

A 857

(1)

4729/2020



पश्चिमबंगाल/ पश्चिम बंगाल WEST BENGAL

47AB 128424

22/12/20  
a - 2/1723859

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Additional District Sub-Registrar,  
Garia South 24 Parganas

22 DEC. 2020

**DEED OF SALE**

This **DEED OF SALE** is made on this 22<sup>nd</sup> day of **DECEMBER, 2020** (Two Thousand and Twenty)

**BETWEEN**



084142

23 SEP 2020

SL. NO.....DI.....  
Name-S.C. MAZUMDER (ADV.)  
ADD-ALIPORE POLICE COURT  
KOLKATA-27

RS.....

*T*  
TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



Identified by me —

*Debebrata Mazumder.*

*S/o- Late Santosh Kumar Mazumder . 22 DEC 2020*

*159, Garia Station Road*

*Kol- 84*

*Service*

Additional District Court, Garia,  
Kolkata Sub-24 Pargana

1) **SRI SWAPAN GOSWAMI**, (FORM 60), son of Late Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, by faith - Hindu, by occupation - Retired Person, by nationality- Indian, residing at M-43 Prantika Para, P.O. - Garia Gardens, P.S. - Narendrapur (previously Sonarpur), Kolkata- 700084, District - South 24 Parganas, 2) **SMT. CHAYA NANDI** (FORM 60), wife of Sri Gopal Nandi, daughter of Late Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, by faith - Hindu, by occupation - Housewife, by nationality- Indian, residing at - 31G, Bagha Jatin, P.S. - Jadavpur, P.O. - Baghajatin, Kolkata- 700086, hereinafter referred to and called as the "**OWNER/VENDOR**" (which term or 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 **FIRST PART**, represented by their lawful constituted Attorney namely **SRI MONOJ ROY** (PAN - AHYPR7109L), Son of Sri Dilip Roy, by faith - Hindu, by occupation- Business, residing at Mahamayapur School Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas by virtue of General Power of Attorney dated 24-08-2011 registered in the office of the ADSR - Sonarpur and recorded in Book No. IV, CD Volume No. 3, Pages from 5375 to 5388 Being No. 01961 for the year 2011;

**AND**

1) **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN No. AADCG2860J) a Company incorporated under the Companies Act, 1956 having its registered Office at- 167, Garia Station Road, P.O.- Garia, P.S. Sonarpur, Kolkata- 700084 and represented by its Director **SRI AMIT GANGULY** (PAN NO AIEPG3746R) son of- Sri Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, (near Garia Baroda Prasad High School), Police Station- Sonarpur, Kolkata-700084, hereinafter referred to and called



A handwritten signature in black ink, consisting of a single, fluid, curved stroke.

Additional District Sub-Registrar,  
Garis South 24 Parganas

22 DEC 2020

as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its nominee, office bearer, agents, administrators, legal representatives and assigns) of the **SECOND PART**

**WHEREAS**, ALL THAT undivided **land measuring .75 decimal** more or less with a **brick built tile shed structure measuring about 25 sq. ft.** at **Holding No. 96, Paschim Mahamayapur Road**, i.e. 1/8<sup>th</sup> share out of Vendor's joint 2/12<sup>th</sup> share From Total land measuring 8 decimal in **R.S. Dag No. 639** under RS Khatian No. 10 i.e. **0.16670 decimal**, From Total land measuring 18 decimal in **R.S. Dag No. 604** under R.S. Khatian 6 i.e. **0.37500 decimal**, From Total land measuring 8 decimal in **R.S. Dag No. 599** under RS Khatian No. 1327 i.e. **0.16665 decimal** and From Total land measuring 2 decimal in **R.S. Dag No. 602** under RS Khatian No. 1605, 1628, 1828, i.e. **0.04165 decimal** all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (Previously Sonarpur), ADSR - Garia (previously Sonarpur), within Rajpur-Sonarpur Municipality Ward No.- 28, District - 24 Parganas (South), with 1/8<sup>th</sup> share of Vendor's 2/12 share in 1200 sq. ft. tile shed structures thereon more fully and more particularly described in the Schedule hereunder is the subject matter of this Deed of Sale ;

