

15-14105/22

F-14258/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 426501

Confirmed that the document is admitted to registration. The Signature Stamp / Stamp & the Advertisement Stamp / Stamp attached to this document are the part of this document.

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 21/09/2022
 8:00 P.M.

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 District Sub-Registrar-II
 North-24 Parganas, Berhampore

29 SEP 2022

DEED OF CONVEYANCE

This Deed Of Conveyance is Made this On 21st Day
 of September 2022 (Two Thousand Twenty two)

20/09/22

নং: 3588

ক্রেতার নাম: A.G. Associates

ঠিকানা: Nibetiaplace Talsi Road, Barasat, KOL 700129

মূল্য: 500

ভেদার:-

হস্তাক্ষর ও ডি.এস. আদায় করিয়া

ক্রমাঙ্ক- উঃ ২৪ পরগণা

তারিখ- ২০/০৯/২২

[Signature]
12 SEP 2022

মোট স্ট্যাম্প খরচ:-

ট্রেজারী বারাসাত

ভেদার :- শ্রী সুদীপ ঘোষ

210000

Vendor- Sudip Ghosh

Sukhes Mahendra Das Choudhury

Alis Sukhas Das Choudhury

[Stamp] 4519

Sukhes Mahendra Das Choudhury

Alis Sukhas Das Choudhury

[Stamp] 4520

Narayan Das Choudhury

[Stamp] 4521

Manita Das Choudhury

[Stamp] 4522

Kamala Choudhury



[Signature]
District Sub-Registrar-III
North 24 Parganas, Barasat
21 SEP 2022

1. SHRI SUBHASH MAHENDRA DAS CHOWDHURY Alias
SUBHAS DAS CHOWDHURY [PAN-ABNPD1115H] (VOTER ID
No -ZMH5764360) S/o Late. Mahendralal Das Chowdhury,
Residing at Near Simanta Nagar B/5 1st Floor Mitrata Opp
Jekegram, City & P.O - Jekegram, P.S - Thane, Pin - 400606,
District - Mumbai, in State of Maharashtra, by faith - Hindu,
by Nationality- Indian, By Occupation- Service, **2. SHRI**
NARAYAN DAS CHAOWDHURY, (PAN - ACZPC7598L)
(VOTER ID NO - CKW4272423) S/o Late Mahendralal Das
Chowdhury, Residing at 2nd Floor 2B 140/40B N.S.C Bose
Road VTC Regent Park City P.O & P.S - Regent Park, District
- Kolkata - Pin 700040, West Bengal, by Nationality - Indian,
, by faith - Hindu, By Occupation - Service, **3.NAMITA DAS**
CHOWDHURY, (PAN-APUPC5818H) (VOTER ID No -
CKW4009163) D/o Late Mahendralal Das Chowdhury,
Basunagar, Madhyamgram, P.O & P.S - Madhyamgram,
Kolkata - 700129, District - North 24 Parganas, by
Nationality - Indian, , by faith - Hindu, By Occupation- House
Wife, **4. KAMALA CHOWDHURY, (PAN AQHPC2539B)**
(VOTER ID No WB/18/108/384207) W/o Madhusudan
Chowdhury, 81A Sonali Apartment, New Santoshpur Main
Road P.O - Santoshpur, P.S - Jadavpur, Kolkata - 7000075,
by Nationality - Indian, by faith - Hindu, By Occupation-
Housewife, **5. SMT SULEKHA SEN, (PAN BWFPS0368M)**
(VOTER ID No - CKW3189677) W/o Mantu Sen, Residing
at 168 Basunagar, Gate No - 1, Near St. Judes School, P.O



Sulekta Sen.

4523



Suapan Mahendra Das Choudhury
Alias Suapan Das Choudhury

4524



Sakita Dipak Saha
Alias Sakita Saha

4525



Prasanta Poddar

4526



Sushanta Poddar

4527



A. G. ASSOCIATES

Nari Gopal Jn.
Partner

4528



A. G. ASSOCIATES
Saptarnasad
Partner

4529



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North 24 Parganas, Berast

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& P.S Madhyamgram, District - North 24 Parganas, Kolkata - 700129, by Nationality - Indian, by faith - Hindu, By Occupation-House Wife, **6. SRI SWAPAN MAHENDRA DAS CHOWDHURY ALIAS SWAPAN DAS CHOWDHURY (PAN - AAOPD0514E) (VOTER ID No -XCE8971202)** S/o Late Mahendra Das Chowdhury, Residing at Raunak Park Tower - B, Room No - 403, Pokhran Road No - 2 Opposite Nilkanth Hight, Thane West City, P.O - Apna Bazar, P.S - Thane Pin - 400610, District - Mumbai, in the State of Maharashtra, by Nationality - Indian, by faith - Hindu, By Occupation - Retired Person, **7. SMT. SABITA DIPAK SAHA ALIAS SABITA SAHA** W/o Shri Dipak Saha, Residing at - Tapasya C.H.S Bidg No - C/8 Flat No 1, 3rd Floor Block 23, P.O - Kopar Khairne, P.S - Thane, Pin - 400709 District - Mumbai, in the State of Maharashtra, India, by Nationality -Indian, by faith Hindu, By Occupation-Housewife, **8.SHRI PRASANTA PODDAR(PAN - BIIPP3967L), (VOTER ID No - MGS2931541)** **9. SHRI SUSANTA PODDAR (PAN - BIIPP4067K) VOTER ID No - MGS1717040**, S/o Late Sushil Podder, 8 & 9 Residing at Gangapur, P.O & P.S - Duttapukur, District - North 24 Parganas, Pin - 743248, by Nationality - Indian, by faith - Hindu, By Occupation - Service, hereinafter jointly 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 his respective legal heirs,

Biswasjit Singh
Slo Gada dhar Singh
Nainati, Garhwal
Pim. 743135




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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 - 700 124, District- North 24 Parganas, represented by its Partners 1) **SHRI NANI GOPAL DAS (PAN NO. 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 NO. 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 by Nationality - Indian, by faith - Hindu, by Occupation - Business, herein after referred to and called as the **"PURCHASERS "** (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.**

WHEREAS The one Mahendralal Das Chowdhury, son of Late Laxmi Narayan Das Chowdhury, of 67Beniapukur Road, Calcutta, (Now deceased) the father of the present vendors herein were the absolute owners with Right Title & Interest of all that piece and parcel of Bastu land measuring an area of 5 Cottah 2 Chittaks. and M/L equivalent to 8.45 Decimals being Plot No. - 528 Scheme No. - XVIII, known as Bosenagar,




