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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 221894

Handwritten notes: 11/04/22, 2-1099166/22

Certified that the document is admitted to registration. The Signature Sheet and the Affidavit Sheet which are attached to this document are the part of this document.

22 APR 2022
DEED OF CONVEYANCE.

POLICE STATION - Nischinda

DIST. - Howrah

Valued At Rs. 1,07,73,000 /-

This Deed Of Conveyance is made on this 11th day of **APRIL** 2022.

By and Between

2759 11/04/22
 ক্রম - ক্র / ক্রমক্র WB Estate Developers Pvt. Ltd
 ঠিকানা Bally Howrah.
 মূল্য 1.00/- টাকা পরস্ব
 স্থাপন চেতনার নাম *[Signature]*

অরুণ সরকার
 বাঙলা ন্যায়দার
 বাঙলা স্টেট কলেজ

Achintya Kumar Mondal



4531

Achintya Kumar Mondal



4532

Bijan Kumar Mondal



4533

Shreeli Mondal



Ritam Dutta
 c/o Gopal Dutta
 Misewinda West
 Bally Howrah.
 711227.

Additional District Sub-Registrar
 Howrah
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- 1. SRI SAILEN GHOSH (PAN-AULPG1263E), (AADHAAR NO. 374046679952)**, son of Late Pannalal Ghosh, by faith Hindu, by occupation Service, residing at D.C Neogi Road, North Ghoshpara, P.O.- Ghoshpara, P.S. Nischinda, Howrah- 711227,
- 2. SRI NEMAI GHOSH (PAN-APIPG3736N), (AADHAAR NO.- 219159237359)**, son of Late Pannalal Ghosh, by faith Hindu, by occupation Service, residing at 23/11 S.N. Mukherjee Lane, Bhadrakali, Uttarpara, Bhadrakali, Hoogly-712232,
- 3. SRI DEEPAK GHOSH (PAN-AWWPG2386F),(AADHAAR NO. 436346873506)**, son of Late Pannalal Ghosh, by faith Hindu, by occupation Service, residing at D.C Neogi Road, North Ghoshpara, P.O.- Ghoshpara, P.S. Nischinda, Howrah- 711227,
- 4. SMT. NIVA GHOSH (PAN-DTXPG5228R), (AADHAAR NO. 205305348450)** wife of Gouranga Deb Ghosh and daughter of Late Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at East Sapuipara, Bally, Howrah-711227,
- 5. SMT. SHIBANI GHOSH (PAN-BMGPG1101B), (AADHAAR NO.750905794783)** wife of Rashbihari Ghosh and daughter of Late Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at Manik Bandhyopadhyay Sarani, P.O.-Ghoshpara, P.S. Nischinda, Howrah-711227,
- 6. SMT. IBHA GHOSH (PAN-DSZPG7628N) (AADHAAR NO.759026499092)** wife of Nityananda Ghosh and daughter of Late Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at 15 Kotrung Ghosh Para Lane, P.S. -Uttarpara, Hindmotor, Hooghly-712232,
- 7. SMT. REBA PAL (PAN-GLXPP8609C), (AADHAAR NO.237358151615)** wife of Lakhsman Pal and daughter of Late



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Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at 188 Shibtala Street, Uttarpara Kotrung, P.O.-Bhadrakali, P.S.-Uttarpara, Howrah-712232, **8. SMT. REKHA GHOSH (PAN-BSIPG6110Q) , (AADHAAR NO.909170814014)** wife of Narendranath Ghosh and daughter of Late Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at Bhaskur Shasmalpara, Hazrapara, Baluhati, Howrah-711405, **9. SMT. SOMA BHAT (PAN-BCZPB1615C) (AADHAAR NO.618998895927)** wife of Gurudas Bhat and daughter of Late Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at 73/B.B.R.B.G.T Road, Uttarpara Kotrung, Bhadrakali, Hooghly-712232, **10. SMT. SHARMILA GHOSH (PAN-CFGPG8048M) (AADHAAR NO.625383136012)** , wife of Gopi Nath Ghosh and daughter of Late Pannalal Ghosh, by faith Hindu, by occupation Housewife, residing at Kalachara, Chanditala, Hooghly- 712702 , represented by their constituted legal attorney namely , **SMT. SHEULI MONDAL (AADHAAR No. 325727078856), (PAN CSJPM9137K)**, Wife of Mr. BIJAN MONDAL, by faith Hindu by Occupation Business, Indian resident, Residing at BBD Bag Sarani, Ghoshpara , Block-Bally Jagacha , Post Office - Ghoshpara, Police Station - Nischinda, District - Howrah, West Bengal - 711227, as their true and lawful **ATTORNEY**, by the virtue of one registered Power of Attorney which was registered before the Additional District Sub Registrar , Howrah, vide Book No. I, Volume No. 0502-2022, Pages 163725 to 163762, Being Deed No. 050204288, For the year 2022, dated - 07.04.2022, here-in-after called as "**VENDORS**" (Which term or



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expression unless executed by or repugnant to the context shall be deemed to mean and to include all his legal heirs, executors, administrators, succession in interest, Legal representatives, Attorneys and assigns) constituting as **ONE PART**.

