनिल - अंजलि



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

(1) Name: Mithales Gangopadhyay

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Mithales Gangopadhyay  
Signature of the Presentant

Executant/Claimant/Attorney/Principals/Guardian/Testator. (Tick the appropriate box)

(2) Name: Manju Kumari

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

All the above fingerprints are of the above named person and attested by the signatory

Manju Kumari  
Signature of the Presentant

(3) Name: .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO PAST

ডান হাত

Signature of the Presentant

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

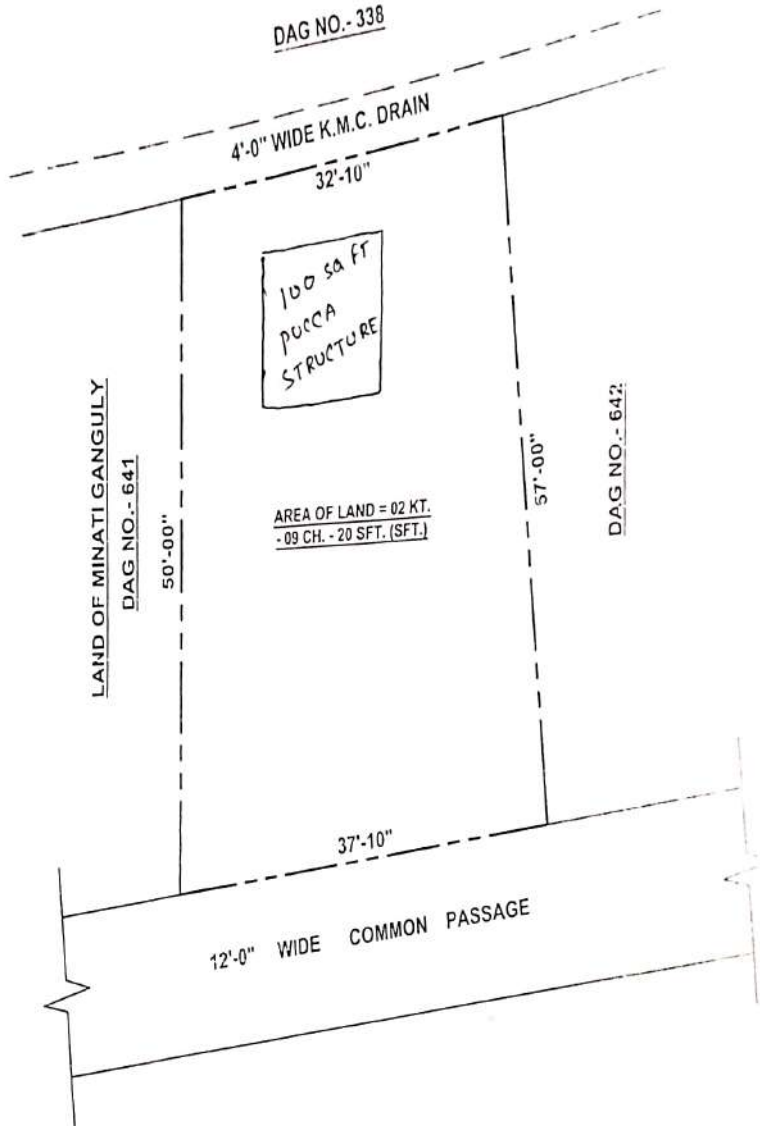
SITE PLAN FOR SRI MITHILES GANGOPADHYAY, AT PREMISES NO.- 118E, RAJA RAM MOHAN ROY ROAD, IN K.M.C. WARD NO.- 122, IN DAG NO.- 641, UNDER KHATIAN NO - 188 OF MOUZA - MURADPUR, J.L. NO.- 13, TOUZI NO.- 74-77, 82, R.S. NO.- 192, P.S.- HARIDEVPUR, KOLKATA - 700008, DIST.- SOUTH 24 PARGANAS.

AREA OF LAND : 02 CATTAH 09 CHITTACKS 20 SFT WITH 100 SQ. FT.