Pravir B. Registrar-14
North 24 Parganas, Gorakhpur

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lying and situated at **Mouza-Udayrajpur**, J L. No: 43, Re. Sa. No: 167, Touzi: 146, Pargana - Anowarpur, comprised at Jamindari Khatian No. - 433A & 434 and 62 Under C. S. Dag No.- 426 & 428, Under C.S KhatianNo-439 &75, corresponding to R. S. Dag No. - 427 Under R.S Khatian No - 354, within Local Limits of Basunagar Gram Panchayet 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. -9850, dated - 11/12/1957, executed and registered by The Housing & Property (India) Ltd. Bose & Co. A company, incorporated under the Indian Companies Act. having its registered office at 62 Bentick Street, Calcutta - 700014, represented by its managing agent cum authorized Signatory, Sri Surendra Mohan Bose, the said Deed was registered with the office of the D. R. - Alipore, 24 Parganas, copied in Book No. - I, Volume No. 103, being No. - 9850 Dated 11-12-1957, for the year 1957.

AND WHEREAS after obtaining of the aforesaid property said Sri Mahendralal Das Chowdhury got duly recorded his name in the recorded of the L. R. Settlement Operation vide L.R Khatian No. - 5409, L. R. Dag No. - 1354, area of land 5 Cottah 2 Chittaks. and More or Less equivalent to 8.45 Decimals of Land and the said Mahendralal Das Chowdhury (Now deceased) and he got duly mutated his name in the local office of Madhyamgram Municipality, under Ward No. - 11,



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Notário Sub-Registrário
com 24. Paróquia, Bareses

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Holding No. - 63, premises at Basunagar, Amrita Dighi, and constructed an one storied pucca structure over the said plot of land and while he had been possessing and enjoying the said land peacefully said Mahendralal Das Chowdhury died intestate on 03/04/1974 leaving behind his wife namely Usha Rani das Chowdhury and (3) Three sons namely **1. Sri Subhas mahendra Das Chowdhury (Alias Subhas Das Chowdhury) 2. Sri Narayan Das Chowdhury, 3. Swapan Mahendra Das Chowdhury (Alias Swapan Das Chowdhury)** and 5 (Five) Daughter Namely **1. Smt Namita Das Chowdhury, 2, Smt Kamala Chowdhury, 3. Smt Sulekha Sen, 4. Smt Sabita Saha, and 5. Smt Amita Poddar (Now Deceased)** the legal heirs and Successors of Mahendralal das Chowdhury and they jointly inherited under the provision of Hindu Succession act - 1956, the said 5 Cottah 2 Chittaks Land More or Less equivalent to 8.45 Decimals land along with one storied structure left by their said husband and father Mahendralal Das Chowdhury.

AND WHEREAS that after inherited of their respective share of the property 1/9 th share of the each co-sharer that the said Amita Podder died intestate on 27-08-2004 leaving behind her (2) Two sons namely **1. Sri Prasanta Podder, 2. Sri Susanta Podder,** The Land Owner/Vendors No 8 & 9 herein. Thus the said Owner / vendors No 8 & 9 jointly inherited the said 1/9 th Share from left by their said



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deceased mother under the provision of Hindu Succession act - 1956,

AND WHEREAS that after inherited of her respective share of the property $1/9$ th share of the each co-sharer that the said Usha Rani Das Chowdhury died intestate on 08-09-2007 leaving behind her (3) Three sons namely 1. **Sri Subhas mahendra Das Chowdhury (Alias Subhas Das Chowdhury)** 2. **Sri Narayan Das Chowdhury**, 3. **Swapan Mahendra Das Chowdhury (Alias Swapan Das Chowdhury)** and 4 Daughter Namely 1. **Smt Namita Das Chowdhury**, 2, **Smt Kamala Chowdhury**, 3. **Smt Sulekha Sen**, 4. **Smt Sabita Saha**, and (2) two grand Son Namely 1. **Shri Prasanta Poddar** 2. **Shri Susanta Poddar**, they jointly inherited the said individual respective Share of the property from left by their said deceased mother and Grand Mother under the provision of Hindu Succession act - 1956,

AND WHEREAS thus said 1.**Shri Subhash Mahendra Das Chowdhury Alias Subhas Das Chowdhury** 2. **Shri Narayan Das Chaowdhury**, 3. **Namita DasChowdhury**, 4.**Kamala Chowdhury**, 5. **Smt Sulekha Sen**, 6. **Sri Swapan Mahendra Das Chowdhury**, Alias **Swapan Das Chowdhury** 7. **Smt. Sabita Dipak Saha (Alias Sabita Saha)** 8.**Shri Prasanta Poddar** 9. **Shri Susanta Poddar**, jointly possessing and enjoying their respective share of the property, and all that piece and parcel of Bastu land measuring an area of 5 Cottah




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North West Karnataka, Bangalore

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2 Chittaks. equivalent to 8.45 Decimals, more or less, along with pucca one storied dilapidated structure therein measuring an area of 500 sq.ft., more or less, being Plot No. - 528, Scheme No. - XVIII, known as Bosenagar, lying and situated at **Mouza - Udayrajpur**, Under Jamindari Khatian No. - 433A & 434 and 62 Under C. S. Dag No. - 426 & 428, Under C.S Khatian No - 439 & 75, corresponding to R. S. Dag No. - 427 Under R.S Khatian No - 354, & L. R. Dag No. - 1354 under L. R. Khatian No. - 5409, Under Ward No - 11, Holding No - 63, Premises at Basunagar Amrita Dighi, within the jurisdiction of Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, in the District of North 24 Parganas, and they had been possessing and enjoying the same peacefully without interruption of others, and Usually paying relevant taxes to the competent authority and the said property is free from all encumbrances.

AND WHEREAS by the inheritance of the above mentioned schedule property the land owners herein entitled their respective share of the property they got duly recorded their name in the L.R Settlement Record Under the following manners :-

L.R DAG NO	NAME OF THE LAND OWNERS	L.R KHATIAN	AREA OF LAND
1354	Subhas das Chowdhury	10448	1.057 Dec
1354	Narayan Das Chowdhury	14052	1.057 Dec
1354	Namita Das Chowdhury	10449	1.057 Dec
1354	Kamala Chowdhury	10450	1.057 Dec




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Unit 24, Park Road, Barasat
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1354	Sulekha Sen	10451	1.057 Dec
1354	Swapan Das Chowdhury	10453	1.057 Dec
1354	Sabita Das Saha	10454	1.057 Dec
1354	Prasanta Podder	10446	0.5285 Dec
1354	Susanta Podder	10447	0.5285 Dec

and also got duly mutated their name with the office of the Madhyamgram Municipality, Under holding No - 63, Ward No 11, Premises at Basunagar Amrita dighi, the said land owners all other benefits and rights herein comprised and hereby granted sold conveyed and transferred or expressed or intended so to be and every part thereof respectively **TOGETHER WITH** their and every of their respective rights liberties and appurtenances whatsoever.