AND

W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CIN U70109WB2021PTC249958), (PAN-AADCW1252C), a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally, P.O. - Ghoshpara, P.S. - Nischinda, District - Howrah, Pin - 711227 represented by its directors **1) SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H), (AADHAAR NO. 205076688290)**, Son of Sri Kusha Dhawaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. - Nischinda, District - Howrah, Pin - 711227, and **2) SRI BIJAN KUMAR MONDAL (PAN-AYLPM4783H), (AADHAAR NO. 585456305405)**, Son of Kusha Dhawaja Mondal, by faith - Hindu, by Occupation - Business, residing at B.B.D Sarani, P.O. - Ghoshpara, P.S. - Nischinda, District - Howrah, Pin - 711227, hereinafter called and referred to as the **PURCHASER**. (which term shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, representatives and assigns) of the party of the **OTHER PART**.

WHEREAS in this deed unless the context clearly indicates a contrary intention, a word or an expression which denotes any



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one gender shall include the other genders and singular shall include the plural (vice-versa).

AND WHEREAS ALL THAT piece and parcel of the Bastu land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054, 3047 and 3054/3236, R.S Khatian No. 8423 8428 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Bally Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, which is demarcated by **RED** bordered in the attached plan. With all the transferable right , like interest and ownership , Easements and other rights in the said property is the subject matter of the **DEED OF CONVEYANCE** more fully and more particularly described in the Schedule hereunder written.

AND WHEREAS One Pannalal Ghosh and his three brothers namely Kalicharan Ghosh, Tarapada Ghosh and Santosh Ghosh were the original owner and occupier of some



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undivided land property lying and situated at Mouza - Bally, J.L No. - 14, Boro Paragana, Revenue Survey No. 1767, in different dag numbers and khatian numbers, Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyot , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, and they absolutely seized, possessed and enjoyed their owned share of the property and also exercised all sorts of possession in respect of the said property without any interruption and disturbances from other and mutated in their name as owner and occupier with Rayati stitibum interest in the R.S record of right and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, the said **Pannalal Ghosh and his three brothers namely Kalicharan Ghosh, Tarapada Ghosh and Santosh Ghosh** amicably according to their convenience of use of the said property , by a registered Deed Of Partition in the year of 1971, being no. 9856 in the year 1971, partitioned the whole property and by the virtue of the registration of the said Partition Deed which conspicuously recorded the demarcated ownership of the property obtained by Pannalal Ghosh Marked With The Bengali Letter "GHA", entitles Pannalal Ghosh to become the owner and occupier of **ALL THAT** piece and parcel of the Bastu and other



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land measuring about **87 shatak** Be the same a little more or less , be the same lying and situated at Mouza – Bally, J.L No. – 14, Boro Paragana, Revenue Survey No. 1767, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049 and 5467/5647 under R.S Khatian No. 8428 , and 6835 Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, the said deed of Partition was duly registered in the Office of the District Sub Registrar at Howrah , and the said deed of Partition was duly registered in the Office of the District Sub Registrar at Howrah Being Deed No.- 9856 for the year 1971 in the said office.

AND WHEREAS the said Pannalal Ghosh thus becoming the owner and occupier of **ALL THAT** piece and parcel of the Bastu and other land measuring about **87 shatak** Be the same a little more or less , be the same lying and situated at Mouza – Bally, J.L No. – 14, Boro Paragana, Revenue Survey No. 1767, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049 and 5467/5647 under R.S Khatian No. 8428 , and 6835 Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, the said deed of Partition was duly registered in the Office of the District Sub Registrar at Howrah, free from all encumbrances , charges etc. and also having fully transferable right , like interest and



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ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and mutated in his name as owner and occupier with rayatistitibum interest in the RS record of right and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS after the Demise of Pannalal Ghosh and his wife , intestate , their Three sons namely Sri Sailen Ghosh, Sri Nemai Ghosh Sri Deepak Ghosh and Seven daughters namely NivaGhosh, Shibani Ghosh, Ibha Ghosh, Reba Pal, Rekha Ghosh, Soma Bhat and Sharmila Ghosh became the joint owner of **ALL THAT** piece and parcel of the Bastu and other land measuring about **87 shatak** Be the same a little more or less , be the same lying and situated at Mouza - Bally, J.L No. - 14, BoroParagana, Revenue Survey No. 1767, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049 and 5467/5647 under R.S Khatian No. 8428 , and 6835 Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, the said deed of Partition was duly registered in the Office of the District Sub Registrar at Howrah, and they absolutely seized, possessed and enjoyed his owned entire property by the virtue of the Hindu succession Act 1956 and by way of inheritance, exercised all sorts of possession in



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respect of the said property without any interruption and disturbances from other and mutated in their name as owner and occupier with rayati stitibum interest in the R.S record of right and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS one Panchugopal Ghosh was the Original owner of **ALL THAT** piece and parcel of the Bastu land measuring about **18 Shatak** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **200** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054 and 3054/3236, R.S Khatian No. 8423 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : - Howrah, along with other properties and enjoyed the samewithout any interruption and disturbances from others and mutated in her name as owner and occupier with rayati stitibum interest in the R.S record of right and duly paid rents and taxes before the competent office under Govt.Of West Bengal.



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AND WHEREAS the said Panchugopal Ghosh by a registered Deed Of Sale, transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **18 Shatak** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **200** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054 and 3054/3236, R.S Khatian No. 8423 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : - Howrah, with the right of title , easements and other interests related or incidental thereto, to Pannalal Ghosh by a registered Deed Of Sale executed in the year of 1974 being no. 3498, and the said Deed Of Sale, was duly registered in the Office of the District Registrar at Howrah and is recorded in Book No. 1 as Being no.- 3498 for the year 1974 in the said office.