**AND WHEREAS**, Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, son of Monimohon Goswami had been the absolute owner, title holder and possessor in respect of land measuring about 18 decimal in RS Dag No. 604, 8 decimal in RS Dag No. 639, 8 decimal in R.S. Dag No. 599 and his name was duly recorded in the RS ROR and finally published in RS Khatian Nos. 6, 10 and 1327 respectively of Mouza - Barhans Fartabad ;

**AND WHEREAS**, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, with Sri Sindhu Charan Adhikary



Pravna Odeljenje  
Kancelarija za izvršenje sudskih odluka

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Goswami and Sri Uday Kumar Adhikary Goswami jointly had been the absolute owner, title holder and possessor in respect of land measuring about 36 decimal in R.S. Dag No. 602 and their names was duly recorded in the RS ROR and finally published in RS Khatian Nos. 1605, 1628 and 1828 with their other properties;

**AND WHEREAS**, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikary Goswami while possessing their said landed properties by executing a Deed of Partition dated 05-05-1961 seperated their properties by metes and bounds and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 55, Pages 131 to 139, Deed No. 3868 for the year 1961;

**AND WHEREAS**, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami thus by virtue of the said Partition deed became the absolute owner of demarcated 19 decimal land in RS Dag No. 602 along with other landed properties, Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikary Goswami was jointly allotted 15 decimal land in RS Dag No. 602 and 2 decimal land of Dag No. 602 was kept as passage;

**AND WHEREAS**, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami while possessing the said 19 decimal land in Dag No. 602 by executing Deed No. 7987 for the year 1993 of ADSR Sonarpur gifted 9 decimal land in Dag No. 602 with other properties and by executing Deed No. 7960 for the year 1993 of ADSR Sonarpur gifted 8 decimal land in Dag No. 602 with other properties to his son Tapan Goswami, and said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami retained 2 decimal land of RS Dag No. 602 to himself;

**AND WHEREAS**, the said Sri Barendra Chandra Goswami @ Barun



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Goswami @ Barendra Nath Goswami while possessing his land measuring 18 decimal in RS Dag No. 604 under RS Khatian 6, land measuring 8 decimal in RS Dag No. 639 under RS Khatian 10, land measuring 8 decimal in R.S. Dag No. 599 under RS Khatian No. 1327 and land measuring 2 decimal in RS Dag No. 602 under RS Khatian No. 1605, 1628, 1828 of Mouza – Barhans Fartabad, died intestate on 25.05.1998 and that of his wife Smt. Binapani Goswami on 15.05.1997 leaving behind their 2 (two) sons namely (1) Swapan Goswami, (2) Tapan Goswami and 10 (Ten) daughters namely (1) Smt. Bhabani Sardar, wife of Sri Nitya Gopal Sardar, (2) Smt. Shibani Banerjee, wife of Sri Gobinda Banerjee, (3) Smt. Santi Naskar, wife of Late Bancha Ram Naskar, (4) Smt. Sandhya Chatterjee, wife of- Late Biswanath Chatterjee, (5) Smt. Chaya Nandi, wife of Sri Gopal Nandi, (6) Smt. Arati Maitra, wife of- Sri Ashis Maitra, (7) Smt. Ila Chatterjee, wife of- Sri Sambhu Nath Chatterjee, (8) Smt. Sikha Banerjee, wife of- Sri Ashok Banerjee, (9) Smt. Shila Bhattacharjee, wife of- Sri Nihar Bhattacharjee, (10) Smt. Lakshmi Sett, wife of- Sri Sujit Sett as their only legal heirs and successors each of whom inherited and became the owner of the properties left by said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami having 1/12<sup>th</sup> share each over the same;

**AND WHEREAS** thus the said Swapan Goswami and Chaya Nandi, Vendors/First Part herein became the co-sharer having undivided 2/12<sup>th</sup> share out of the total land measuring an area of about 36 decimal which is equivalent to more or less 06 decimal be the same a little more or less with undivided 2/12<sup>th</sup> share out of the total 1200 sq. ft. of a brick built tile shed structure i.e. structure measuring about 200 sq. ft. and they are possessing the same by doing various acts of possession free from all sorts of encumbrances.

