1706/23

I - 1700/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

H 440633

2-031521 4/23
09/02/2023
6.00 P.M.

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

District Sub-Registrar-III
North 24-Parganas, Barasat

10 FEB 2023

DEED OF CONVEYANCE

This Deed of Conveyance is Made on 9th day of February 2023 (Two Thousand Twenty Three) A.D

তাং 08/02/23

নম্বর : 1751

ক্রেতার নাম : A.G. Associates

ঠিকানা :- Taki Road, Barasat Kol 700129

মূল্য :- 500/-

ভেন্ডার :-

হাবড়া এ.ডি.এস.আর অফিস

জেলা :- উঃ ২৪ পরগনা

খরিদ তাং- 02 JAN 2023

মোট স্ট্যাম্প খরিদ :- 464000

ট্রেজারী বারাসাত

ভান্ডার :- শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

Sandhya Bose.

Sandhya Bose.

A. G. ASSOCIATES

Nani Gopal Das.

Partner

A. G. ASSOCIATES

Saptaparna Das

Partner

District Sub-Registrar-III
North 24-Parganas, Barasat

05 FEB 2023

Bishwajit Pal
S/o Gopal Chandra Pal
Srirampur, Barasat:
P.O.- 743135

SMT. SANDHYA BOSE (PAN – AYIPB0025A) (VOTER ID NO. – IQT/0737429) Wife of Sri Swaraj Kumar Bose, Residing at P-529, Basunagar, Madhyamgram, P.S. & P.O. – Madhyamgram, Dist – North 24 Parganas, Kolkata – 700129, Permanently residing at Flat No. - 10131 Block 33, Rangoli Gardens, Maharana Pratap Marg, Village Kanakpura, P.O. & P.S. - Vaishali Nagar, Jaipur, Rajasthan, Pin - 302021, by Nationality - Indian, by faith – Hindu, By Occupation - Housewife, herein after called and referred to as the "**VENDOR/OWNER**" (which term and expression shall unless exclusive by or repugnant to the context be deemed to include her respective legal heirs, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

AND

"A. G. ASSOCIATES" (PAN – ABIFA1540N), a Partnership Firm having its registered Office at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700124, District- North 24 Parganas, represented by its Partners **1) SHRI NANI GOPAL DAS (PAN - ADFPD9388L), (VOTER ID NO. – WB/13/090/0462325)** Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, by Nationality - Indian, by faith – Hindu, by Occupation – Business, **2) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), (VOTER ID NO. - CKW2791986)** Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist. - North 24 Parganas, by Nationality - Indian,

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North 24 Parganas, Barasat

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by faith – Hindu, by Occupation – Business, herein after referred to and called as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors) of **SECOND PART.**

Background of the said schedule property,

WHEREAS that Shri Hiran Kumar Ghosh, son of Late Raj Krishna Ghosh & Malati Ghosh, wife of Shri Bijan Kumar Ghosh of 38/1, Sastitala Road, Narkel Danga, had jointly purchased all that piece and parcel of Bastu land measuring an area of 5 Cottah 33 Sq.ft more or less equivalant to 8 Decimals being Scheme Plot No. – 529 under Scheme No. – XVIII, known as Bosenagar, lying and situated at Mouza–Udayrajpur, J.L. No. - 43, Re.Sa. No. - 167, Touzi - 146, Pargana – Anowarpur, comprised at "landlords Khatian No. – 433A & 434 and 62" Under C.S. Dag No. – 426 & 427, Under C.S Khatian No. - 439 & 75, corresponding to R.S. Dag No. – 415 under R.S Khatian No – 1484, within local limits of Basunagar 1 No. Gram Panchayet under 2 No. Barasat Panchayet samity 24 Parganas Zilla Parishad earths while at Present Now Madhyamgram Municipality, under the Jurisdiction A.D.S.R.O. – Barasat, P. S. – Barasat at present Madhyamgram, in the District of North 24 Parganas, by virtue of a Deed of Indenture, being No. – 882, dated – 06/02/1958, executed and registered by The Housing & Property (India) Ltd. Bose & Co. A company, incorporated under the Indian Companies Act. having its

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North 24-Parganas, Barasat

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registered office at 62 Bentick Street, Calcutta - 700014, represented by its director Mr. P. K. Bose, the said Deed was registered with the office of the S.R. – Barasat, 24 Parganas, same was the copied in Book No. – I, Volume No. 18, pages from 26 to 34, being No. – 882 dated 06/02/1958, for the year 1958.