AND WHEREAS the said Pannalal Ghosh having **ALL THAT** piece and parcel of the Bastu land measuring about **18 Shatak** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **200** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement



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right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054 and 3054/3236, R.S Khatian No. 8423 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : - Howrah, and having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS after the Demise of Pannalal Ghosh and his wife , intestate , their Three sons namely Sri Sailen Ghosh, Sri Nemai Ghosh , Sri Deepak Ghosh and Seven daughters namely Niva Ghosh, shibani Ghosh, Ibha Ghosh, Reba Pal, Rekha Ghosh, Soma Bhat and Sharmila Ghosh became the joint owner **ALL THAT** piece and parcel of the Bastu land measuring about **18 Shatak** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **200** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054 and 3054/3236,

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R.S Khatian No. 8423 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : - Howrah, and they absolutely seized, possessed and enjoyed his owned entire property by the virtue of the Hindu succession Act 1956 and by way of inheritance, exercised all sorts of possession in respect of the said property without any interruption and disturbances from other and mutated in their name as owner and occupier with rayatistitibum interest in the R.S record of right and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS Sri Sailen Ghosh, Sri Nemaï Ghosh Sri Deepak Ghosh and Niva Ghosh, Shibani Ghosh, Ibha Ghosh, Reba Pal, Rekha Ghosh, Soma Bhat and Sharmila Ghosh together having their said property owned and possessed by inheritance from their father, free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.



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AND WHEREAS in the said way herein above mentioned **SRI SAILEN GHOSH , SRI NEMAI GHOSH , SRI DEEPAK GHOSH , SMT. NIVA GHOSH , SMT. SHIBANI GHOSH ,SMT. IBHA GHOSH , SMT. REBA PAL , SMT. REKHA GHOSH , SMT. SOMA BHAT , SMT. SHARMILA GHOSH** jointly having **ALL THAT** piece and parcel of the Bastu land measuring about 105 Shatak Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049, 5467/5647 , 3051 , 3054 and 3054/3236 corresponding R.S Khatian No. . 8423 ,8435 ,8428 , 6835 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, owned and possessed the same free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from others and duly paid rents and taxes before the competent office under Govt.Of West Bengal.



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AND WHEREAS the Vendors namely **SRI SAILEN GHOSH , SRI NEMAI GHOSH , SRI DEEPAK GHOSH , SMT. NIVA GHOSH , SMT. SHIBANI GHOSH ,SMT. IBHA GHOSH , SMT. REBA PAL , SMT. REKHA GHOSH , SMT. SOMA BHAT , SMT. SHARMILA GHOSH,** are the absolute owners and occupier **ALL THAT** piece and parcel of the Bastu land measuring about 105 Shatak Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049, 5467/5647 , 3051 , 3054 and 3054/3236 corresponding R.S Khatian No. . 8423 ,8435 ,8428 , 6835 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, each having individual portion in of share in the said property and the said owners are in possession the same without any interruption from any corner from the very inception of their right.

AND WHEREAS the **SRI SAILEN GHOSH , SRI NEMAI GHOSH , SRI DEEPAK GHOSH , SMT. NIVA GHOSH , SMT. SHIBANI GHOSH ,SMT. IBHA GHOSH , SMT. REBA PAL , SMT. REKHA GHOSH , SMT. SOMA BHAT , SMT. SHARMILA GHOSH ,** to



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look after, manage, control & sell their share of **ALL THAT** piece and parcel of the Bastu land measuring about 105 Shatak Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049, 5467/5647 , 3051 , 3054 and 3054/3236 corresponding R.S Khatian No. . 8423 ,8435 ,8428 , 6835 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, appointed as their lawful constituted attorney namely one **Smt. SHEULI MONDAL**, by one registered Power of Attorney which was registered before the Office of the Additional District Sub Registrar , Howrah , vide Book No. I, Volume No. 0502-2022, Pages 163725 to 163762, Being Deed No. 050204288, For the year 2022, dated - 07.04.2022.

AND WHEREAS SRI SAILEN GHOSH , SRI NEMAI GHOSH , SRI DEEPAK GHOSH , SMT. NIVA GHOSH , SMT. SHIBANI GHOSH ,SMT. IBHA GHOSH , SMT. REBA PAL , SMT. REKHA GHOSH , SMT. SOMA BHAT , SMT. SHARMILA GHOSH , the SELLERS herein being in need of funds for the purpose of Personal needs , out of their total **ALL THAT** piece and parcel of the Bastu land measuring about 105 Shatak Be the same a little



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more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3045, 3046, 3047, 3048 , 3049, 5467/5647 , 3051 , 3054 and 3054/3236 corresponding R.S Khatian No. . 8423 ,8435 ,8428 , 6835 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyot , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, have decided to sell **ALL THAT** piece and parcel of the Bastu land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054, 3047 and 3054/3236, R.S Khatian No. 8423 8428 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Bally Gram Panchayot , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah through **Smt. SHEULI MONDAL** which is more fully and more particularly described in the Schedule hereunder and the PURCHASER after checking the relevant documents regarding the said property have offered to purchase the same.