**AND WHEREAS**, the Owners/Vendors on 24-08-2011 have executed a General Power of Attorney in favour of Sri Monoj Roy, son of- Sri Dilip



Assistant District Sub-Regional  
Office of the Ministry of Health,  
Sub-Region of the West

22 DEC 2008

Roy, of Mahamayapur School Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas registered in the office of the ADSR - Sonarpur which is registered and recorded in Book No. IV, CD Volume No. 3, Pages from 5375 to 5388 Being No. 01961 for the year 2011 appointing him as their lawful constituted attorney for the purpose of proper protection, preservation, transfer, handing over possession and to deal with the said property in the manner briefly described in the said General Power of Attorney.

**AND WHEREAS** the VENDORS/FIRST PART herein, due to their urgent need of money through their appointed Attorney offered to sale their said property i.e. undivided 2/12<sup>th</sup> share out of the total land measuring an area of about 36 decimal which is equivalent to more or less 06 decimal be the same a little more or less with undivided 2/12<sup>th</sup> share out of the total 1200 sq. ft. of a brick built tile shed structure i.e. structure measuring about 200 sq. ft. by executing eight separate Deed of Sale with equal measurement against equal consideration price of Rs. 8,00,000/- (Rupees Eight Lacs) for each.

**AND WHEREAS** the VENDORS/FIRST PART herein offered to sale 1/8<sup>th</sup> share out of their total land measuring 6 decimal and structure measuring 200 sq. ft. i.e. **Land measuring 0.75 Decimal with Structure measuring 25 sq. ft.** more fully described in the SCHEDULE hereunder by virtue of this instant Deed against a sum of Rs. 8,00,000/- (Rupees Eight Lacs) only free from all sorts of encumbrances which the PURCHASERS herein agreed to purchase against consideration price of Rs. 8,00,000/- (Rupees Eight Lacs) only;

**NOW THIS DEED OF SALE WIHNESSETH** that pursuant to the aforesaid agreement and in consideration of the said sum of Rs. 8,00,000/- (Rupees Eight Lacs) only, paid to the VENDORS by the PURCHASERS at or before the execution of these presents (the receipt



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whereof the VENDORS doth hereby, as well as by the memo of consideration hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the PURCHASERS as well as the said land and structure hereby conveyed, the VENDORS doth hereby convey, transfer, sell, assure and assign, free from all encumbrances, unto and to the use of the said PURCHASERS, **ALL THAT undivided land measuring .75 decimal more or less with a brick built tile shed structure measuring about 25 sq. ft.** more fully described in the Schedule hereunder together with all sorts of easement rights attached thereto together with all areas, facilities and amenities attributable thereto whatsoever or howsoever otherwise the said land, structure, hereditaments and premises are or were situate, butted, bounded, called, known, numbered, described or distinguished, together with all yards, courtyards, sewers, courses, and all other benefits and advantages of ancient and other lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land, hereditaments and premises belonging or appertaining thereto or usually held or enjoyed therewith or reputed to belong to or appurtenant thereto and all easements thereon and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, together with the documents of title exclusively relating to the said land, hereditaments and premises and all the estate, right, title, interest, property, claim and demand whatsoever both at law and in equity of the VENDORS into or upon the said land, hereditaments and premises or any part thereof and also all other usual rights of easement, **TO HAVE AND TO HOLD** the said land, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASERS absolutely and forever free from all encumbrances whatsoever and the VENDORS doth hereby covenant with the said PURCHASERS that notwithstanding any act, deed, matter



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Executive Director, Sub-Registrar,  
Civil Service Center, Manila