AND WHEREAS that after taking delivery of the said Deed of Indenture Vide Deed No. I-882/1958 dated 06/02/1958 the said Hiran Kumar Ghosh & Malati Ghosh finding some formal defects/mistake are detected which was required to be Amended/ Rectification/ Modification to avoid future litigation and conflicts regarding this the said vendor/owner and the Purchasers had jointly executed one Deed of rectification vide No. – I-12047/1960 dated 15/12/1960 which is copied in book – I, volume no. – 163, pages from 248 to 249, being No. – 12047/1960 which was registered before Sub-Registered Office –Barasat, 24 Parganas.

AND WHEREAS after obtaining of the aforesaid property they jointly got duly mutated their name in the office of local Bosunagar 1 No. Gram Panchayet under 2 No. Barasat Panchayet Samity under 24 Parganas Zilla Parishad and constructed on a partly Two storied pucca building over the said plot of land and while they had been jointly possessing and enjoying the said land peacefully.

AND WHEREAS by a registered Deed of Partition Vide Deed No. – I-5765/1986 dated 12/06/1986 the said land owners thereon the said Hiran Kumar Ghosh son of Late Raj Krishna Ghosh and another co-

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sharer Malati Ghosh wife of Shri Bijan Kumar Ghosh due to future complication and litigation of their enjoyment of the said property as the cause of clear title both are jointly executed and Registered Deed of Partition. That in the said partition Deed the said Malati Ghosh entitled the marked as "A" plot measuring about 02 (Two) Cottah 07 (Seven) Chittack 11 (Eleven) Sq.ft. of Land out of 05 (Five) Cottah 33 (Thirty Three) Sq.ft. and the said Hiran Kumar Ghosh entitled the marked as "B" plot measuring about 02 (Two) Cottah 09 (Nine) Chittack 22 (Twenty Two) Sq.ft. out of 05 (Five) Cottah 33 (Thirty Three) Sq.ft. and partly One storied structure on the Northern side of the buidling under the above mentioned schedule property, lying and situated at Mouza – Udayrajpur, J.L. No. – 43, Pargana – Anowarpur, Touzi No. – 146, comprised in C.S. Dag No. – 426 & 427 and C.S. Khatian No. – 439 & 75 under "landlord Khatian No. – 62" R. S. Dag No. – 415 under R. S. Khatian No. – 1484, lying within Local Limits of Basunagar 1 No. Gram Panchayet under 2 No. Barasat Panchayet samity under 24 Parganas Zilla Parishad at Present Now Madhyamgram Municipality, Under the Jurisdiction of A.D.S.R.O. – Barasat, P. S. – Barasat at present Madhyamgram, in the District of North 24 Parganas,

AND WHEREAS the said Hiran Kumar Ghosh after boundary demarked entitlement of all that piece and parcel of Land measuring about **02 (Two) Cottah 09 (Nine) Chittack 22 (Twenty Two) Sq.ft.** along with **1000 Sq.ft.** more or less building by way of Registered Deed of Partition the schedule of the property marked as "B" in this said Deed of

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Partition and after obtaining the property by Sri Hiran Kumar Ghosh got his name duly mutated in the office of the local Basunagar 1 No. Gram Panchayet under 2 No. Barasat Panchayet Samity under 24 Parganas Zilla Parishad and simultaneously formation of Madhyamgram Municipality from the exiting Gram Panchayet of that area same was the recorded in the assessment register of Madhyamgram Municipality, under Ward No. – 4, Holding No. – B.G. 1/1790, and he had been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances charges, liens, mortgages whatsoever and usually paid rents and taxes before the Government Sheresthа and the Office of the local authority in his name time to time.