Additional Director (Sub-Registration)
Mysuru

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AND WHEREAS the Vendor herein being thus seized and possessed of and/or otherwise solely and sufficiently entitled, intended to sell **ALL THAT** piece and parcel of the Bastu land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054, 3047 and 3054/3236, R.S Khatian No. 8423 8428 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Bally Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, out of his entire property obtained by way of succession from their father, seized possessed and enjoyed by him having free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, by way of succession. As per her entitlement , more fully and more particularly described in the Schedule hereunder written and delineated and demarcated by red border in the annexed Map or plan herewith on account of personal necessity and the Purchaser approached the Vendor for purchasing the Schedule mentioned property or interest of the said property free from all



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encumbrances, charges, attachments, and liens but with the existences liabilities if any, on account of the land revenue and/or Panchayat taxes whatsoever and at such conditions as hereinafter contained at or for the price of consideration of **Rs.1,07,73,000 (Rupees One Crore Seven Lacs Seventy Three Thousand Only)**, and the Vendor agreed to the said proposal of the Purchaser.

AND WHEREAS an Agreement entered and executed by and between the Vendor and the Vendee and the Vendor has agreed to sell and transfer and the purchaser have agreed to acquire and purchase **ALL THAT** piece and parcel of the Bastu land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054, 3047 and 3054/3236, R.S Khatian No. 8423 8428 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Bally Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, (more fully and particularly described in the Schedule hereunder written) and hereinafter referred to as "the said building" together with the undivided share or interest in the land comprised in the said premises for



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the consideration and on the terms and conditions, stipulations and covenants contained in the said Agreement (hereafter called the "Said Agreement").

NOW THIS INDENTURE WITNESSETH that in pursuance of the said written agreement and in consideration for a sum of **Rs.1,07,73,000 (Rupees One Crore Seven Lacs Seventy Three Thousand Only)**, paid by the Purchaser to the Vendor at or immediately before the execution of this presents receipt whereof the Vendor do hereby admit and acknowledges of and from the same and every part thereof acquit, release and discharge the Purchaser or their heirs, executors, administrators, representatives and assigns and every one of them and also the said property the Vendor as beneficial owner grant, convey sell and transfer by this presents unto the Purchaser **ALL THAT** piece and parcel of the Bastu land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 3051 , 3054, 3047 and 3054/3236, R.S Khatian No. 8423 8428 and 8435 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Bally Gram Panchayet , within the



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Sub Registration office - Howrah , District : Howrah, Shown and delineated by **RED BORDER** in the Map or Plan attached herewith as part of the Deed fully mentioned and described in the Schedule below free from all encumbrances. **HOWSOEVER** butted and bounded, called known, numbered, described and distinguished **TOGETHER WITH** all benefits, advantages all ancient or other rights, liberties, easements, privileges, and appendages and appurtenance whatsoever to the said property or any part thereof belonging or in anyways appertaining to or with the same or any part thereof usually held, used, occupied and enjoyed or reputed or belong or the appurtenant thereto and all the estate, right, title, inheritance, use, trust property claimed and demand whatsoever both at law and equity of the vendor into and upon the said property or every part thereof and all deed, pattas, monuments righting and evidence of title which in any way relate to the property or any part thereof and which are now shall thereafter or may be in custody, power or possession of Vendor his heirs, executors, assignees and representative or any parties from whom he can or may procure the same without any action or suit at law or in equity. **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, sold, conveyed transferred, expressed, so to give to the rights, and appurtenances unto and the use of Purchaser their heirs, executors, representatives and assigns for ever and the Vendor do hereby for himself his heirs, executors, representatives and assigns covenant with the Purchaser their heirs, executors,



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representatives and assigns. **THAT NOTWITHSTANDING** any Deed or thing whatsoever by the Vendor or any of the predecessor or ancestor in title and or executed or suffered to the contrary the Vendor has all material times heretofore and now have good right, full power, absolute authority to grant, sell convey and transfer assign and assure the said property hereby granted sold conveyed and transferred, assigned or expressed or intended so to be unto and to the use of the Purchaser his heirs, executors, representatives and assigns in the manner aforesaid. That the Purchaser shall be the absolute owner and shall have the absolute right to transfer the said property by sell, gift mortgage or by otherwise and that free and clean and freely and clearly absolutely, admitted exonerated and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified of or from and against all manners and claims, charges, liens, debts, attachments, and encumbrances, whatsoever made suffered by the VENDOR or any of the ancestors or predecessor in title or any person or persons lawfully or equitably claiming as aforesaid. **AND FURTHER** that the Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or interest for them, the Vendor or from or under any of his predecessors, ancestors in title shall and will from time to time and all times hereafter at the request and cost of the Purchaser, his heirs, executors, assigns or representatives, do and execute or caused to be done and executed for such acts, deeds whatsoever for further better and more perfectly assuring



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whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns according to true intent and meaning of this deed as shall or may be reasonably required by the Purchaser and **PURCHASER MORE** that the Vendor and his all heirs, executors, representative and assigns shall at all times hereafter indemnified the Purchaser their heirs, executors, administrators, representatives and assigns against all loss, damages cost and expenses if any suffered by reason of any defect in title of the Vendor or any breach of the covenant herein under contained or for any concealment of any defect in title of the Vendor. In consideration of the sum of **Rs.1,07,73,000 (Rupees One Crore Seven Lacs Seventy Three Thousand Only)**, already received by the Vendor from the Vendee the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed hereto shown in red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.



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SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the Bastu land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **300** sq.ft little more or less with Tiles Shed and cemented flooring, including the right of ownership and easement right of common passage area , out of which **ALL THAT** piece and parcel of the Bastu land measuring about **11 (ELEVEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet or 18 Shatak**, Be the same a little more or less , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 3051 , 3054, and 3054/3236, R.S Khatian No. 8423 and 8435 , and the other **ALL THAT** piece and parcel of the Bastu land measuring about **04 (FOUR) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet or 6.703 shatak**, Be the same a little more or less , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 3047, R.S Khatian No. 8428, Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Bally Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, which is demarcated by **RED** border in the attached plan.