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or thing by the said VENDORS or their predecessors in title, done and executed or knowingly suffered to the contrary, the said VENDORS now has good right, full and absolute power and authority, indefeasible and absolute title, as and for an estate in fee simple in possession or and for an estate equivalent thereto in the said land, hereditaments and premises hereby granted, transferred and conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASERS in the manner aforesaid and the PURCHASERS shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land, hereditaments and premises, mutate their names in the concern Municipality and the BL & LRO in respect of the land purchased by them and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said VENDORS and their assigns or by any person or persons lawfully and equitably claiming from, under or in trust for the VENDORS, and the PURCHASERS are well and sufficiently saved, defended and kept harmless and indemnified from and against all claims, charges, liens, lis-pendens, debts, attachments, executions, liabilities and encumbrances whatsoever created, made, done, occasioned or suffered by the VENDOR and all person or persons lawfully or equitably claiming from, under or in trust for the VENDORS, and further the said VENDORS and all person or persons having or lawfully or equitably claiming any estate or any part thereof from, under or in trust for the VENDORS shall and will from time to time and at all times hereafter, at the request and cost of the PURCHASERS, do and execute all such acts, deeds, matters and things as may be required for further and more perfectly assuring and confirming the said land, structure, hereditaments and premises or any part thereof unto and to the use of the said PURCHASERS in the manner as aforesaid and the said VENDORS doth hereby covenant with the said PURCHASERS, its successors-in-interest, agents and assigns that the VENDORS will,



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Additional District Sub-Registrar,  
Garia South 24 Parganas

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unless prevented by fire or other inevitable accidents, from time to time and at all times hereafter, at the request and costs of the PURCHASERS, produce or cause to be produced to the PURCHASERS or its agents or at any trial, proceeding, hearing, commission, examination or on other occasions, the deeds and documents relating to the said land, hereditaments and premises as might still lie with them, for the purpose of showing title to the same or any part thereof and also at the like request and costs, deliver or cause to be delivered unto the said PURCHASERS, its executors, agents, successor-in-interest, representatives, and assigns such attested or other copies of extract from the such deeds and documents as he or they may require and will in the meantime, unless prevented as aforesaid, keep the said deeds safe, unobliterated and uncanceled .

#### **SCHEDULE**

ALL THAT undivided land measuring .75 decimal more or less with undivided brick built tile shed structure measuring about 25 sq. ft. at **Holding No. 96, Paschim Mahamayapur Road**, i.e. 1/8<sup>th</sup> share out of Vendor's joint 2/12<sup>th</sup> share From Total land measuring 8 decimal in **R.S. Dag No. 639 under RS Khatian No. 10 i.e. 0.16670 decimal**, From Total land measuring 18 decimal in **R.S. Dag No. 604 under R.S. Khatian 6 i.e. 0.37500 decimal**, From Total land measuring 8 decimal in **R.S. Dag No. 599 under RS Khatian No. 1327 i.e. 0.16665 decimal** and From Total land measuring 2 decimal in **R.S. Dag No. 602 under RS Khatian No. 1605, 1628, 1828, i.e. 0.04165 decimal** all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (Previously Sonarpur), ADSR - Garia (previously Sonarpur), with i.e. 1/8<sup>th</sup> share out of Vendor's joint 2/12<sup>th</sup> share in 1200 sq. ft. tile shed structures thereon within Rajpur Sonarpur Municipality Ward No.- 28, presently portion of **Municipal Holding No. 96, Paschim Mahamayapur**, Kolkata - 700084, District - 24 Parganas (South), the



Additional District Court Officer,  
South 24 Parganas

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total property is butted and bounded by :

- ON THE NORTH :** Land of RS Dag No. 606, 605, 601, 600;  
**ON THE SOUTH :** Land of RS Dag No. 598, 642;  
**ON THE EAST :** Land of RS Dag No. 643, 644, 648;  
**ON THE WEST :** 23 ft. wide Road and land of RS Dag No. 601;

IN WITNESS WHEREOF the Parties have put their signature and seals hereto on the day, month and year first above written.

**WITNESSES**

1. Aditya Sen  
7-N. 2. Mitra Lane  
KOL-90

Manoj Das,  
As Lawful Constituted attorney of.  
1. Sasiparan Goswami  
2. Chaya Chandra

**SIGNATURE OF THE OWNER/VENDOR**  
represented by their lawful constituted  
Attorney

2. Kallabati Meherdas.  
Fartabad Sahapur  
Garia, KOL-84



Handwritten signature or mark.