AND WHEREAS due to some unavoidable circumstances and urgent need of money the Vendor/ Owner herein decided to dispose of all that piece and parcel of BASTU land measuring an area of 5 Cottah 2 Chittaks. equivalent to 8.45 Decimals, more or less, along with pucca one storied dilapidated structure therein measuring an area of 500 sq.ft., more or less, standing therein, lying and situated at at **Mouza - Udayrajpur**, Under C. S. Dag No. - 426 & 428, Under C.S Khatian No - 439 & 75, corresponding to R. S. Dag No. - 427 Under R.S Khatian No - 354, Under L. R. Dag No. -- 1354 under L. R. Khatian No. - 5409, Hal L.R Khatian No - 10448 (Stand in the Name of Subhash Das Chowdhury,)14052 (Stand in the Name of Narayan Das Chowdhury) 10449 (Stand




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Barisal Pargana, Barisal

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in the Name of Namita Das Chowdhury) 10450 (Stand in the Name of Kamala Chowdhury) 10451 (Stand in the Name of Sulekha Sen) (10453 Stand in the Name of Swapan Das Chowdhury) 10454 (Stand in the Name of Sabita Das Saha) 10446 (Stand in the Name of Prasanta Poddar) 10447 (Stand in the Name of Susanta Poddar), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 63, Premises at Basu Nagar Amrita Dighi, 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 **86,00,000/- (Eighty Six Lakhs) only** (including 1% TDS) and the Purchasers herein having come to know the said intention of the Vendor have agreed to purchase the same with the said consideration of **86,00,000/- (Eighty Six Lakhs) only.** **AND WHEREAS** it is also pertinent to mention that the Owner/Vendor herein also got Sale Permission from the local Madhyamgram Municipality, on 24/09/2021 being Memo No. 15818 **NOW THIS DEED OF SALE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 86,00,000/- (Eighty Six Lakhs) only** received by the Vendor in full from the Purchasers hereof and this Vendor is executing and registering this Deed of Conveyance in favour of the Purchasers in respect of the land along with one storied building referred to above and as described in detail in the




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North Bengal, Barasat

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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 Purchasers who have become the absolute joint owners with absolute right and title to the land along with one storied building sold hereby and the Purchasers 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 Purchasers who will enjoy the property sold to them in their absolute right through their successor-in-interest, executors and assigns and further the Purchasers 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 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 Purchasers is hereby put in open peaceful possession



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North 24 Parganas, Burdwan

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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 Purchasers 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 Purchasers 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 Purchasers 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 Purchasers 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 PURCHASERS 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of BASTU land measuring an area of 5 Cottah 2 Chittaks. and More or Less equivalent to 8.45 Decimals be the same a little more or less, along with




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North 24-Parganas, Barisal

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one storied cemented finished flooring building measuring an area of 500 sq.ft, more or less, standing thereon, lying and situated at **Mouza - Udayrajpur**, J. L. No. - 43, Re. Sa. No. - 6, Pargana Anowarpur, Touzi No. - 146, comprised in R. S. Dag No. -427, corresponding to L. R. Dag No. - 1354 under L. R. Khatian No. - 5409, Hal L.R Khatian No 10448 (Stand in the Name of Subhash Das Chowdhury), 14052 (Stand in the Name of Narayan Das Chowdhury) 10449 (Stand in the Name of Namita Das Chowdhury) 10450 (Stand in the Name of Kamala Chowdhury) 10451 (Stand in the Name of Sulekha Sen) (10453 Stand in the Name of Swapan Das Chowdhury) 10454 (Stand in the Name of Sabita Das Saha) 10446 (Stand in the Name of Prasanta Poddar) 10447 (Stand in the Name of Susanta Poddar), within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 63, Premises at Basu Nagar Amrita Dighi, 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:-

On the North:- 16'5" Feet wide Bosu nagar Road,

On the South:- Land & House of Sandhya Bose,

On the East:- 16'5" Feet wide Bosu nagar Road,

On the West:- Land of Karali Prasad Roy,




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North 24 Parganas, West Bengal
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IN WITNESS WHERE OF the parties hereto and hereunto set and subscribes their hands and seals on the day month and year first above written. Signed sealed and delivered by the VENDORS and the PURCHASERS in presence of the following

Witness:-

1. Bidhanil Lal
Nandani, Ghatapali
Pin - 743135
2. Indranil Kundu
Vill + P.O. - Profullamadar
P.S. - Habra
Dist - North 24 Parganas
Pin - 743268
Drafted by

Shreyasee Biswas

Advocate:-
Barasat Judges Court
Barasat,
Dist - North 24 Parganas

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

Composed By
Shilpi Mitra
104/1 K.N.C Road
Barasat

- Subhas Mahendra Das Choudhury.
1. Alis Subhas Das Choudhury.
 2. Narayan Das Choudhury
 3. Anamita Das Choudhury
 4. Kamala Choudhury
 5. Sulekha Sen.
 6. Sujan Mahendra Das Choudhury
Alias Sujan Das Choudhury
 7. Sahita Dipak Saha.
 8. Alias Sahita Saha.
Proprietor Podder.
 9. Subhanta Podder

Signature of Vendors

A. G. ASSOCIATES

Nani Gopul Das

Partner

1. A. G. ASSOCIATES
Saptarnad
Partner
2. ..

Signature of Purchasers

Received of and
of Rs. 86,000
1% TDS
net



मुख्य न्यायाधीश
सर्वोच्च न्यायालय
लोक न्याय भवन

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District Sub-Registrar-III
Vardh 24, Perganas, Barood

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MEMO OF CONSIDERATION

Received of and from the within the named Purchasers the sum of **Rs. 86,00,000/- (Eighty Six Lakhs) only** only (including 1% TDS) as total consideration by the Owner as per schedule below:-