THE SAID PLOT HEREBY CONVEYED AND SOLD, BUTTED AND BOUNDED BY :-



Additional District Sub-Registrar
Howrah

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ON THE NORTH : Property Of R.S Dag No. 3050 and 3048.

ON THE SOUTH : 17 Feet Wide Panchayet Road.

ON THE EAST : Common Passage.

ON THE WEST : Property Of R.S Dag No. 3046.

THE VENDOR HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS :

1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. The Vendor has given vacant possession of the said property to the Vendee.
3. The Vendor has paid all taxes etc., payable on the said property upto the date and the Vendee will have to pay such taxes etc. payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.



[Handwritten signature]
11 APR 2022

5. The previous title deeds relating to the said property hereby handed over to the Vendee.
6. The Vendor hereby agrees to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue Records.
7. The Vendor does hereby further agrees with the Vendee at all times hereafter at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.
8. The Vendor does hereby agree to keep indemnified the Vendee from and against all losses, costs, damages and expenses, which the Vendee may sustain by reason of anybody to the said property.
9. The vendor doth hereby declare that the vendor has good valid and marketable title and absolute authority to transfer and assign the land and structure And declares the property to be free from all encumbrances, mortgage, lien etc.
10. The purchaser by this Deed shall be exclusive owner of the land and shall hold, occupy and enjoy the land and every



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part of his own use and benefit without any interruption, Lawful eviction and any claim or demand and shall have exclusive right and absolute ownership of the land and shall have every right to sale, transfer, mortgage assign in any manner without any objection and interruption by the Vendor.

11. If it transpires that the property hereby conveyed by the Vendor is not free from all encumbrances as herein before stated by, then, the vendor his heirs, executors , administrators, and assigns will be bound make good to any loss sustained by the Vendee.

12. **T**here will be exclusive right and/or rights of the purchaser upon the property, the purchaser may change the character of the land and can use the same anyway according to the requirement of his own, also construction can be made by the purchaser on the property upon the sanction of the appropriate authority.

13. The land is not under mortgage to Government agencies or their undertakings, or any financial institution.

14. The Purchaser shall be entitled to let out or part with possession of the said property as he thinks fit and proper.



Additional District Sub-Registrar
Howrah

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15. Subject to the provisions contained in the said deed and subject to the provisions of law for the time being in force the Purchaser shall be entitled to exclusive ownership possession and enjoyment of the said land together with all the benefits rights and facilities as herein specifically provided and hereby conveyed to the purchaser including right to use common portion with the right or easement which shall be hereditary and transferable like other immovable properties have save and except subject to the extent elsewhere herein contained.

16. In case of any transfer, if the Purchaser divests himself of his ownership of the said land, then such transfer shall be accompanied with transfer of all the interest in the said land, for common right and areas, facilities and such transfer shall be subject and pay all amounts payable by the Purchaser hereunder and such transferees shall also have all rights as the Purchaser might have, by the virtue of the execution of this Deed of Conveyance.



Additional District Sub-Registrar
Haryana
11 APR 2022

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser by the Vendors the mentioned consideration of sum of **Rs. 1,07,73,000 (Rupees One Core Seven Lakh Seventy Three Thousand Only)** as per Memo Below.

Date.	Mode.	Bank.	Branch	Cheque No.	Amount
10.04.22		KVB	Ghoshpara	000110	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000111	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000112	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000113	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000114	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000115	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000116	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000117	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000118	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000119	Rs.10,00,000/-
10.04.22		KVB	Ghoshpara	000120	Rs.07,73,000/-
Total					Rs.1,07,73,000/-

Shouli Mondal...

**Signature of the Vendor
represented by their
constituted legal attorney.**

W. B. Estate Developers Pvt. Ltd.
Achintya Kumar Mondal

Director

W. B. Estate Developers Pvt. Ltd.

..... Bijan Kumar Mondal,

Director

Signature of the Purchaser

W. B. State Development Plan Ltd.

Office

W. B. State Development Plan Ltd.

Office



~~11~~ 1 APR 2022

IN WITNESS WHERE OF the Vendor and the Purchaser do hereby sign, seal, put signature etc. with sound health and sound mind and without force or coercion, on this **11th** day of **APRIL year 2022** in the presence of :

SIGNED , SEALED AND DELIVERED

In the presence of **WITNESSES:**

1. Ranjeet Mahato
Bally - Howrah
711227

2. Bapi Mahato
Bally Howrah.
711201

Sheuli Mondal
Signature of the **Vendors**

represented by

their constituted

legal attorney.

W. S. Estate Developers Pvt. Ltd.

Achintya Kumar Mondal
Director

W. S. Estate Developers Pvt. Ltd.

Binay Kumar Mondal.
Director

Signature of the

Purchaser.

Drafted and prepared

In my office ,

Arnab Kumar Neogi.
F/1602/1473/2016.
Arnab Kumar Neogi.

Advocate.

Bar Association Room No. 2

High Court Calcutta.