Additional District Sub-Registrar,  
Garia South 24 Parganas

22 DEC 2020

**MEMO**

**RECEIVED** a sum of **Rs. 8,00,000/- (Rupees Eight Lacs)** only from the within named Purchaser in the following manner :

SL.	DATE	CHEQUE NO.	NAME	BANK NAME & BRANCH	AMOUNT (RS.)
1.	12.01.21	338539	Monoj Roy	IDBI, Banskroni	3,00,000/-
2.	12.01.21	338544	Monoj Roy	IDBI, Banskroni	5,00,000/-
<b>Total</b>					<b>8,00,000/-</b>

**WITNESSES:-**

1. *Aditi Sen*

2. *Rekha Mazumdar*

*Monoj Roy.*  
As Lawful constituted attorney of  
1. *Swapan Goswami*  
2. *Chaya Nandi*

**SIGNATURE OF THE OWNER/VENDOR**  
represented by their lawful constituted  
Attorney

**Drafted by:-**

*Soma Chakraborty*

**SOMA CHAKRABORTY**

Advocate.

Baruipur Civil Court

WB - 2618/99

*(Signature)*



1

District Sub-Registry Office,  
South 24 Parganas

22 DEC 2020

# SPECIMEN FORM FOR TEN FINGER PRINTS



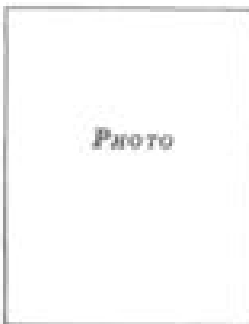
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Wanijah</i>	LEFT HAND					
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<i>Abdullah</i>	LEFT HAND					
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
	RIGHT HAND					





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Additional District Sub-Registrar,  
Garia South 24 Parganas

22 DEC 2020



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MONOJ ROY  
DILIP ROY  
05/01/1990

Permanent Account Number  
ANYPR7109L

Signature

IRL  
E  
12/1/2018



*Monoj Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



AMIT GANGULY  
RANJIT GANGULY  
10111977

Permanent Account Number  
AJEP00740R

हस्ताक्षर  
Signature

Handwritten signature



  
**भारतीय निर्वाचन आयोग**  
**भारत सरकार**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

**WE/23/103/482616**




**निर्वाचक नाम :** देवब्रत मजुमदार  
**Elector's Name :** Debobrata Mazumdar  
**पिता नाम :** बसुदेव मजुमदार  
**Father's Name :** Basudev Mazumdar  
**लिंग/वर्ग :** प / म  
**जन्म तिथि :** 03/03/1979  
**Date of Birth :**

*Debobrata Mazumdar*

**WE/23/103/482616**  
**श्रेणी:**  
 नवीन पंजीयन, शहरी पंचायत, शहरी, शहरी 25 वर्ष 700004

**Address:**  
 DARBHANGA PARTABD, RAJPUJI BOWAMPUR,  
 NARENDRAPUR, SOUTH 24  
 PARGANAS-700004

**Date:** *14/03/2019*

(5) - प्रमाणित करके प्रेषित करने के लिए  
 अधिकृत अधिकारी को

Facsimile Signature of the Electoral  
 Registration Officer for

151 - Sonarpur Uttar Constituency

प्रमाणित करने के लिए प्रेषित करने के लिए  
 प्रमाणित करने के लिए प्रेषित करने के लिए  
 प्रमाणित करने के लिए प्रेषित करने के लिए

In case of change of address mention the Old No.  
 In the relevant Form for including your name in the  
 roll of the changed address and to change the card  
 with new number 179 / 753





Ganguly Home Search Pvt. Ltd.