AND WHEREAS by the dint of Registered Deed of Sale being No. – I-1669/1999 dated 07/05/1999 the said Hiran Kumar Ghosh son of Late Raj Krishna Ghosh sold, transferred and conveyed all that piece and parcel of Land measuring about **02 (Two) Cottah 09 (Nine) Chittack 22 (Twenty Two) Sq.ft.** along with One storied more than 30 Years old dilapidated building measuring about **1000 sq.ft.** more or less in favour of his daughter Smt. Sandhya Bose wife of Shri Swaraj Kumar Bose the present Owner/Vendor herein, the said schedule of property, lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Pargana – Anowarpur, Touzi No. – 146, comprised in C.S. Dag No. – 426 & 427 and C.S. Khatian No. – 439 & 75 under "landlord Khatian No. – 62" R. S. Dag No. – 415 under R. S. Khatian No. – 1484, lying within Local Limits of Madhyamgram Municipality, Holding No. – 61, Premises at

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Basunagar Amritadighi, Ward No. - 7 under the Jurisdiction A.D.S.R.O. – Barasat, P. S. – Barasat at present Madhyamgram, in the District of North 24 Parganas,

AND WHEREAS after purchasing the said plot of land the said Smt. Sandhya Bose got her name duly recorded in the records of L.R. Settlement Operation, under L. R. Dag No. – 1339 under L.R. Khatian No. - 10368 (Stands in the name of Sandhya Bose) and got her name duly mutated before the local Madhyamgram Municipality, under Ward No. – 7 at present 11, Holding No. – 61, Premises at Basunagar Amritadighi and with a view of a reconstruction an additional One floor building over the said plot of land on the exiting ground floor she sanctioned the building plan from the Madhyamgram Municipality Vide Sanction Plan No. – P/A No. 1188/MM/2000-01 dated 20/01/2001 the plan is valid upto 19/01/2004 but unavoidable circumstances she could not reconstruction this additional floor on this building with in the stipulated time which is mentioned in previously sanctioned building plan. After the long period the Vendor/Owner repeatedly with a view of reconstruction an additional floor as per the norms and rules of the local authority the Vendor/Owner herein declaring a registered Delectation for exiting boundary for measurement of this above mention schedule property and she has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

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AND WHEREAS that due to some unavoidable circumstances and urgent need of money the Vendor/Owner herein decided to dispose of all that piece and parcel of Land measuring about **02 (Two) Cottah 09 (Nine) Chittack 22 (Twenty Two) Sq.ft.** along with One storied more than 30 Years old dilapidated building measuring about **1000 sq.ft.** more or less standing hereon, which is lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Pargana – Anowarpur, Touzi No. – 146, comprised in C.S. Dag No. – 426 & 427 and Khatian No. – 75 under "landlord Khatian No. – 62" R. S. Dag No. – 415 under R. S. Khatian No. – 1484, corresponding to L. R. Dag No. – 1339 under L.R. Khatian No. - 10368 (Stands in the name of Sandhya Bose), lying within Local Limits of Madhyamgram Municipality, Holding No. – 61, Premises at Basunagar Amritadighi, Ward No. 7 at present 11 Under the Jurisdiction of A.D.S.R.O. – Barasat, P.S. – Barasat at present Madhyamgram, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written, with a total consideration **Rs. 47,00,000 (Rupees Forty Seven Lakhs) only** and the Purchaser herein having come to know the said intention of the Vendor have agreed to purchase the same with the said consideration of **Rs. 47,00,000/- (Rupees Forty Seven Lakhs) only.**

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 47,00,000 (Rupees Forty Seven Lakhs) only** received by the

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North 24-Parganas, Barasat

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Vendor in full from the Purchaser hereof and this Vendor is executing and registering this Deed of Conveyance in favour of the Purchaser in respect of the land along with one storied building referred to above and as described in detail in the schedule hereunder written and that from this day the Vendor is totally divested of all rights, title of the land along with one storied building sold to the Purchaser who have become the absolute owners with absolute right and title to the land along with one storied building sold hereby and the Purchaser are entitled and empowered to mutate their names with the Govt. Shrestha and also in the Local Madhyamgram Municipality and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the land also vest to the Purchaser who will enjoy the property sold to them in their absolute right through their successor-in-interest, executors and assigns and further the Purchaser will have all right and power to transfer the said land along with one storied building to anyone they like by sell, gift, lease, mortgage, gift or by any other lawful means and right to improve it change its nature and character and make any construction over the said land.

