

0002993/2022

D-2451/2022



1.00  
28/09/2022  
8-2/282-368/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 615558

certified that it is registered. The endorsement and document are the

District Sub-Registrar  
South 24 Pargana  
28 SEP 2022

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 28<sup>th</sup> day of September, Two Thousand Twenty Two (2022) **B E T W E E N** **SRI ANAL KANTI GHOSH**, Pan No.ADSPG1606M, Aadhaar No.9384 4138 7798, Son of Late Abani Kanti Ghosh, by Faith-Hindu, By occupation- Retired from Service, by Nationality - Indian, residing at-4, Ghosh Park, S.P.D. Block, Bagha Jatin, P.O. Bagha Jatin, P.S. Jadavpur now Patuli, Kolkata-700086, District South 24-Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall be deemed to mean and include his heirs, executors, administrators, legal , representatives and assigns) of the **ONE PART**.

Aditya Samanta.

350k

27 SEP 2022

22064

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

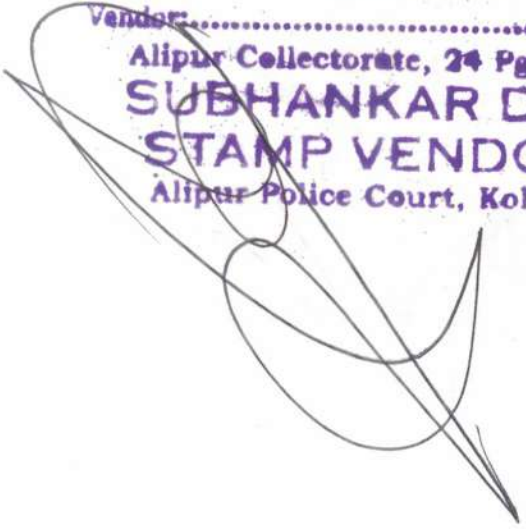
Vendor:.....

M/S. Debdut Enterprise

A/53. Baghajatin Pally,

KoL-92.

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



For the Partition Jarakar  
S/o Lot - Satyen Jarakar  
A/29 Baghajatin Pally  
KoL-92

District Sub-Registrar-I  
Alipore, South 24 Parganas

28 SEP 2022

**M/S. DEBDUT ENTERPRISE**, Pan No.AASFD3862H, a Partnership Firm, having its office at-A/153, Bagha Jatin Pally, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata-700092, District South 24-parganas, represented by its partners namely 1) **SRI ADITYA SAMANTA**, Pan No.CUQPS8885R, Aadhaar No. 2917 3354 3283, Son of Sri Shashanka Samanta, residing at-A/153, Bagha Jatin Pally, P.O.Regent Estate, P.S. Netaji Nagar, Kolkata-700092, District South 24-parganas, (2) **SRI RANAJIT SINHA**, Pan No.AXSPS6299L, Aadhaar No. 7349 8291 3686, Son of Late Bhupendra Kumar Sinha, residing at-206/1, Raipur Road, P.O.Naktala, P.S. Netaji Nagar, Kolkata-700047, District South 24-parganas, and (3) **SRI DEBASISH SARKAR**, Pan No. BIHPS7740F, Aadhaar No.4909 6594 5234, Son of Late Satyen Sarkar, residing at-A/29, Bagha Jatin Pally, P.O.Regent Estate, P.S. Jadavpur, Kolkata-700092, District South 24-parganas, all by faith-Hindu, by occupation-Business, by Nationality-Indian, hereinafter collectively called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** One Abani Kanta Ghosh got and acquired 21 decimals of land in Dag No.896 under Khatian No.423 of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas), together with other lands in exchange of his property at Khulna Town in East Pakistan now Bangladesh in the year 1950 and he recorded his name as owner accordingly in the record of the Revisional Settlement.

**AND WHEREAS** said Abani Kanta Ghosh made and executed a will on the 5<sup>th</sup> November, 1982 in respect of his entire Property in favour of his three Sons and appointed his elder son named Parimal Kanti Ghosh as the sole executor of the said Will.