  
Director







Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192020210175153671  
GRN Date: 21/12/2020 12:18:43  
BRN: 690939411

Payment Mode: Online Payment  
Bank: IDBI Bank  
BRN Date: 21/12/2020 12:19:51

**DEPOSITOR'S DETAILS**

Id No. : 2001723859/3/2020  
(Query No./Query Year)

Name : GANGULY HOME SEARCH PVT LTD  
Contact No. : Mobile No. : +91 8335047751  
E-mail :  
Address : 167 GARIA STATION ROAD KOL 84  
Applicant Name : Mrs Soma Chakraborty  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001723859/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	52470
2	2001723859/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	8756

**Total**

**61226**

In Words : Rupees Sixty One Thousand Two Hundred Twenty Six only



## Major Information of the Deed

Deed No :	I-1629-04729/2020	Date of Registration	22/12/2020
Query No / Year	1629-2001723859/2020	Office where deed is registered	
Query Date	19/12/2020 10:41:32 AM	1629-2001723859/2020	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, 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. 8,00,000/-	Rs. 8,74,163/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 52,480/- (Article:23)	Rs. 8,756/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Paschim Mahamayapur Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:96 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-639	RS-10	Bastu	Bastu	0.1667 Dec	1,46,000/-	1,77,813/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-604	RS-6	Bastu	Bastu	0.375 Dec	4,50,000/-	4,50,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	RS-599	RS-1327	Bastu	Bastu	0.16665 Dec	1,50,000/-	1,88,870/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	RS-602	RS-1605	Bastu	Bastu	0.04165 Dec	49,000/-	49,980/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					.75Dec	7,95,000 /-	8,66,663 /-	
<b>Grand Total :</b>					.75Dec	7,95,000 /-	8,66,663 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	25 Sq Ft.	5,000/-	7,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 25 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		25 sq ft	5,000 /-	7,500 /-	






**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Swapan Goswami</b> Son of Late Barendra Chandra Goswami Alias Barun Goswami M-43, Pramtika Para, Garia Gardens, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs Chaya Nandi</b> Wife of Mr Gopal Nandi 31G, Baghajatin, P.O:- Baghajatin, P.S:- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ganguly Home Search Private Limited</b> 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Monoj Roy (Presentant )</b> Son of Mr Dilip Roy Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office			
	Mahamayapur School Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9L,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Swapan Goswami, Mrs Chaya Nandi	Dec 22 2020 12:04PM	LTI 22/12/2020	22/12/2020

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Amit Ganguly</b> Son of Late Ranjit Ganguly 174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganguly Home Search Private Limited (as Director)



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debobrata Mazumder</b> Son of Late Santosh Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084			<i>Debobrata Mazumder</i>
	22/12/2020	22/12/2020	22/12/2020

Identifier Of Mr Monoj Roy, Mr Amit Ganguly

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Goswami	Ganguly Home Search Private Limited-0.08335 Dec
2	Mrs Chaya Nandi	Ganguly Home Search Private Limited-0.08335 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Goswami	Ganguly Home Search Private Limited-0.1875 Dec
2	Mrs Chaya Nandi	Ganguly Home Search Private Limited-0.1875 Dec