THIS DEED ALSO WITNESSES that the property sold hereby has not been transferred by the Vendors hereto to any one by sell, gift, lease or mortgage nor has contracted to sell the same to

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anybody else for such transfer nor has encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser is hereby put in open peaceful possession thereof and the Vendor and/or its/his/her/their heirs, executors, administrators and assigns shall, and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Purchaser to the said property and every part thereof and if the title to and possession in the land along with one storied building sold to the Purchaser be in any way hampered in consequence of any action/fraud/deed performed or done by the Vendor and if it is found that the said property hereby is not free from all encumbrances as herein before stated the Vendor, and/or its/his/her/their heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid consideration money with interest and all costs thereon, and also the property hereby sold is not Debuttar and Pirottor Property and free from all encumbrances.

PROVIDED ALWAYS the PURCHASER shall have the absolute right to sell, transfer, gift, mortgage, let out, rent the said land along with one storied building in any manner as they like

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North 24-Parganas, Barasat

05 FEB 2023

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **BASTU** Land measuring about **02 (Two) Cottah 09 (Nine) Chittack 22 (Twenty Two) Sq.ft.** along with cemented flooring more than 30 Years old dilapidated one Storied building measuring about **1000 Sq.ft.** more or less, lying and situated at Mouza – Udayrajpur, J. L. No. – 43, Pargana – Anowarpur, Touzi No. – 146, comprised in C.S. Dag No. – 426 & 427 and Khatian No. – 439 & 75 under (landlord Khatian No. – 62) R. S. Dag No. – 415 under R. S. Khatian No. – 1484, corresponding to L. R. Dag No. – 1339 under L.R. Khatian No. - 10368 (Stands in the name of Sandhya Bose), lying within Local Limits of Madhyamgram Municipality, Holding No. – 61, Premises at Basunagar Amritadighi, Ward No. 7 at present 11 Under the Jurisdiction of A.D.S.R.O. – Barasat, P. S. – Barasat at present Madhyamgram, in the District of North 24 Parganas, Which is butted and bounded by the:-

Butted and Bounded by:-

ON THE NORTH :	Measuring 86'-1" butted by the Plot No. 528, Bose Nagar, Scheme No. XVIII.
ON THE SOUTH :	Measuring 29'-9" + 6'-1"+ 20'-00" + 36'-10" butted by the Scheme Plot No. –A under Bose Nagar, Scheme plot No. 529.
ON THE EAST :	Measuring 26'-6" butted by the 16'-00" wide Basunagar Road.
ON THE WEST :	Measuring 19'-4" butted by the Plot No. 543 Bose Nagar, Scheme No. XVIII.

Annexed Blue Print Map or Plan, Finger Prints and Photographs of the Parties will be treated as a Part of this Deed of Conveyance.

District Sub-Registrar-III
North 24-Parganas, Bengal

09 FEB 2023

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WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the within name parties at Barasat, North 24 Parganas In presence of:-

1) Biswajit Seal
Nainati, Garifari
Pin - 743135

2) Indramal Kundu
Vill + P.O - Praffullamadar
P.S - Habra
Dist - North 24 Pgs
Pin - 743268

Sandhya Bose.