W B Estate Developers Pvt Ltd

Director

W B Estate Developers Pvt Ltd

Director



Additional District Sub-Registrar

Howrah

11 APR 2022

SALE DEED PLAN OF R.S. DAG NO. -3047,3051,3054,3045/3236,
 KHATAN NO.-8428,8423,8423,8435 J.L. NO.- 14, MOUZA -BALLY, P.S. -
 NISCHINDA, DIST. - HOWRAH
 VENDOR : SRI SAILEN GHOSH & OTHERS
 CONSTITUTED POWER OF ATTORNEY HOLDER : SHEULI MONDAL
 VENDEE : WB ESTATE DEVELOPER PVT. LTD.
 i) ACHINTYA KUMAR MONDAL.
 ii) BIJAN KUMAR MONDAL
 LAND AREA : 24.703 SATAK SHOWN IN RED BORDER

NORTH



SCALE = 1:200.



W.B. Estate Developers Pvt. Ltd.
 Achintya Kumar Mondal
 Director

W.B. Estate Developers Pvt. Ltd.
 Bijan Kumar Mondal
 Director

DRAWN BY : SUMITA ROY
 DATE : 11.04.2022

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11 APR 2022

FORM FOR TEN FINGER IMPRESSION

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

Signature *Achintya Kumar Mondal*

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

Signature *Pranab Kumar Mondal*

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

Signature *Shreeli Mondal*

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

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Additional District Sub-Registrar
Howrah

11 APR 2024



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05022001099166/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SHEULI MONDAL BBD Bag Sarani, Ghoshpara, City:- Bally, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Attorney of Seller [Shri SAILEN GHOSH] [Shri NEMAI GHOSH] [Shri DIPAK GHOSH] [Smt NIVA GHOSH] [Smt SHIBANI GHOSH] [Smt IBHA GHOSH] [Smt REBA PAL] [Smt REKHA GHOSH] [Smt SOMA BHAT] [Smt SHARMIL A GHOSH]			



Additional District Sub-Registrar
Howrah

11 APR 2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ACHINTYA KUMAR MONDAL BBD SARANI GHOSHPARA, City:- Bally, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Representative of Buyer [W.B. ESTATE DEVELOPERS PRIVATE LIMITED.]			<i>Achintya Kumar Mondal</i> 11/04/22
3	Mr BIJAN KUMAR MONDAL BBD SARANI GHOSHPARA, City:- Bally, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Representative of Buyer [W.B. ESTATE DEVELOPERS PRIVATE LIMITED.]			<i>Bijan Kumar Mondal</i> 11-04-2022.
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RITAM DUTTA Son of Shri GOPAL DUTTA HOWRAH COURT, City:- Not Specified, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 700001	W.B. ESTATE DEVELOPERS PRIVATE LIMITED, Mrs SHEULI MONDAL			<i>Ritam Dutta</i> 11.04.2022

(Provash Adhikary)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal



Additional District Sub-Registerer
Howrah

11 APR 2022



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

2022/8/12

GRN Details

GRN: 192022230005997878 **Payment Mode:** Online Payment (SBI Epay)
GRN Date: 11/04/2022 17:05:42 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 1111654893926 **BRN Date:** 11/04/2022 17:04:06
Gateway Ref ID: CHJ1441412 **Method:** State Bank of India NB
Payment Status: Successful **Payment Ref. No:** 2001099166/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: A.K.Mondal
Address: Bally Howrah
Mobile: 9433419320
Depositor Status: Seller/Executants
Query No: 2001099166
Applicant's Name: Mr ARNAB KUMAR NEOGI
Address: A.D.S.R. HOWRAH
Office Name: A.D.S.R. HOWRAH
Identification No: 2001099166/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001099166/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	430840
2	2001099166/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	107744
			Total	538584

IN WORDS: FIVE LAKH THIRTY EIGHT THOUSAND FIVE HUNDRED EIGHTY FOUR ONLY.

Government of West Bengal
 Directorate of Registration & Stamp Revenue
 G.O. No. 1000/2012



No.	Name of the Property	Area	Value	Remarks
1	Plot No. 123, Sector 4, New Town, Kolkata	100 sq. ft.	₹ 10,00,000	Registered
2	Plot No. 456, Sector 5, New Town, Kolkata	150 sq. ft.	₹ 15,00,000	Registered
3	Plot No. 789, Sector 6, New Town, Kolkata	200 sq. ft.	₹ 20,00,000	Registered
4	Plot No. 101, Sector 7, New Town, Kolkata	250 sq. ft.	₹ 25,00,000	Registered
5	Plot No. 202, Sector 8, New Town, Kolkata	300 sq. ft.	₹ 30,00,000	Registered
6	Plot No. 303, Sector 9, New Town, Kolkata	350 sq. ft.	₹ 35,00,000	Registered
7	Plot No. 404, Sector 10, New Town, Kolkata	400 sq. ft.	₹ 40,00,000	Registered
8	Plot No. 505, Sector 11, New Town, Kolkata	450 sq. ft.	₹ 45,00,000	Registered
9	Plot No. 606, Sector 12, New Town, Kolkata	500 sq. ft.	₹ 50,00,000	Registered
10	Plot No. 707, Sector 13, New Town, Kolkata	550 sq. ft.	₹ 55,00,000	Registered

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Additional District Sub-Registerer
 Howrah
 11 APR 2012

Major Information of the Deed

Deed No :	I-0502-04749/2022	Date of Registration	22/04/2022
Query No / Year	0502-2001099166/2022	Office where deed is registered	
Query Date	08/04/2022 1:17:21 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	ARNAB KUMAR NEOGI BALLY DURGAPUR DURGABARI, Thana : Bally, District : Howrah, WEST BENGAL. Mobile No. : 9830706109, 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. 1,07,73,000/-	Rs. 1,07,73,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,30,940/- (Article:23)	Rs. 1,07,744/- (Article:A(1), E)		
Remarks			