Aditya Samanta

Aditya Samanta

**AND WHEREAS** said Abani Kanta Ghosh died on 24<sup>th</sup> day of November, 1982 and the said executor Parimal Kanti Ghosh filed the said will for necessary Probate before the Court of the Ld. District Delegate at Alipore, vide Act.39 Case No.193 of 1983 (P) and the Sri S. Raha, the District Delegate at Alipore granted probate of the said will on the 8<sup>th</sup> day of January, 1985 in favour of said executor.

**AND WHEREAS** by virtue of the probate of will the youngest Son of said Abani Kanta Ghosh, the Sri Anal Kanti Ghosh got and acquired ALL THAT piece of parcel of land measuring 14 decimals in R.S. Dag No.896 under R.S. Khatian No.423 of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas).

**AND WHEREAS** as per law the said Sri Anal Kanti Ghosh therein became seized and possessed ALL THAT piece of parcel of land measuring 14 decimals in R.S. Dag No.896 under R.S. Khatian No.423 of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas) have been enjoying the said landed property without any interruption or hindrance from others and paying all necessary taxes as sixteen annas owner therein and absolutely and free from all encumbrances.

**AND WHEREAS** the said Sri Anal Kanti Ghosh, since the said mutation of his name in the Kolkata Municipal Corporation Assessment Register,

Abir Kanta Ghosh

the said landed property is known and numbered as the Premises No. 292, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.31-101-04-0292-3, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas).

**AND WHEREAS** the said Sri Anal Kanti Ghosh, Son of Late Abani Kanta Ghosh already sold a portion of the said land to some one buyer and land measuring 03 Cottahs 07 Chittacks and 19 sq.ft. to Gift his wife and some portion of land enclose by road and now he retain balance land measuring 03 Cottahs 06 Chittacks and 38 sq.ft. more or less together with two storied building standing thereon being Premises No. 292, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.31-101-04-0292-3, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas).

*Amita Samanta.*

**AND WHEREAS** after sold and gift said Sri Anal Kanti Ghosh, Son of Late Abani Kanta Ghosh hereif became seized and possessed ALL THAT piece of parcel of Bastu land measuring 03 Cottahs 07 Chittacks and 20 sq.ft. more or less together with two storied building standing thereon in of R.S. Dag No.896 under R.S. Khatian No.423 of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South

24-Parganas) have been enjoying the said landed property without any interruption or hindrance from others and paying all necessary taxes as sixteen annas owner therein and absolutely and free from all encumbrances.

**AND WHEREAS** the said Sri Anal Kanti Ghosh, Son of Late Abani Kanta Ghosh since the said mutation of his name in the Kolkata Municipal Corporation Assessment Register, the said landed property is known and numbered as the Premises No. 292, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.311010402923, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas).

**AND WHEREAS** the said Sri Anal Kanti Ghosh, Son of Late Abani Kanta Ghosh, the Vendor herein mutated his name in respect of the said landed property recorded in the B.L. & BLRO under L.R. Khatian No.212 and L.R. Dag No.896, and paying all necessary rents as sixteen annas owner.

**AND WHEREAS** the Vendor has agree to sell and the purchasers have agreed to purchase free from all encumbrances, charges, trusts, liens, lispendences, attachments and liabilities of whatsoever nature **ALL THAT** piece and parcel of Bastu land measuring 03 Cottahs 06 Chittacks and 38 sq.ft. more or less together with 1850 sq.ft. ( each floor 925 sq.ft ) two storied building or structure standing therein comprising in L.R. & R.S. Dag No.896 under R.S. Khatian No.423, L.R. Khatian No.212, of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, being Premises No. 292, Bagha Jatin "E" Block, Mailing Address 4, Ghosh Park, S.P.D.Block, Bagha Jatin, Kolkata-700086, Assessee No. 311010402923,

Abinaya Chandra

lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas) with all easements rights, amenities, and facilities morefully described in Schedule hereunder written and for a total consideration of Rs.65,34,347/- (Rupees Sixty Five lakh Thirty Four Thousand Three Hundred Forty Seven) only including 1% TDS.