Date	CHEQUE/DD/RTGS/ NEFT/CASH	BANK	BRANCH	AMOUNT EXCLUDING TDS	AMOUNT INCLUDING 1% TDS
9/7/2022	IDIBR52022090729972321	INDIAN BANK	BARASAT	2,029,500	2,050,000
9/13/2022	IDIBR52022091330052302	INDIAN BANK	BARASAT	1,584,000	1,600,000
9/20/2022	005359	BANDHAN BANK	BARASAT CHAMPADALI	1,732,500	1,750,000
9/20/2022	005362	BANDHAN BANK	BARASAT CHAMPADALI	1,336,500	1,350,000
9/20/2022	005363	BANDHAN BANK	BARASAT CHAMPADALI	445,500	450,000
9/20/2022	005360	BANDHAN BANK	BARASAT CHAMPADALI	445,500	450,000
9/20/2022	005361	BANDHAN BANK	BARASAT CHAMPADALI	445,500	450,000
9/20/2022	005365	BANDHAN BANK	BARASAT CHAMPADALI	247,500	250,000
9/20/2022	005364	BANDHAN BANK	BARASAT CHAMPADALI	247,500	250,000
TOTAL AMOUNT OF RUPEES (Including with 1% TDS)					86,00,000/-

TOTAL :- (SUM OF RUPEES EIGHTY SIX LAKHS) ONLY)

Witnesses :-

- 1) Biswajit Saha
Wainahi, Gasufahi
Pim - 743135
- 2) Indranil Kundu
vill + P.O - Prabhullamador
P.S - Habra
Dist - North 24 Parganas
Pim - 743268

1. *Subhas Mahendra Das Choudhury*
1. *Alis Subhas Das Choudhury*
2. *Narayan Das Choudhury*
3. *Mamita Das Choudhury*
4. *Kamala Choudhury*
5. *Subkha Sen*
6. *Suman Mahendra Das Choudhury*
Alis Suman Das Choudhury
7. *Sahita Dipak Saha*
8. *Mias Sahita Saha*
Prasanta Poddar
9. *Sushanta Poddar*

Signature of the Land Owners



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North 24 Parganas, Barasat

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ETCH PLAN OF LAND AT MOUZA- UDAYRAJPUR, J.L. NO - 43, RE. SA. NO - 6, TOUZI NO. -146, R.S. DAG NO. - 427 CORRESPONDING TOL.R. DAG NO. -1354, UNDER L.R. KHATIAN NO. -5409, HAL L.R. KHATIAN NO. -10446, 10447, 10448, 10449, 10450, 10451, 10452, 10453 & 10454, SCHEME PLOT NO -528, BASUNAGAR, HOLDING NO. -63, PREMISES AT BASUNAGAR AMRITA DIGHI, WARD NO -11 UNDER THE LOCAL LIMITS OF MADHYAMGRAM MUNICIPALITY, P.S. -MADHYAMGRAM, DIST NORTH 24 PARGANAS, KOLKATA-700129.

AREA STATEMENT

LAND AREA = 05 KH.-02 CH.-00 SFT.

(500 SFT. ONE STORIED BUILDING)



A. G. ASSOCIATE

1) *Anni Gopal*
Partner

2) ...

A. G. ASSOCIATES

2) *Saptar Anand Das*
Partner

SIGNATURE OF PURCHASER

Subhas Mahendra Das Choudhury

1) *Alis Subhas Das Choudhury*

2) *Narayan Das Choudhury*

3) *Manika Das Choudhury*

4) *Kamala Anandhury*

5) *Sulekha Sen.*

6) *Sunjan Mahendra Das Choudhury*

7) *Alis Sunjan Das Choudhury*

8) *Salita Dipak Saha*

9) *Abhis Salita Saha*

10) *Prasanta Palit*

11) *Sushanta Palit*

SIGNATURE OF VENDOR

A. Das
21/09/2022
Arbab Kumar Das

B.E. (CIVIL), M. Tech (Structure), M.I.E.
Consultant Civil & Structural Engineer

3/A, N.D.P-1, Sarojini Pathy, Barasat, Kolkata-126

Licence No. MMA/BS-11024/2016-17

SIGNATURE OF L.B.S./ENGINEER

L/O. & H/O. - KARALI PRASAD ROY
43'-0"

16'-5"

L/O. & H/O. - SANDHYA BOSE
PLOT NO-529 OF BOSE NAGAR
86'-1"

(AVG.) 16'-5" WIDE
ROAD WITH DRAIN

80'-1"



500 SFT. ONE
STORIED BUILDING

(AVG.) 16'-5" WIDE
ROAD WITH DRAIN

SITE PLAN
SCALE: 1"=10'

Name -
Status -
LITTLE



Y
District Sub-Registrar-II
North 24-Parganas, Berhampore

21 SEP 2022

Printed by
M/s. [illegible]
[illegible]
[illegible]

UNDER RULE 44A OF THE I.R ACT 1908

Name - SHRI SUBHASH MAHENDRA DAS CHOWDHURY ALIAS SUBHAS DAS CHOWDHURY
 Status - Presentant.

LITTLE	RING	MIDDLE	FORE	THUMB	LEFT HAND  RIGHT HAND
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Subhas Mahendra Das Chowdhury Alias Subhas Das Chowdhury Signature of the Presentant

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

2) Name - SHRI NARAYAN DAS CHOWDHURY

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

LITTLE	RING	MIDDLE	FORE	THUMB	RIGHT HAND  RIGHT HAND
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Narayan Das Chowdhury Signature of the Presentant

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

3) Name - SMT NAMITA DAS CHOWDHURY

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

LITTLE	RING	MIDDLE	FORE	THUMB	LEFT HAND  RIGHT HAND
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Namita Das Chowdhury Signature of the Presentant

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

no - SMT
-status - Preso
LITTI




District Sub-Registrar-II
North Bengal, Barisal

21 SEP 2022

UNDER RULE 44A OF THE I.R ACT 1908

Name - SMT KAMALA CHOWDHURY

Status - Presentant

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

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

Kamala Chowdhury
Signature of the Presentant

2) Name - SMT SULEKHA SEN

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

LITTLE	RING	MIDDLE	FORE	THUMB	 RIGHT HAND
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

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

Sulekha Sen
Signature of the Presentant

3) Name - SHRI SWAPAN MAHENDRA DAS CHOWDHURY

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

LITTLE	RING	MIDDLE	FORE	THUMB	 RIGHT HAND
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