**Transfer of property for L3**

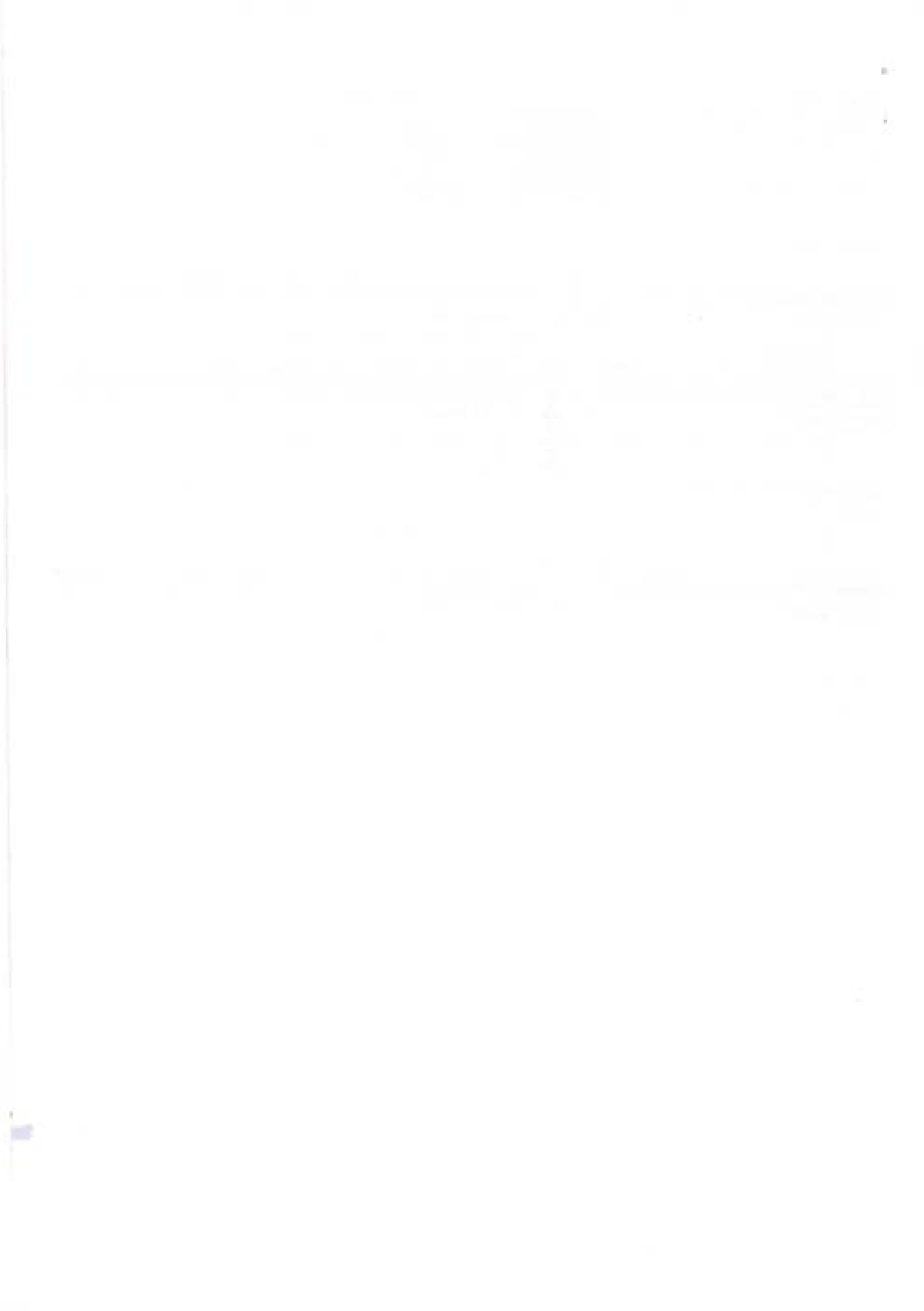
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Goswami	Ganguly Home Search Private Limited-0.083325 Dec
2	Mrs Chaya Nandi	Ganguly Home Search Private Limited-0.083325 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Goswami	Ganguly Home Search Private Limited-0.020825 Dec
2	Mrs Chaya Nandi	Ganguly Home Search Private Limited-0.020825 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Goswami	Ganguly Home Search Private Limited-12.50000000 Sq Ft
2	Mrs Chaya Nandi	Ganguly Home Search Private Limited-12.50000000 Sq Ft





On 22-12-2020

**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 11:56 hrs on 22-12-2020, at the Office of the A.D.S.R. GARIA by Mr Monoj Roy ..

**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 8,74,163/-

**Executed by Attorney**

Execution by Mr Monoj Roy, , Son of Mr Dilip Roy, Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Swapan Goswami M-43, Pramtika Para, Garia Gardens, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mrs Chaya Nandi 31G, Baghajatin, P.O: Baghajatin, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700086 is admitted by him

Indetified by Mr Debabrata Mazumder, , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,756/- ( A(1) = Rs 8,742/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,756/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2020 12:19PM with Govt. Ref. No: 192020210175153671 on 21-12-2020, Amount Rs: 8,756/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 690939411 on 21-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 52,470/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 52,470/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4142, Amount: Rs.10/-, Date of Purchase: 23/09/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2020 12:19PM with Govt. Ref. No: 192020210175153671 on 21-12-2020, Amount Rs: 52,470/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 690939411 on 21-12-2020, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 2032 to 2054

being No 162904729 for the year 2020.



Digitally signed by DEBASISH DHAR  
Date: 2021.01.04 15:32:10 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/01/04 03:32:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)