**NOW THIS INDENTURE WITNESSETH** that in consideration of sum of Rs Rs.65,34,347/- (Rupees Sixty Five lakh Thirty Four Thousand Three Hundred Forty Seven) only well and truly paid by the purchasers to the vendor on or before the execution of these presents the receipt whereof the vendor doth hereby admit and acknowledges of and from the same and every part thereof doth hereby acquit, release and forever, discharge the purchasers as well as the said landed property hereby covenant the vendor doth hereby grant, convey, transfer, sell assure and assigns to and unto the said purchasers their, heirs, executors, representatives, administrators and as assignees **ALL THAT** piece and parcel of Bastu land measuring 03 Cottahs 06 Chittacks and 38 sq.ft. more or less together with 1850 sq.ft. ( each floor 925 sq.ft ) two storied building or structure standing therein comprising in L.R. & R.S. Dag No.896 under R.S. Khatian No.423, L.R. Khatian No.212, of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, being Premises No. 292, Bagha Jatin "E" Block, Mailing Address 4, Ghosh Park, S.P.D.Block, Bagha Jatin, Kolkata-700086, Assessee No. 311010402923, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-

*Amita Dasgupta*

Pargans (now South 24-Parganas) fully described in the Schedule below and delineated in the map or plan annexed herein and bordered by **RED** bordered lines OR **HOWSOEVER OTHERWISE** the said landed property and hereditaments now is or there fore was/were situated, butted and bounded, called, known, numbered described or distinguished together with all paths, passages, easements, appendages, appurtenances whatsoever or to the said landed property belongs to or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or to appurtenant thereto and the reversion or reversions, remainder or remainders and the rent, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever doth hereby at law and in equity of the Vendor upon on the said landed property and every part thereof and all the deeds, paths, passages, writings evidences of title whatsoever relating to the said landed property and every part thereof which now are or may thereafter the custody, power, control or possession of the said vendor or any procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said landed property hereditaments so to be unto the said purchasers absolutely forever from all encumbrances and the vendor doth hereby covenant with the purchasers that notwithstanding any act. thing, deed, matter, whatsoever made done or executed or knowingly suffered to the contrary the vendor now have good, right, full power absolute authority and indivisible title to grant, transfer, convey, sell or execute or intend so to be unto and to the use of the said purchasers in manner aforesaid landed property delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the purchasers shall may at the time thereafter peaceably hold, possess and

*Asit Kumar*



enjoy the said landed property or every part thereof on payment of taxesto the Kolkata Municipal Corporation and also B.L.& L.R.O. on getting their names duly mutated and receive the rent and taxes, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully and equitably claiming from under or in trust for the vendor or any predecessor in title and that free from and clear and freely and clearly and keep the purchasers indemnified from against or charges, estate, encumbrances, created by the vendor or by any of his predecessor in title and that free from all encumbrances, whatsoever made or suffered by the vendor or any person lawfully and equitably and estate or interest upon the said landed property or any part thereof from under or in trust for vendor shall or will from time to time or at all time hereinafter at the cost and requests of the purchasers do or execute all such acts, deeds or things and matters whatsoever for further and more perfectly assuring and conveying the landed property and hereditaments to and unto the said purchasers as shall or may be reasonably required.

**THE VENDOR** further declare that the landed property intending to be sold have not been previously sold, leased , mortgage or gifted any time and there is no charges, liens, lispences and there in no cause, suit or proceedings , pending before any court .of law and there is no acquisition or requisition, in respect of the said landed property, the landed Property is in no way of encumbered, and is free from all encumbrances.

**IF** any of the representation of covenants made herein before by the Vendor is subsequently found to be false or incorrect or any fraud is detected at a later date whereby or by reason whereof the Purchasers may suffer any loss or damage the Vendor shall be liable to compensate the loss or damage as may be sustained by the purchasers.

If any error or omission is transpired in the deed in future, the Vendor shall at the costs and expenses of the purchasers do and executed or cause to be done and executed any supplementary deed or deeds of rectification /declaration in favour of the Purchasers free of remuneration.

*Abhishek Awasthi.*

**THE** purchasers and their respective heirs, executors, administrators, representatives assignees nominees and agents shall at all material times be permitted to use in perpetuity the 8` ft. wide Common Passage situated on the Northern side of the said landed property with the power to bring tap water, electric line, telephone connection, under ground sewer drain, surface drain through underground or overhead of the said 8` wide Black Top K.M.C. Road.