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

Swapan Mahendra Das Chowdhury
Swapan Mahendra Das Chowdhury
Signature of the Presentant

UNU

Name - SMT SABITA DIPA
Status - Presentant

LITTLE

RING



M
District Sub Registrar-III
North 24-Parsons, Barmer

21 SEP 2022

UNDER RULE 44A OF THE I.R ACT 1908

Name - SMT SABITA DIPAK SAHA ALIAS SABITA SAHA
 Status - Presentant.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sabita Dipak Saha
 Alias: Sabita Saha
 RIGHT HAND

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

Sabita Dipak Saha.
 Alias Sabita Saha.
 Signature of the Presentant

2) Name - SHRI PRASANTA PODDER

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

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Prasanta Podder
 RIGHT HAND

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

Prasanta Podder
 Signature of the Presentant

3) Name - SHRI SUSANTA PODDER

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

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				




Susanta Podder
 RIGHT HAND

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

Susanta Podder
 Signature of the Presentant




District Sub-Registrar-II
North 24-Parganas, Baraset

21 SEP 2022

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



2) Name - SHRI NANI GOPAL DAS

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

Nani

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

A. G. ASSOCIATES

Nani Gopal Das

Signature of the Presentant



2) Name - SAPTAPARNA DAS

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

Saptaparna Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

A. G. ASSOCIATES

Saptaparna Das

Signature of the Presentant



M
District Sub-Registrar-III
Ward 24-Patna, Bihar

21 SEP 2022

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



MR / Name

A G ASSOCIATES

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABIFA1540N



दिनांक/Date की शुरुआत
Date of incorporation/commencement
15/10/2018

04020017

यदि कार्ड खोने/हानि पर गुप्त सूचित करें/Inform:

आयकर सेवा केंद्र, एन सी ई डी
5 थो स्ट्रीट, नवी दिल्ली,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नई दिल्ली-110016,
फोन - 411 016.

If this card is lost / someone's has card is found
please inform / return to:

Income Tax PAN Service Unit, NSDL
50, Laxmi, Market Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Durgam Chawl,
New Delhi - 110016.

For: 91-20-2721 8090, Fax: 91-70-2721 8093
e-mail: nsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAPTAPARNA DAS
BISWANATH GHOSH



07/12/1984

Permit/Account Number

APLPD2481E



Saptaparna Das
Signature

PERMANENT ACCOUNT NUMBER
ABNPD1115H



NAME
SUBHASH MAHENDRA
DASCHOWDHURY
FATHER'S NAME
MAHENDRA LAXMINARAYAN
DASCHOWDHURY
DATE OF BIRTH
25-01-1943

SIGNATURE

Subhash Chowdhury

[Handwritten Signature]
Commissioner of Income-tax, Pune

V. Das Chowdhury

PERMANENT ACCOUNT NUMBER

ACZPC7598L



THE NAME

NARAYAN DAS CHOWDHURY

THE NAME OF FATHER'S NAME

MAHENDRA DAS CHOWDHURY

THE DATE OF BIRTH

01-03-1953

THE SIGNATURE

1994-1995, 18-111

COMMISSIONER OF INCOME-TAX, W.B.-12

एक नमूने के साथ / बिना नमूने पर प्रेषण नहीं करेंगे
सभी नमूने के साथ / बिना नमूने के
संग्रह करने वाले (सूची में शामिल),
पी. 7,
चैम्पिंग स्क्वियर,
कोलकाता - 700 003.

In case this card is lost/lost/destroyed/destroyed to
the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chamringee Square,
Calcutta-700 003.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAMALA CHOWDHURY

MAHENDRA LAL DAS CHOWDHURY

05/02/1952

Permanent Account Number
AQHPC2539B

Kamala Chowdhury

Signature



2001/2011

Kamala Chowdhury.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SULEKHA SEN
MAHENDRA DAS CHOWDHURY
10/07/1957



Financial Account Number

BWFPS0368M



Sulekha Sen
Taxpayer

Sulekha Sen.

व्यक्ति संबंधित / PERMANENT ACCOUNT NUMBER



AAOPD0514E



नाम / NAME
SWAPAN MAHENDRA
DASCHOWDHURY

पिता के नाम / FATHER'S NAME
MAHENDRA DASCHOWDHURY

जन्म तिथि / DATE OF BIRTH
01-12-1955

हस्ताक्षर / SIGNATURE

REGISTRAR OF COMPANIES, INDIA

For,
Property Related Transaction.
Swapan Daschowdhury

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SABITA SAHA

MAHENDRALAL DASCHOWDHURY

28/10/1960

PAN CARD

AVTPS7677P

Saha

Signature



28102011

Saha.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASANTA PODDAR

SUSHIL PODDAR

10/01/1974

Permanent Account Number

BIIPP3967L

Prasantar

Poddar

Signature



30072010

यह कार्ड केवल आयकर विभाग के उपयोग के लिए है।
इसका उपयोग अन्य किसी भी उद्देश्य के लिए नहीं किया जा सकता है।
यदि आपको इस कार्ड के बारे में अधिक जानकारी चाहिए,
तो कृपया 120-2721 8081 पर कॉल करें।

Income Tax PAN Services Unit, NAL
3rd Floor, Sanyal Chambers,
Near BSNL Telephone Exchange,
Barrack, Pune-411 002

Tel: 120-2721 8081, Fax: 91-20-2721 8083
e-mail: itax@nsdl.com

✓ Prasantar Poddar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUSHANTA PODDAR
SUSHIL PODDAR

04/07/1971

BIIPP4067K

Sushanta
Poddar



30072010

आयकर विभाग / इन्कम टैक्स डीपार्टमेंट / भारत सरकार
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग - नया दिल्ली

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Printed in India
Mumbai: Tax PAN Services Ltd, 100X
100 Floor, Sagarin Chambers,
New Bazar Telephone Exchange,
Bandra, Pune - 411 001
Tel: 91-20-2723 8888, Fax: 91-20-2723 8884
e-mail: tax@panindia.com

✓

Sushanta Poddar







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 15252002790078/2022

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	Shri SUBHASH MAHENDRA DASCHOWDHURY Alias Shri SUBHASH DASCHOWDHURY Near Samata Nagar B/5 1st Floor Mitra Opp Jekegram, City:- , P.O:- Jekegram, P.S:-THANE RAILWAY, District- Mumbai, Maharashtra, India, PIN:- 400606	Seller		 4519	Subhas Mahendra Daschowdhury Alias Subhas Das Chowdhury 21/9/2022
2	Shri NARAYAN DAS CHOWDHURY 2nd Fr Floor 2B, 140/40B N S C Bose Rd, VTC Regent Park, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- Kolkata, West Bengal, India, PIN:- 700040	Seller		 4520	Narayan Das Chowdhury 21/9/2022