Signature Of The Owner/Vendor

Drafted by:-

Shreyasee Biswas

Advocate
Barasat Judges Court
Barasat, North 24 Parganas

Shreyasee Biswas
Advocate
Judge's Court Barasat, 24 Pgs.(N)
Enroll. No.- F/628/382/2012

A. G. ASSOCIATES

1. Nani Gopal Sm.
Partner

A. G. ASSOCIATES

2. Saptaparna Das
Partner

Signature of the Purchaser
Partner of the A.G. Associates

Printed by :-

Anubhab Basu

104/1, K. N. C. Road, Barasat
Kolkata - 700124

District Sub-Registrar-III
North 24-Parganas, Barasat

0 9 FEB 2023

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MEMO OF CONSIDERATION

Received of and from the within the named Purchasers the sum of **Rs. 47,00,000 (Rupees Forty Seven Lakhs) only** as total consideration by the Owner/ Vendor as per schedule below:-

Date	RTGS No.	Bank	Branch	Rupees
17.01.2023	IDIBR52023011731795204	Indian Bank	Barasat	5,00,000/-
07.02.2023	IDIBR52023020732099148	Indian Bank	Barasat	42,00,000/-
			Total	**47,00,000/-**

TOTAL RUPEES FORTY SEVEN LAKHS ONLY

WITNESSES:-

1. Biswajit Dey
Mainati, Garufari
Pin - 743135

2. Indranil Kundu
Habra

Sandhya Bose.

SIGNATURE OF THE VENDOR/OWNER

District Sub-Registrar-III
North 24-Parganas, Barasat

09 FEB 2023 09 FEB 2023

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UNDER RULE 44A OF THE I.R ACT 1908

1) Name :- SMT. SANDHYA BOSE

Status - Presentant.

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND

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

Sandhya Bose.

Signature of the Presentant

2) Name :- SHRI NANI GOPAL DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND

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

A. G. ASSOCIATES

Nani Gopal Das.

Signature of the Presentant

Partner

3) Name :- SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND

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

A. G. ASSOCIATES

Saptaparna Das

Signature of the Presentant

Partner

PLAN OF LAND
O -XVIII OF THE HO
SITUATED AT MOUZA
PUR COMPRISED IN C
KHATIAN NO. - 62" UN

District Sub-Registrar-III
North 24-Parganas, Barasat

09 FEB 2023

T.M.- 443136

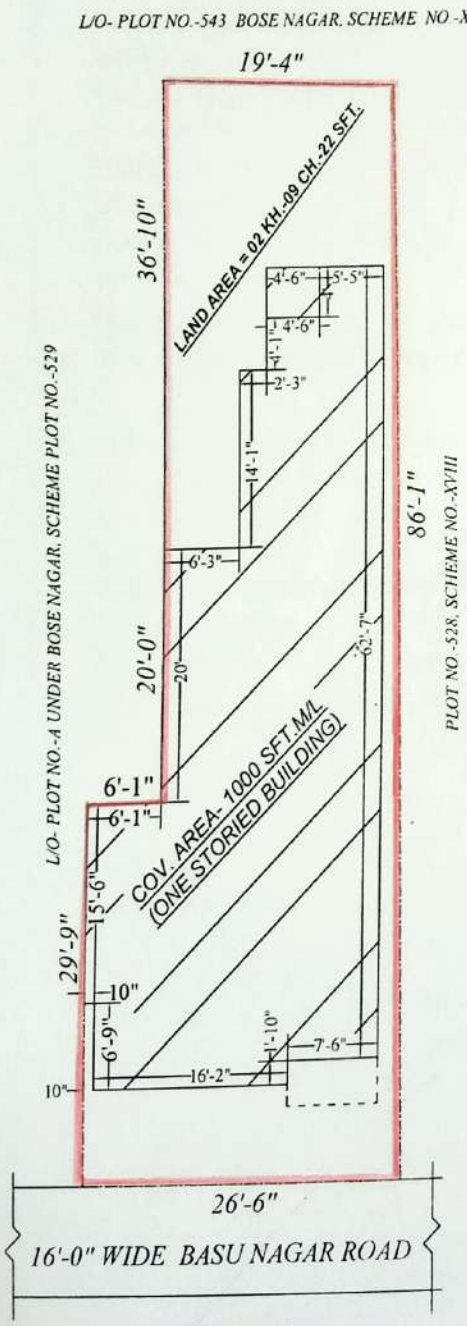
SITE PLAN OF LAND WITH ONE STORIED BUILDING SITUATED AT PLOT NO -529 UNDER SCHEME NO.-XVIII OF THE HOUSING AND PROPERTY (INDIA) LTD. KNOWN AS BOSENAGAR LYING AND SITUATED AT MOUZA- UDAYRAJPUR; J.L. NO.-43; RE. SA.NO.- 6; TOUZI NO.-146, PARGANA- ANOWAR-PUR COMPRISED IN C.S. DAG NO.-426 AND 427.- UNDER C.S. KHATIAN- 439 AND 75, "LAND OWNERS KHATIAN NO. - 62" UNDER R.S. DAG NO.- 415 UNDER R.S. KHATIAN NO.- 1484 CORRESPONDING TO L.R. DAG NO.-1339 UNDER L.R. KHATIAN NO.-10368 WITHIN THE JURISDICTION OF LOCAL MADHYAM GRAM MUNICIPALITY, UNDER WARD NO.- 7 AT PRESENT 11, HOLDING NO.- 61,PREMISES AT BASU-NAGAR AMRITA DIGHI, P.S.-BARASAT AT PRESENT MADHYAMGRAM, DIST.- NORTH 24 PARGANAS, KOLKATA-700129