:: **THE SCHEDULE ABOVE REFERRED TO** ::

**ALL THAT** piece and parcel of Bastu land measuring 03 Cottahs 06 Chittacks and 38 sq.ft. more or less together with 1850 sq.ft. ( each floor 925 sq.ft ) two storied building or structure standing therein comprising in L.R. & R.S. Dag No.896 under R.S. Khatian No.423, L.R. Khatian No.212, of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, being Premises No. 292, Bagha Jatin "E" Block, Mailing Address 4, Ghosh Park, S.P.D.Block, Bagha Jatin, Kolkata-700086, Assessee No. 311010402923, lying and situated within the Ward No.101, of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur now P.S. Patuli, Sub-Registry office A.D.S.R. Alipore, in the District of 24-Pargans (now South 24-Parganas) and delineated in the Map or Plan annexed hereto and shown within **RED** border lines and its proportionate rent payable to the collector of the South 24-Parganas, representation the State of West Bengal and the said landed Property is butted and bounded in the manner following that is to say :-

ON THE NORTH : By 8` wide Common Passage.

ON THE SOUTH : By 292/2, Bagha Jatin E Block and  
thereafter 12` wide KMC Black Top Road.

ON THE EAST : By Other's Land.

ON THE WEST : By Other's Land.

Alipore Sadar

**IN WITNESS WHEREOF** the vendor set and subscribed their hands, seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the Vendor at Kolkata in the presence of :-

1. Partha Pratim Sarker  
A/29 Baghe Jatin Pally  
KOL-92
2. Sourav S  
152 A Rashbehari  
Avenue  
Kolkata - 700029.

Arun Kanti Ghosh

**SIGNATURE OF THE VENDOR**

**SIGNED, SEALED AND DELIVERED**

By the Purchasers at Kolkata in the presence of :-

1. Partha Pratim Sarker  
A/29 Baghe Jatin Pally  
KOL-92
2. Sourav S  
152 A Rashbehari Avenue  
Kolkata - 700029.

Minati Ghosh  
4 Ghosh park, S.P.D.  
Block, Kol - 86

1. Aditya Lankanta  
M/s. DEBDUT ENTERPRISE  
Partners
2. Ranjit Singh  
Partners
3. Debansu Sarker  
M/s. DEBDUT ENTERPRISE  
Partners

**SIGNATURE OF THE PURCHASERS**

**RECEIVED** of and from within named purchasers the within mentioned sum of Rs.65,34,347/- (Rupees Sixty Five lakh Thirty Four Thousand Three Hundred Forty Seven) only including 1% TDS as and by way of full and final payment of the consideration money herein mentioned payable under their presence as per memo below :-

### **MEMO OF CONSIDERATION** ###

By Pay order No. 295633, dated 26.09.2022

Drawn on State Bank of India, Ramgarh

Branch, Kolkata-700047,

.....Rs.64,69,650/-

By RTGS from State Bank of India,

.....Rs. 64,697/-

=====  
Total Rs.65,34,347/-  
=====

( RUPEES SIXTY FIVE LAKH THIRTY FOUR THOUSAND THREE HUNDRED FORTY SEVEN ) ONLY.

**WITNESSES** :-

1. *Pardha Pratiom Sarkar*  
*A/29 Bagher Jatin Pally*  
*KOL-92*

2. *Sourav Sa*  
*152A Rashbehari*  
*Avenue Kolkata-700024,*

*Minati Ghosh*  
*4 Ghosh park, S.P.D.*  
*Block Kol - 86*

*Anil Kewal Ghosh*

**SIGNATURE OF THE VENDOR**

Drafted by me :-

*Shyamal Chakraborty*  
Deed Writer  
Licence No.-39  
Alipore Police Court  
Kolkata-700 027

Typed by me :-

*Safar 21*  
Alipore Police Court,  
Kolkata-27 :