PUCCA STRUCTURE



SHOWN IN RED  
SCALE : 1:50



Mithiles Gangopadhyay  
SIGNATURE

Manjiv Kumar  
SIGNATURE

TRACE BY



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



192022230209641008

GRN Details

GRN: 192022230209641008 Payment Mode: SBI Epay  
GRN Date: 09/12/2022 19:30:57 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 0420142738133 BRN Date: 09/12/2022 19:31:13  
Gateway Ref ID: 410816502 Method: Punjab National Bank Retail and Corporate SBI  
GRIPS Payment ID: 091220222020964099 Payment Init. Date: 09/12/2022 19:30:57  
Payment Status: Successful Payment Ref. No: 2003369658/5/2022  
[Query No: 09/12/2022]

Depositor Details

Depositor's Name: Mr AMAL SAMANTA  
Address: KOLKATA  
Mobile: 8334875240  
Period From (dd/mm/yyyy): 09/12/2022  
Period To (dd/mm/yyyy): 09/12/2022  
Payment Ref ID: 2003369658/5/2022  
Dept Ref ID/DRN: 2003369658/5/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003369658/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	17434
2	2003369658/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	17114
			Total	231534

IN WORDS: TWO LAKH THIRTY ONE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

PAN



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2003369658/2022	Office where deed will be registered
Query Date	28/11/2022 8:48:34 PM	Deed can be registered in any of the district offices on Note: 11
Applicant Name, Address & Other Details	AMAL SAMANTA DISTRICT JUDGES COURT NORTH 24 PGS, Thana Barasat, District North 24 Parganas, WEST BENGAL, PIN - 700124, Mobile No. 9831502565, Status: 2	
Transaction	[0101] Sale, Sale Document	Additional Transaction [4305] Declaration [No of Declaration]
Set Forth value	Rs. 29,00,000/-	Market Value Rs. 47,30,000/-
Total Stamp Duty Payable(SD)	Rs. 1,89,220/- (Article:23)	Total Registration Fee Payable: Rs. 47,314/- (Article A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by the Applicant: Rs. 5,000/-
Remarks		

Land Details :

District: South-24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Plot No: 115, Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located NOT on Main Road), Premises No: 118E, Ward No: 122, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 9 Chatak 20 Sq Ft	28,70,000/-	46,62,500/-	With 100 sq ft Residential Use Reference No: 6/24/2022/201
Grand Total :				4.274Dec	28,70,000 /-	46,62,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Full of Floor Pucca, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	67,500 /-	



**Seller Details :**

Sl No	Name & address	Status	Execution Administration Details
1	Mr MITHILES GANGOPADHYAY, (Alias: Mr MITHILESH GANGOPADHYAY) Son of Late JAGADISH CHANDRA GANGULY,73/10,RAJA RAM MOHAN ROY ROAD,KOLKATA, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx4F, Aadhaar No.: 40xxxxxxxx9096,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Administration Details
1	Mrs MANJU KUMARI Wife of Mr AKASH KUMAR,KHAJPURA,B.M.P.ROAD,B.V.COLLEGE.,PATNA,BIHAR, City:- , P.O:- BV COLLEGE, P.S:-SHASTRINAGAR, District:- Patna, Bihar, India, PIN:- 800014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BLxxxxxx4K, Aadhaar No.: 97xxxxxxxx3755,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr AMAL SAMANTA Son of Late NANU SAMANTA City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr MITHILES GANGOPADHYAY, Mrs Manju KUMARI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr MITHILES GANGOPADHYAY	Mrs MANJU KUMARI-4.27396 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr MITHILES GANGOPADHYAY	Mrs MANJU KUMARI-100 Sq Ft



Land and Building Details as received from KMC :

No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No. : 411221009660 Premises No. : 118E Ward No. : 122 Street Name : RAJA RAM MOHAN ROY ROAD	Reference Deed No. : Date of Registration : Office Where Registered :	Owner Name : MITHILES GANGOPADHYAY Owner Address : 73/10, RAJA RAM MOHAN ROY ROAD , MADAN MOHAN TALA, BEHALA , P.O-BARISHA, P.S - HARIDDEVPUR , KOLKATA Pin No 700008	Character of Property : Total Area of Land : 9 Chabaz, 207 sq ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28-12-2022) for e-Payment . Assessed market value & e-Payment for 30 days.(i.e. upto 28-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document of 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fee is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fee payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 50,000/- (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a Form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following blocks: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