AREA STATEMENT

LAND AREA = 02 KH.-09 CH.-22 SFT.

STRUCTURE:- 1000 SFT.M/L(ONE STORIED BUILDING)

N



SITE PLAN
SCALE: 1"=16'

A. G. ASSOCIATES

Nani Gopal Jana.

1) Partner

A. G. ASSOCIATES

2) Saptaparnadas

Partner

SIGNATURE OF PURCHASER
(PARTNER OF A.G. ASSOCIATES)

Sandhya Bose.

SIGNATURE OF VENDOR

08/02/2023

Arnab Kumar Das
B.E. (CIVIL), M. Tech. (Structure), M.I.E.
Consultant Civil & Structural Engineer
3/A, N.D.P.-1, Sarojini Pally, Barasat, Kolkata- 126
Licence No. MM/LBS-1/024/2016-17

SIGNATURE OF L.B.S./ENGINEER

District Sub-Registrar-III
North 24-Parganas, Barasat

09 FEB 2023

Government of West Bengal

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

OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252000315214/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SANDHYA BOSE RANGOLI GARDENS, MAHARANA PRATAP MARG, Block/Sector: 33, Flat No: 10131, Village:- KANAKPURA, P.O:- VAISHALI NAGAR, P.S:- VAISHALI NAGAR, District:-Jaipur, Rajasthan, India, PIN:- 302021	Seller			Sandhya Bose. 9/2/23

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri NANI GOPAL DAS NIBEDITA PLACE, TAKI ROAD, City:- Barasat, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	Representative of Buyer [A G ASSOCIATES]			A. G. ASSOCIATES Partner Nani Gopal Das 09.02.2023

I. Signa

Sl No	Name of the Exec

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
3	Smt SAPTAPARNA DAS 5/12 SAROJINI PALLY,, City:- Barasat, P.O:- NABAPALLY, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126	Representative of Buyer [A G ASSOCIATES]			G. ASSOCIATES Partner 9.2.2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BISWAJIT SHIL Son of Mr GADADHAR SHIL VIVEKANANDA PALLY, GORUR PHARI, City:- Naihati, P.O:- HAZINAGAR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135	Smt SANDHYA BOSE, Shri NANI GOPAL DAS, Smt SAPTAPARNA DAS			Biswajit Shil 09.02.23

(Dilip Kumar Mandal)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal

District Sub-Registrar-III
North 24-Parganas, Barasat

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

080220232028731647

GRIPS Payment Detail

GRIPS Payment ID:	080220232028731647	**Payment Init. Date:**	08/02/2023 17:34:41
Total Amount:	237927	**No of GRN:**	1
Bank/Gateway:	AXIS Bank	**Payment Mode:**	Online Payment
BRN;	326182384	**BRN Date:**	08/02/2023 17:35:56
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	A G ASSOCIATES
Mobile:	7003203706

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230287316481	Directorate of Registration & Stamp Revenue	237927
		Total	**237927**