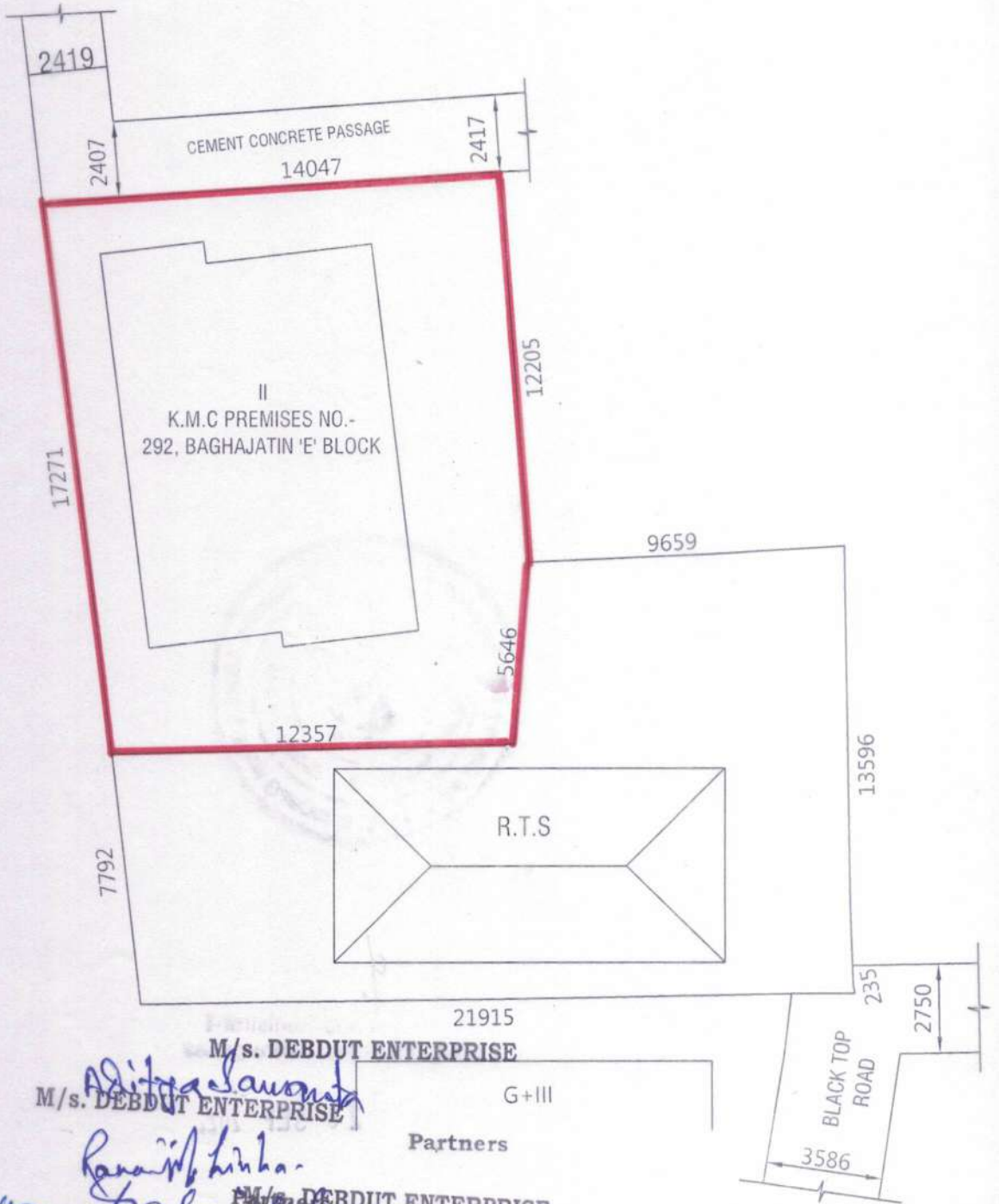
DEED SITE PLAN OF L.R & R.S. DAG NO.- 896 UNDER R.S. KHATIAN NO.- 423, L.R. KHATIAN NO.- 212 OF MOUZA - RAIPUR, J.L. NO.- 33, TOUZI NO.- 56, R.S. NO.- 39, PARGANA - KHASPUR BEING K.M.C. PREMISES NO.- 292, BAGHAJATIN 'E' BLOCK MAILING ADDRESS :- 4, GHOSH PARK, S.P. D BLOCK BAGHAJATIN VIDE ASSESSEE NO.- 311010402923 IN WARD NO.- 101, BOROUGH NO.- XII, KOLKATA- 700 086, P.S. JADAVPUR NOW PATULI IN THE DISTRICT SOUTH 24 PARGANAS.