[Faint, illegible handwritten text, possibly bleed-through from the reverse side of the page]









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 NAMITA DAS CHOWDHURY Basu Nagar Madhyamgram, City:- , P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129	Seller		4521 	Namita Das Chowdhury 21/09/2022
4	Smt KAMALA CHOWDHURY 81A Sonal Apartment, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S.-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075	Seller		4522 	Kamala Chowdhury 21.9.2022
5	Smt SULEKHA SEN Basunagar Gate No. 1 Near Station St. Judes School, City:- , P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129	Seller		4523 	Sulekha Sen 21.9.2022











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
6	Shri SWAPAN MAHENDRA DASCHOWDHURY Alias Mr SWAPAN DAS CHOWDHURY Raunak Park, B-tower, Room No. 403 Pokhran Road No. - 2 Opp, Nilkanth Hight Thane West, City:-, P.O.- Apna Bazar, P.S.- THANE RAILWAY, District.-Mumbai, Maharashtra, India, PIN:- 400610	Seller		MS24 	Swapan Mahendra Das Chowdhury Alias Swapan Das Chowdhury 21/09/2022
7	Smt SABITA DIPAK SAHA Alias Mr SABITA SAHA Tapasya C. H. S. Bidg No. - C/8. Flat No. 1,3 Rd Floor, Block/Sector: 23, City:-, P.O.- Kopar Khairne, P.S.-THANE RAILWAY, District.-Mumbai, Maharashtra, India, PIN:- 400709	Seller		4525 	Sabita Di. Pak. Saha. Alias Sabita Saha. 21/09/2022
8	Shri PRASANTA POODAR Gangapur, Duttapukur, City:-, P.O.- Gangapur, P.S.-Barasat, District.-North 24-Parganas, West Bengal, India, PIN:- 743248	Seller		4526 	Prasante Poddar. 21/9/2022.

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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
9	Shri SUSHANTA PODDAR Gangapur, Duttapukur, City:- , P.O:- Gangapukur, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 743248	Seller		4527 	Subhanta Poddar 21/9/2022
10	Shri NANI GOPAL DAS NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S.-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124	Represent ative of Buyer [AG ASSOC TES]		4528 	G. ASSOCIATES Nani Gopal Das 21/09/2022 Partner,
11	Smt SAPTAPARNA DAS 5/12 SARAJINI PALLY, City:- , P.O:- NABAPALLY, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126	Represent ative of Buyer [AG ASSOCIA TES]		4529 	A. G. ASSOCIATES Saptaparnadaj 21.09.2022 Partner,
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri BISWAJIT SHIL Son of Shri GADADHAR SHIL VIVEKANANDA PALLY GORUR PHARI, City:- , P.O:- HAZINAGAR, P.S.- Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135	Shri SUBHASH MAHENDRA DASCHOWDHURY, Shri NARAYAN DAS CHOWDHURY, Smt NAMITA DAS CHOWDHURY, Smt KAMALA CHOWDHURY, Smt SULEKHA SEN, Shri SWAPAN MAHENDRA DASCHOWDHURY, Smt SABITA DIPAK SAHA, Shri PRASANT PODDAR, Shri SUSHANTA PODDAR		4530 	Biswajit Shil 21.9.22

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(Prasanta Mukhopadhyay)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

Dir



GRN



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

GRN Details

GRN: 192022230124906531
GRN Date: 20/09/2022 14:34:33
BRN : 325027273
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 20/09/2022 14:35:50
Payment Ref. No: 2002790078/4/2022
(Query No*Query Year)

Depositor Details

Depositor's Name: AG ASSOCIATES
Address: NIBEDITA PLACE TAKI ROAD, BARASAT, 700124
Mobile: 7003203706
Depositor Status: Solicitor firm
Query No: 2002790078
Applicant's Name: Mrs Shreyasee Biswas
Identification No: 2002790078/4/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 20/09/2022
Period To (dd/mm/yyyy): 31/03/2023

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002790078-4-2022	Property Registration- Stamp duty	0030-02-103-003-02	334360
2	2002790078-4-2022	Property Registration- Registration Fees	0030-02-104-001-16	80099
3	2002790078-4-2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1692
			Total	427151

IN WORDS: FOUR LAKH TWENTY SEVEN THOUSAND ONE HUNDRED FIFTY ONE ONLY.




District Sub-Registrar-III
North 24 Parganas, Barasat

21 SEP 2022

Major Information of the Deed

Deed No :	I-1525-14258/2022	Date of Registration	29/09/2022
Query No / Year	1525-2002790078/2022	Office where deed is registered	
Query Date	18/09/2022 6:20:50 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. 86,00,000/-	Rs. 86,08,512/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,44,360/- (Article-23)	Rs. 86,131/- (Article:A(1), E, M(b), H)		
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:63 Ji No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1354 (RS :-)	LR-10448	Bastu	Bastu	1.057 Dec	10,28,872/-	10,29,134/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-1354 (RS :-)	LR-10452	Bastu	Bastu	1.057 Dec	10,28,872/-	10,29,134/-	Width of Approach Road: 17 Ft.,
L3	LR-1354 (RS :-)	LR-10449	Bastu	Bastu	1.057 Dec	10,28,636/-	10,29,134/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L4	LR-1354 (RS :-)	LR-10450	Bastu	Bastu	1.057 Dec	10,28,636/-	10,29,134/-	Width of Approach Road: 17 Ft.,
L5	LR-1354 (RS :-)	LR-10451	Bastu	Bastu	1.057 Dec	10,28,636/-	10,29,134/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L6	LR-1354 (RS :-)	LR-10453	Bastu	Bastu	1.057 Dec	10,28,636/-	10,29,134/-	Width of Approach Road: 17 Ft.,
L7	LR-1354 (RS :-)	LR-10454	Bastu	Bastu	1.057 Dec	10,28,636/-	10,29,134/-	Width of Approach Road: 17 Ft.,
L8	LR-1354 (RS :-)	LR-10448	Bastu	Bastu	0.5285 Dec	5,11,818/-	5,14,567/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,

LR-304
(RS)