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

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-3047	RS-8428	Bastu	Bastu	6.703 Dec	28,95,696/-	28,95,696/-	Width of Approach Road: 16 Ft., Adjacent to Metre Road,
L2	RS-3051	RS-8423	Bastu	Bastu	7.5 Dec	32,45,001/-	32,45,001/-	Width of Approach Road: 16 Ft., Adjacent to Metre Road,
L3	RS-3054	RS-8423	Bastu	Bastu	8 Dec	34,56,990/-	34,56,990/-	Width of Approach Road: 16 Ft., Adjacent to Metre Road,
L4	RS-3054/3236	RS-8435	Bastu	Bastu	2.5 Dec	10,80,000/-	10,80,000/-	Width of Approach Road: 16 Ft., Adjacent to Metre Road,
		TOTAL :			24.703Dec	106,77,687 /-	106,77,687 /-	
		Grand Total :			24.703Dec	106,77,687 /-	106,77,687 /-	

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	300 Sq Ft.	95,313/-	95,313/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extant of Completion: Complete					
		Total :	300 sq ft	95,313 /-	95,313 /-



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SAILEN GHOSH Son of Late PANNALAL GHOSH D.C NEOGI ROAD, NORTH GHOSHPARA, City:- Bally, P.O:- GHOSHAPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUxxxxxx3E, Aadhaar No: 37xxxxxxxx9952, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri NEMAI GHOSH Son of Late PANNALAL GHOSH 23/11 S.N MUKHERJEE LANE, BHADRAKALI, UTTARPARA, City:- Uttarpara-kotrung, P.O:- UTTARPARA, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx6N, Aadhaar No: 21xxxxxxxx7359, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Shri DIPAK GHOSH Son of Late PANNALA GHOSH D.C NEOGI ROAD, NORTH GHOSHPARA, City:- Not Specified, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: WAxxxxxx8M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Smt NIVA GHOSH Wife of Shri GOURANGA DEB GHOSH EAST SAPUJI PARA, BALLY, City:- Not Specified, P.O:- BALLY, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: QWxxxxxx2Q, Aadhaar No: 20xxxxxxxx8450, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Smt SHIBANI GHOSH Wife of Shri RASHBIHARI GHOSH MANIK BANDHYOPADHAY SARANI, GHOSHPARA, City:- Bally, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx1B, Aadhaar No: 75xxxxxxxx4783, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Smt IBHA GHOSH Daughter of Shri NITYNANDA GHOSH 15 KOTRUNG GHOSH PARA LANE, HINDMOTOR, City:- Uttarpara-kotrung, P.O:- UTTARPARA, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DSxxxxxx8N, Aadhaar No: 75xxxxxxxx9092, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Smt REBA PAL Wife of Shri LAKSHMAN PAL 188, SHIBTALA STREET, UTTARPARA, KOTRUNG, City:- Uttarpara-kotrung, P.O:- UTTARPARA, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GLxxxxxx9C, Aadhaar No: 23xxxxxxxx1615, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Smt REKHA GHOSH Wife of Shri NARENDRANATH GHOSH BHASKUR SHASMALPARA, BALUHATI, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx0Q, Aadhaar No: 90xxxxxxxx4014, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	Smt SOMA BHAT Wife of Shri GURU DAS BHAT 73/B, B.B.R.B.G.T ROAD, UTTARPARA KOTRUNG, City:- Uttarpara-kotrung, P.O:- UTTARPARA, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx5C, Aadhaar No: 61xxxxxxxx5927, Status :Individual, Executed by: Attorney, Executed by: Attorney



10	Smt SHARMILA GHOSH Wife of Shri GOPI NATH GHOSH KALACHARA, CHANDITALA, HOOGLHY, City:- Not Specified, P.O:- KALACHARA, P.S:-Khanakul, District:-Hooghly, West Bengal, India, PIN:- 712702 Sex: Female, By Caste: Hindu Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxxx8M, Aadhaar No: 62xxxxxxxx6012, Status :Individual, Executed by: Attorney, Executed by: Attorney
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	W.B. ESTATE DEVELOPERS PRIVATE LIMITED D05/0530 VIVEK PALLY, City:- Bally, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SHEULI MONDAL Wife of BIJAN MONDAL , BBD Bag Sarani, Ghoshpara, City:- Bally, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CSxxxxxx7K, Aadhaar No: 32xxxxxxxx8856 Status : Attorney, Attorney of : Shri SAILEN GHOSH, Shri NEMAI GHOSH, Shri DIPAK GHOSH, Smt NIVA GHOSH, Smt SHIBANI GHOSH, Smt IBHA GHOSH, Smt REBA PAL, Smt REKHA GHOSH, Smt SOMA BHAT, Smt SHARMILA GHOSH

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ACHINTYA KUMAR MONDAL (Presentant) Son of Mr KUSHA DHWAJA MONDAL BBD SARANI GHOSHPARA, City:- Bally, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx3H, Aadhaar No: 20xxxxxxxx8290 Status : Representative, Representative of : W.B. ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	Mr BIJAN KUMAR MONDAL Son of Mr KUSHA DHWAJA MONDAL BBD SARANI GHOSHPARA, City:- Bally, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx3H, Aadhaar No: 58xxxxxxxx5405 Status : Representative, Representative of : W.B. ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RITAM DUTTA Son of Shri GOPAL DUTTA HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 700001			