SCALE :- 1 : 200

AREA OF THE PLOT OF LAND :- 03 K - 06 CH - 38 Sqft. ( 229.283 Sqm. )

AREA OF THE TWO STORIED BUILDING : EACH FLOOR MEASURING 925.00 Sqft. ( TOTAL AREA = 1850.00 Sqft. )

AREA SHOWN IN RED MKD.



M/s. DEBDUT ENTERPRISE

M/s. DEBDUT ENTERPRISE

Partners

M/s. DEBDUT ENTERPRISE

DRAWN BY:- SAMIR KUMAR DUTTA,

Partners

L.B.S NO.- 1303/I

SIGNATURE OF VENDOR

SIGNATURE OF THE PURCHASERS



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature.....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Analkanti Shesh .....

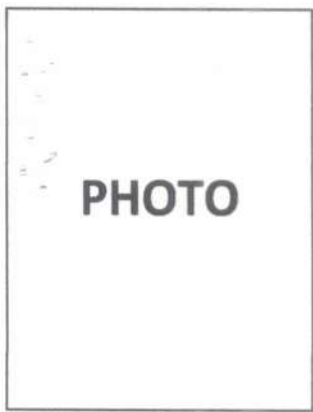
Signature.....Analkanti Shesh.....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....ADITYA SAMANTA.....

Signature.....Aditya Samanta.....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature.....



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RANA JIT SINHA

Signature Rana Jit Sinha



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DEBASISH SARKAR

Signature Debasish Sarkar



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

CRN Details

GRN: 192022230128776481 Payment Mode: Online Payment  
GRN Date: 26/09/2022 11:28:31 Bank/Gateway: State Bank of India  
BRN : IK0BXBUVW0 BRN Date: 26/09/2022 11:30:45  
Payment Status: Successful Payment Ref. No: 2002877368/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DEBASISH SARKAR  
Address: A/29, BAGHAJATIN, KOL 92  
Mobile: 9830181619  
Depositor Status: Buyer/Claimants  
Query No: 2002877368  
Applicant's Name: Mr DEBASISH SARKAR  
Identification No: 2002877368/4/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002877368/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	265020
2	2002877368/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	67514
			<b>Total</b>	<b>332534</b>

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



## Major Information of the Deed

Deed No :	I-1601-02451/2022	Date of Registration	28/09/2022
Query No / Year	1601-2002877368/2022	Office where deed is registered	
Query Date	24/09/2022 12:56:01 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH SARKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830181619, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 65,34,347/-	Rs. 65,34,347/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,65,120/- (Article:23)	Rs. 67,514/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



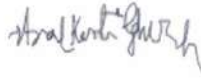
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 292, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 6 Chatak 38 Sq Ft	48,84,347/-	48,84,347/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>5.6558Dec</b>	<b>48,84,347 /-</b>	<b>48,84,347 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1850 Sq Ft.	16,50,000/-	16,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Marble Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 950 Sq Ft., Residential Use, Marble Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1850 sq ft</b>	<b>16,50,000 /-</b>	<b>16,50,000 /-</b>	



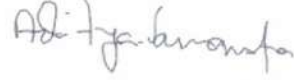
**Seller Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr ANAL KANTI GHOSH</b>                      Son of Late ABANI KANTA GHOSH                      Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>28/09/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 28/09/2022</p>	<p><b>Signature</b></p>  <p>28/09/2022</p>
<p>4, GHOSH PARA, S.P.D. BLOCK BAGHA JATIN, Village:- KOLKATA, P.O:- BAGHA JATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6M, Aadhaar No: 93xxxxxxxx7798, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office</p>				