354 RS (-)	LR-10447	Bastu	Bastu	0.5285 Dec	5,11,818/-	5,14,567/-	Width of Approach Road: 17 Ft. Adjacent to Metal Road.
TOTAL :				8.456Dec	82,24,560 /-	82,33,072 /-	
Grand Total :				8.456Dec	82,24,560 /-	82,33,072 /-	

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, L5, L6, L7, L8, L9	500 Sq Ft.	3,75,440/-	3,75,440/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	3,75,440 /-	3,75,440 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Shri SUBHASH MAHENDRA DASCHOWDHURY, (Alias: Shri SUBHASH DASCHOWDHURY) (Presentant) Son of Late Mahendralal Daschowdhury Near Samata Nagar B/5 1st Floor Mitrata Opp Jekegram, City: . P.O.- Jekegram, P.S.-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400606 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: ABxxxxxx5H, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence</p>
2	<p>Shri NARAYAN DAS CHOWDHURY Son of Late Mahendralal Das Chowdhury 2nd Fr Floor 2B, 140/40B N S C Bose Rd, VTC Regent Park, City: . P.O:- Regent Park, P.S.-Regent Park, District:-Kolkata, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: ACxxxxxx8L, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence</p>
3	<p>Smt NAMITA DAS CHOWDHURY Daughter of Late Mahendralal Das Chowdhury Basu Nagar Madhyamgram, City:- . P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: APxxxxxx8H, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Pvt. Residence</p>



Smt KAMALA CHOWDHURY

Wife of Madhusudan Chowdhury 81A Sonali Apartment, New Santoshpur Main Road, City:-, P.O:- Santoshpur,
 P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status
 Individual, Executed by: Self, Date of Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence

5 Smt SULEKHA SEN

Wife of Mantu Sen Basunagar Gate No. 1 Near Station St. Judes School, City:-, P.O:- Madhyamgram, P.S:-
 Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN No.:: BWxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status
 Individual, Executed by: Self, Date of Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence

6 Shri SWAPAN MAHENDRA DASCHOWDHURY, (Alias: Mr SWAPAN DAS CHOWDHURY)

Son of Late Mahendra Das Chowdhury Raunak Park, B-lower, Room No. 403 Pokhran Road No. -2 Opp, Nilkanth
 Hight Thane West, City:-, P.O:- Apna Bazar, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:-
 400610 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx4E,Aadhaar No
 Not Provided by UIDAI, Status Individual, Executed by: Self, Date of Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence

7 Smt SABITA DIPAK SAHA, (Alias: Mr SABITA SAHA)

Wife of Shri Dipak Saha Tapasya C. H. S. Bldg No. - C/8, Flat No. 1,3 Rd Floor, Block/Sector: 23, City:-, P.O:-
 Koper Khairne, P.S:-THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400709 Sex: Female, By
 Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx7P,Aadhaar No Not Provided by
 UIDAI, Status Individual, Executed by: Self, Date of Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence

8 Shri PRASANTA PODDAR

Son of Late Sushil Poddar Gangapur, Duttapukur, City:-, P.O:- Gangapur, P.S:-Barasat, District:-North 24-
 Parganas, West Bengal, India, PIN:- 743248 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,
 PAN No.:: Blxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence

9 Shri SUSHANTA PODDAR

Son of Late Sushil Poddar Gangapur, Duttapukur, City:-, P.O:- Gangapur, P.S:-Barasat, District:-North 24-
 Parganas, West Bengal, India, PIN:- 743248 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,
 PAN No.:: Blxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status Individual, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/09/2022
 Admitted by: Self, Date of Admission: 21/09/2022,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AG ASSOCIATES NIBEDITA PLACE TAKI ROAD, City:-, 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 De
Si
No
Name



Representative Details :

No	Name, Address, Photo, Finger print and Signature
1	Shri NANI GOPAL DAS Son of Late NARAYAN CHANDRA DAS NIBEDITA PLACE TAKI ROAD, City:- , 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 : AG ASSOCIATES (as PARTNER)
2	Smt SAPTAPARNA DAS Wife of Shri ARNAB KUMAR DAS 5/12 SARAJINI PALLY, City:- , 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 : AG ASSOCIATES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWAJIT SHIL Son of Shri GADADHAR SHIL VIVEKANANDA PALLY GORUR PHARI, City:- , P.O:- HAZINAGAR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135			
Identifier Of Shri SUBHASH MAHENDRA DASCHOWDHURY, Shri NARAYAN DAS CHOWDHURY, Smt NAMITA DAS CHOWDHURY, Smt KAMALA CHOWDHURY, Smt SULEKHA SEN, Shri SWAPAN MAHENDRA DASCHOWDHURY, Smt SABITA DIPAK SAHA, Shri PRASANTA PODDAR, Shri SUSHANTA PODDAR, Shri NANI GOPAL DAS, Smt SAPTAPARNA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBHASH MAHENDRA DASCHOWDHURY	AG ASSOCIATES-1.057 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DAS CHOWDHURY	AG ASSOCIATES-1.057 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt NAMITA DAS CHOWDHURY	AG ASSOCIATES-1.057 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA CHOWDHURY	AG ASSOCIATES-1.057 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt SULEKHA SEN	AG ASSOCIATES-1.057 Dec

Transfe. of prope
SI.No From

1



Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN MAHENDRA DASCHOWDHURY	AG ASSOCIATES-1.057 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DIPAK SAHA	AG ASSOCIATES-1.057 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri PRASANTA PODDAR	AG ASSOCIATES-0.5285 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri SUSHANTA PODDAR	AG ASSOCIATES-0.5285 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUBHASH MAHENDRA DASCHOWDHURY	AG ASSOCIATES-55.55555600 Sq Ft
2	Shri NARAYAN DAS CHOWDHURY	AG ASSOCIATES-55.55555600 Sq Ft
3	Smt NAMITA DAS CHOWDHURY	AG ASSOCIATES-55.55555600 Sq Ft
4	Smt KAMALA CHOWDHURY	AG ASSOCIATES-55.55555600 Sq Ft
5	Smt SULEKHA SEN	AG ASSOCIATES-55.55555600 Sq Ft
6	Shri SWAPAN MAHENDRA DASCHOWDHURY	AG ASSOCIATES-55.55555600 Sq Ft
7	Smt SABITA DIPAK SAHA	AG ASSOCIATES-55.55555600 Sq Ft
8	Shri PRASANTA PODDAR	AG ASSOCIATES-55.55555600 Sq Ft
9	Shri SUSHANTA PODDAR	AG ASSOCIATES-55.55555600 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:63 JI 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:- 1354, LR Khatian No:- 10448	Owner: শ্রী স্বপন মাহেন্দ্রা, Gurdian: শ্রী স্বপন মাহেন্দ্রা, Address: বারাসত, Classification: কৃষ্ণ, Area: 0.01010000 Acre,	Shri SUBHASH MAHENDRA DASCHOWDHURY