Identifier Of Mrs SHEULI MONDAL, Mr ACHINTYA KUMAR MONDAL, Mr BIJAN KUMAR MONDAL



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
2	Shri NEMAI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
3	Shri DIPAK GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
4	Smt NIVA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
5	Smt SHIBANI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
6	Smt IBHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
7	Smt REBA PAL	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
8	Smt REKHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
9	Smt SOMA BHAT	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec
10	Smt SHARMILA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.6703 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
2	Shri NEMAI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
3	Shri DIPAK GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
4	Smt NIVA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
5	Smt SHIBANI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
6	Smt IBHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
7	Smt REBA PAL	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
8	Smt REKHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
9	Smt SOMA BHAT	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec
10	Smt SHARMILA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
2	Shri NEMAI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
3	Shri DIPAK GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
4	Smt NIVA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
5	Smt SHIBANI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
6	Smt IBHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
7	Smt REBA PAL	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
8	Smt REKHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
9	Smt SOMA BHAT	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec
10	Smt SHARMILA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.8 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
2	Shri NEMAI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
3	Shri DIPAK GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
4	Smt NIVA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
5	Smt SHIBANI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
6	Smt IBHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
7	Smt REBA PAL	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
8	Smt REKHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec



9	Smt SOMA BHAT	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec
10	Smt SHARMILA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-0.25 Dec

Transfer of property for S1


Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
2	Shri NEMAI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
3	Shri DIPAK GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
4	Smt NIVA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
5	Smt SHIBANI GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
6	Smt IBHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
7	Smt REBA PAL	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
8	Smt REKHA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
9	Smt SOMA BHAT	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft
10	Smt SHARMILA GHOSH	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-30.00000000 Sq Ft



On 08-04-2022

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 1.07.73.000/-


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 11-04-2022

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

Presented for registration at 20:06 hrs on 11-04-2022, at the Private residence by Mr ACHINTYA KUMAR MONDAL

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

Execution is admitted on 11-04-2022 by Mr ACHINTYA KUMAR MONDAL, DIRECTOR, W.B. ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), D05/0530 VIVEK PALLY, City:- Bally, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Identified by Mr RITAM DUTTA, , Son of Shri GOPAL DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-04-2022 by Mr BIJAN KUMAR MONDAL, DIRECTOR, W.B. ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), D05/0530 VIVEK PALLY, City:- Bally, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Identified by Mr RITAM DUTTA, , Son of Shri GOPAL DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mrs SHEULI MONDAL, as the constituted attorney of 1. Shri SAILEN GHOSH D.C NEOGI ROAD, NORTH GHOSH PARA, P.O: GHOSH PARA, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711227, 2. Shri NEMAI GHOSH 23/11 S.N MUKHERJEE LANE, BHADRAKALI, UTTAR PARA, P.O: UTTAR PARA, Thana: Uttarpara, , City/Town: UTTAR PARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, 3. Shri DIPAK GHOSH D.C NEOGI ROAD, NORTH GHOSH PARA, P.O: GHOSH PARA, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, 4. Smt NIVA GHOSH EAST SAPUI PARA, BALLY, P.O: BALLY, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, 5. Smt SHIBANI GHOSH MANIK BANDHYOPADHAY SARANI, GHOSH PARA, P.O: GHOSH PARA, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711227, 6. Smt IBHA GHOSH 15 KOTRUNG GHOSH PARA LANE, HINDMOTOR, P.O: UTTAR PARA, Thana: Uttarpara, , City/Town: UTTAR PARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, 7. Smt REBA PAL 188, SHIBTALA STREET, UTTAR PARA, KOTRUNG, P.O: UTTAR PARA, Thana: Uttarpara, , City/Town: UTTAR PARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, 8. Smt REKHA GHOSH BHASKUR SHASMAL PARA, BALUHATI, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711405, 9. Smt SOMA BHAT 73/B, B.B.R.B.G.T ROAD, UTTAR PARA KOTRUNG, P.O: UTTAR PARA, Thana: Uttarpara, , City/Town: UTTAR PARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, 10. Smt SHARMILA GHOSH KALACHARA, CHANDITALA, HOOGHLY, P.O: KALACHARA, Thana: Khanakul, , Hooghly, WEST BENGAL, India, PIN - 712702 is admitted by him



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2022, Page from 183775 to 183819

being No 050204749 for the year 2022.




Digitally signed by PROVASH
ADHIKARY
Date: 2022.04.22 17:46:53 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 2022/04/22 05:46:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)



Identified by Mr RITAM DUTTA, . . Son of Shri GOPAL DUTTA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah
City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 22-04-2022

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 number: 21
of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,07,744/- (A(1) = Rs 1,07,730/- ,E = Rs 14) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,07,744/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 11/04/2022 5:10PM with Govt. Ref. No: 192022230005997878 on 11-04-2022, Amount Rs: 1,07,744/-
Bank: SBI EPay (SBlePay), Ref. No. 1111654893926 on 11-04-2022, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,30,940/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 4,30,840/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2759, Amount: Rs.100/-, Date of Purchase: 11/04/2022, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 11/04/2022 5:10PM with Govt. Ref. No: 192022230005997878 on 11-04-2022, Amount Rs: 4,30,840/-
Bank: SBI EPay (SBlePay), Ref. No. 1111654893926 on 11-04-2022, Head of Account 0030-02-103-003-02


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