**Buyer Details :**



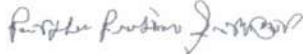
SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>DEBDUT ENTERPRISE</b>                      A/153, BAGHA JATIN PALLY P.S- NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AAxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr ADITYA SAMANTA (Presentant)</b>                      Son of Mr SHASHANKA SAMANTA                      Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Sep 28 2022 2:06PM</p>	<p><b>Finger Print</b></p>  <p>LTI 28/09/2022</p>	<p><b>Signature</b></p>  <p>28/09/2022</p>
<p>A/153, BAGHA JATIN PALLY P.S- NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CUxxxxx5R, Aadhaar No: 29xxxxxxxx3283 Status : Representative, Representative of : DEBDUT ENTERPRISE (as PARTNER)</p>				

2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DEBASISH SARKAR</b> Son of Late SATYEN SARKAR Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:03PM	 LTI 28/09/2022	 28/09/2022
A/29, BAGHA JATIN PALLY, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx0F, Aadhaar No: 49xxxxxxxx5234 Status : Representative, Representative of : DEBDUT ENTERPRISE (as PARTNER)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RANAJIT SINHA</b> Son of Late BHUPENDRA KUMAR SINHA Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:07PM	 LTI 28/09/2022	 28/09/2022
206/1, RAIPUR ROAD P.S- NETAJI NAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx9L, Aadhaar No: 73xxxxxxxx3686 Status : Representative, Representative of : DEBDUT ENTERPRISE (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA PRATIM SARKAR</b> Son of Late SATYEN SARKAR A/29, BAGHA JATIN PALLY,, Village:- KOLKATA, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092			
	28/09/2022	28/09/2022	28/09/2022
Identifier Of Mr ANAL KANTI GHOSH, Mr ADITYA SAMANTA, Mr DEBASISH SARKAR, Mr RANAJIT SINHA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr ANAL KANTI GHOSH	DEBDUT ENTERPRISE-5.65583 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr ANAL KANTI GHOSH	-616.66666700 Sq Ft,-616.66666700 Sq Ft,-616.66666700 Sq Ft

On 26-09-2022

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,34,347/-



**Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 28-09-2022

**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.

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

Presented for registration at 13:00 hrs on 28-09-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ADITYA SAMANTA ,.

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

Execution is admitted on 28/09/2022 by Mr ANAL KANTI GHOSH, Son of Late ABANI KANTA GHOSH, 4, GHOSH PARA, S.P.D. BLOCK BAGHA JATIN, P.O: BAGHA JATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person

Identified by Mr PARTHA PRATIM SARKAR, , , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY,, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

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

Execution is admitted on 28-09-2022 by Mr ADITYA SAMANTA, PARTNER, DEBDUT ENTERPRISE (Partnership Firm), A/153, BAGHA JATIN PALLY P.S- NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Mr PARTHA PRATIM SARKAR, , , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY,, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

Execution is admitted on 28-09-2022 by Mr DEBASISH SARKAR, PARTNER, DEBDUT ENTERPRISE (Partnership Firm), A/153, BAGHA JATIN PALLY P.S- NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Mr PARTHA PRATIM SARKAR, , , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY,, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

Execution is admitted on 28-09-2022 by Mr RANAJIT SINHA, PARTNER, DEBDUT ENTERPRISE (Partnership Firm), A/153, BAGHA JATIN PALLY P.S- NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Mr PARTHA PRATIM SARKAR, , , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY,, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 65,389.00/- ( A(1) = Rs 65,343.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 67,514/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 11:30AM with Govt. Ref. No: 192022230128776481 on 26-09-2022, Amount Rs: 67,514/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BXBUVW0 on 26-09-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,61,394/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,65,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 22064, Amount: Rs.100.00/-, Date of Purchase: 27/09/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 11:30AM with Govt. Ref. No: 192022230128776481 on 26-09-2022, Amount Rs: 2,65,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0XBUVW0 on 26-09-2022, Head of Account 0030-02-103-003-02



**Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 109431 to 109454  
being No 160102451 for the year 2022.



Digitally signed by MOHAMMED TABIS  
ANSARI

Date: 2022.10.14 11:22:42 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/10/14 11:22:42 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)