IN WORDS: **TWO LAKH THIRTY SEVEN THOUSAND NINE HUNDRED TWENTY SEVEN ONLY.**

DISCLAIMER: **This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**

PAID

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

192022230287316481

GRN Details

GRN:	192022230287316481	**Payment Mode:**	Online Payment
GRN Date:	08/02/2023 17:34:41	**Bank/Gateway:**	AXIS Bank
BRN :	326182384	**BRN Date:**	08/02/2023 17:35:56
GRIPS Payment ID:	080220232028731647	**Payment Init. Date:**	08/02/2023 17:34:41
Payment Status:	Successful	**Payment Ref. No:**	2000315214/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	A G ASSOCIATES
Address:	NIBEDITA PALACE, TAKI ROAD, BARASAT, West Bengal, 700124
Mobile:	7003203706
EMail:	mail.stepcon@gmail.com
Contact No:	9836469506
Depositor Status:	Solicitor firm
Query No:	2000315214
Applicant's Name:	Mrs Shreyasee Biswas
Identification No:	2000315214/4/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	08/02/2023
Period To (dd/mm/yyyy):	08/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000315214/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	188650
2	2000315214/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	48421
3	2000315214/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	856
			Total	**237927**

IN WORDS: **TWO LAKH THIRTY SEVEN THOUSAND NINE HUNDRED TWENTY SEVEN ONLY.**

PAID

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SAPTAPARNA DAS

BISWANATH GHOSH

07/12/1984

Permanent Account Number

APLPD2481E

Saptaparna Das

Signature

ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA

IDENTITY CARD

CKW2791986

নির্বাচকের নাম	:	সপ্তপর্না দাস
Elector's Name	:	Saptaparna Das
স্বামীর নাম	:	অর্নব কুমার দাস
Husband's Name	:	Arnab Kumar Das
লিঙ্গ/Sex	:	স্ত্রী/F
জন্ম তারিখ Date of Birth	:	07/12/1984

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABIFA1540N

नाम / Name
A G ASSOCIATES

निगमन / गठन की तारीख
Date of Incorporation/Formation
15/10/2016

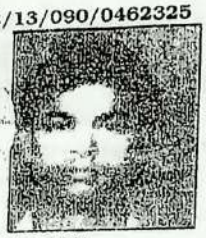
04052017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinpan@nsdl.co.in

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090/0462325
পরিচয় পত্র



Elector's Name : DAS NANIGOPAL
নির্বাচকের নাম : দাস ননীগোপাল
Father/Mother/
Husband's Name : NARAYAN
পিতা/মাতা/স্বামীর নাম: নারায়ন
Sex : M
লিঙ্গ: : পুরুষ
Age as on 1.1.1995 : 24
১.১.১৯৯৫-এ বয়স : ২৪

Nani Gopal Das.

Nani Gopal Das.

Nani Gopal Das.

भारत सरकार
GOVERNMENT OF INDIA

संध्या बोस
Sandhya Bose
DOB: 01-08-1954
Gender:Female

8531 0163 8684

आधार - आम आदमी का अधिकार

Sandhya Bose.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

स्वराज बोस, फ्लैट न 10131, ब्लॉक 33, रंगोली गार्डन्स, महराना प्रताप मार्ग, वैशाली नगर के पास, गांव कनकपुरा, जयपुर, वैशाली नगर, जयपुर, राजस्थान, 302021

Address:
W/o, Swaraj Bose, Flat No 10131, Block 33, Rangoli Gardens, Maharana Pratap Marg, Near Vaishali Nagar, Village Kanakpura, Jaipur, Vaishali Nagar, Jaipur, Rajasthan, 302021

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SANDHYA BOSE

HIRAN KUMAR GHOSH

01/08/1954

Permanent Account Number

AYIPB0025A

Sandhya Bose

Signature

Sandhya Bose.