L2
LRP Pipe No
No. - 10452
L3



L2	LR Plot No:- 1354, LR Khatian No:- 10452	Owner: नारायण दास चौधुरी, Gurdian: नारायण दास, Address: निवा, Classification: कस, Area: 0.01010000 Acre,	Shri NARAYAN DAS CHOWDHURY
L3	LR Plot No:- 1354, LR Khatian No:- 10449	Owner: नमिता दास चौधुरी, Gurdian: नारायण दास, Address: निवा, Classification: कस, Area: 0.01000000 Acre,	Smt NAMITA DAS CHOWDHURY
L4	LR Plot No:- 1354, LR Khatian No:- 10450	Owner: कमला चौधुरी, Gurdian: नारायण दास, Address: निवा, Classification: कस, Area: 0.00990000 Acre,	Smt KAMALA CHOWDHURY
L5	LR Plot No:- 1354, LR Khatian No:- 10451	Owner: सुलेखा सन, Gurdian: नारायण दास, Address: निवा, Classification: कस, Area: 0.00990000 Acre,	Smt SULEKHA SEN
L6	LR Plot No:- 1354, LR Khatian No:- 10453	Owner: स्वपन दास चौधुरी, Gurdian: नारायण दास, Address: निवा, Classification: कस, Area: 0.01000000 Acre,	Shri SWAPAN MAHENDRA DASCHOWDHURY
L7	LR Plot No:- 1354, LR Khatian No:- 10454	Owner: सविता दास साहा, Gurdian: नारायण दास, Address: निवा, Classification: कस, Area: 0.01000000 Acre,	Smt SABITA DIPAK SAHA
L8	LR Plot No:- 1354, LR Khatian No:- 10446	Owner: प्रसन्ता पोडार, Gurdian: सुशान्ता, Address: निवा, Classification: कस, Area: 0.00500000 Acre,	Shri PRASANTA PODDAR
L9	LR Plot No:- 1354, LR Khatian No:- 10447	Owner: सुशान्ता पोडार, Gurdian: सुशान्ता, Address: निवा, Classification: कस, Area: 0.00500000 Acre,	Shri SUSHANTA PODDAR



On 21-09-2022

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

Presented for registration at 18:00 hrs on 21-09-2022, at the Private residence by Shri SUBHASH MAHENDRA DASCHOWDHURY Alias Shri SUBHASH DASCHOWDHURY, one of the Executants.

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 86,08,512/-

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

Execution is admitted on 21/09/2022 by 1. Shri SUBHASH MAHENDRA DASCHOWDHURY, Alias Shri SUBHASH DASCHOWDHURY, Son of Late Mahendralal Daschowdhury, Near Samata Nagar B/5 1st Floor Mitrata Opp Jekegram, P.O: Jekegram, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession Service, 2. Shri NARAYAN DAS CHOWDHURY, Son of Late Mahendralal Das Chowdhury, 2nd Fr Floor 2B, 140/40B N S C Bose Rd, VTC Regent Park, P.O: Regent Park, , Kolkata, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 3. Smt NAMITA DAS CHOWDHURY, Daughter of Late Mahendralal Das Chowdhury, Basu Nagar Madhyamgram, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Smt KAMALA CHOWDHURY, Wife of Madhusudan Chowdhury, 81A Sonali Apartment, New Santoshpur Main Road, P.O: Santoshpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 5. Smt SULEKHA SEN, Wife of Mantu Sen, Basunagar Gate No. 1 Near Station St. Judes School, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 6. Shri SWAPAN MAHENDRA DASCHOWDHURY, Alias Mr SWAPAN DAS CHOWDHURY, Son of Late Mahendra Das Chowdhury, Raunak Park, B-tower, Room No. 403 Pokhran Road No. -2 Opp. Nilkanth Hight Thane West, P.O: Apna Bazar, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400610, by caste Hindu, by Profession Service, 7. Smt SABITA DIPAK SAHA, Alias Mr SABITA SAHA, Wife of Shri Dipak Saha, Tapasya C. H. S. Bidg No. - C/8, Flat No. 1, 3 Rd Floor, Sector: 23, P.O: Kopar Khairne, Thana: THANE RAILWAY, , Mumbai, MAHARASHTRA, India, PIN - 400709, by caste Hindu, by Profession House wife, 8. Shri PRASANTA PODDAR, Son of Late Sushil Poddar, Gangapur, Duttapukur, P.O: Gangapur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Hindu, by Profession Service, 9. Shri SUSHANTA PODDAR, Son of Late Sushil Poddar, Gangapur, Duttapukur, P.O: Gangapur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Hindu, by Profession Service

Indetified by Shri BISWAJIT SHIL, , , Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Business

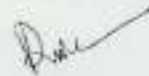
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 21-09-2022 by Shri NANI GOPAL DAS, PARTNER, AG ASSOCIATES (Partnership Firm), NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Shri BISWAJIT SHIL, , , Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Business

Execution is admitted on 21-09-2022 by Smt SAPTAPARNA DAS, PARTNER, AG ASSOCIATES (Partnership Firm), NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Shri BISWAJIT SHIL, , , Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Business


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

On 27-09-2022
Payment of Fee
Certificate
14



27-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,131.00/- (A(1) = Rs 86,085.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 86,099/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2022 2:35PM with Govt. Ref. No: 192022230124906531 on 20-09-2022, Amount Rs: 86,099/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 325027273 on 20-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,44,360/- and Stamp Duty paid by by online = Rs 3,39,360/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2022 2:35PM with Govt. Ref. No: 192022230124906531 on 20-09-2022, Amount Rs: 3,39,360/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 325027273 on 20-09-2022, Head of Account 0030-02-103-003-02

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

On 29-09-2022

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,131.00/- (A(1) = Rs 86,085.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,44,360/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3588, Amount: Rs.5,000.00/-, Date of Purchase: 20/09/2022, Vendor name: SUDIP GHOSH

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



ertificate
No. 101



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2022, Page from 372183 to 372235
being No 152514258 for the year 2022.



Prasanta

Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2022.10.11 16:36:50 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 2022/10/11 04:36:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)