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनीट, UTITSL

प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,

नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-1525-01700/2023	Date of Registration	10/02/2023
Query No / Year	1525-2000315214/2023	Office where deed is registered	
Query Date	06/02/2023 2:53:41 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shreyasee Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836469506, 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. 47,00,000/-		Rs. 48,40,743/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,93,650/- (Article:23)		Rs. 48,453/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, , Ward No: 11, Holding No:61 Jl No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1339 (RS :-)	LR-10368	Bastu	Bastu	2 Katha 9 Chatak 22 Sq Ft	40,25,000/-	41,65,743/-	Width of Approach Road: 16 Ft., ,Last Reference Deed No :1502-I -01669-1999
	Grand Total :				4.2785Dec	40,25,000 /-	41,65,743 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	6,75,000/-	6,75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1000 sq ft	6,75,000 /-	6,75,000 /-	

Seller
Sl

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt SANDHYA BOSE (Presentant)** Wife of Shri SWARAJ KUMAR BOSE RANGOLI GARDENS, MAHARANA PRATAP MARG, Block/Sector: 33, Flat No: 10131, Village:- KANAKPURA, P.O:- VAISHALI NAGAR, P.S:-VAISHALI NAGAR, District:-Jaipur, Rajasthan, India, PIN:- 302021 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**A G ASSOCIATES** NIBEDITA PALACE, TAKI ROAD, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.:: ABxxxxxx0n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri NANI GOPAL DAS** Son of Late NARAYAN CHANDRA DAS NIBEDITA PLACE, TAKI ROAD, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : A G ASSOCIATES (as PARTNER)
2	**Smt SAPTAPARNA DAS** Wife of Shri ARNAB KUMAR DAS 5/12 SAROJINI PALLY,, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : A G ASSOCIATES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT SHIL Son of Mr GADADHAR SHIL VIVEKANANDA PALLY, GORUR PHARI, City:- Naihati, P.O:- HAZINAGAR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135			

Identifier Of Smt SANDHYA BOSE, Shri NANI GOPAL DAS, Smt SAPTAPARNA DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SANDHYA BOSE	A G ASSOCIATES-4.27854 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SANDHYA BOSE	A G ASSOCIATES-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, , Ward No: 11, Holding No:61 Jl No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1339, LR Khatian No:- 10368	Owner:সন্ধ্যা বোস, Gurdian:স্বরাজ কুমার, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Smt SANDHYA BOSE

Endorsement For Deed Number : I - 152501700 / 2023

On 09-02-2023

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

Presented for registration at 18:00 hrs on 09-02-2023, at the Private residence by Smt SANDHYA BOSE ,Executant.

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 48,40,743/-

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

Execution is admitted on 09/02/2023 by Smt SANDHYA BOSE, Wife of Shri SWARAJ KUMAR BOSE, RANGOLI GARDENS, MAHARANA PRATAP MARG, Sector: 33, Flat No: 10131, P.O: VAISHALI NAGAR, Thana: VAISHALI NAGAR, , Jaipur, RAJASTHAN, India, PIN - 302021, by caste Hindu, by Profession House wife

Indetified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-02-2023 by Shri NANI GOPAL DAS, PARTNER, A G ASSOCIATES (Partnership Firm), NIBEDITA PALACE, TAKI ROAD, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-02-2023 by Smt SAPTAPARNA DAS, PARTNER, A G ASSOCIATES (Partnership Firm), NIBEDITA PALACE, TAKI ROAD, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

Dilip Kumar Mandal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal

On 10-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,453.00/- (A(1) = Rs 48,407.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 48,421/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2023 5:35PM with Govt. Ref. No: 192022230287316481 on 08-02-2023, Amount Rs: 48,421/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326182384 on 08-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,93,650/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,88,650/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1751, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2023, Vendor name: Sudip Ghosh

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2023 5:35PM with Govt. Ref. No: 192022230287316481 on 08-02-2023, Amount Rs: 1,88,650/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 326182384 on 08-02-2023, Head of Account 0030-02-103-003-02

Dilip Kumar Mandal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2023, Page from 46147 to 46182

being No 152501700 for the year 2023.

Seal of the District Sub Registrar-III, North 24 Parganas, District North 24 Parganas

Digitally signed by Dilip Kumar Mondal
Date: 2023.02.13 13:48:53 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mandal) 2023/02/13 01:48:53 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)