

000 2998/2022

D-2459/2022



1:30 PM  
 28/09/22  
 8-2/2834529/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 615559

Certified that the above instrument has been submitted to registration and the endorsement and the signatures are the same as in the original instrument.

*[Signature]*

District Sub-Registrar  
 South 24 Parganas

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) **BETWEEN SMT.MINATI GHOSH,** Pan No.BBEPG3749J, Aadhaar No.9263 3371 2705, wife of Sri Anal Kanti Ghosh, by Faith-Hindu, By occupation- House wife, 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 her heirs, executors, administrators, legal , representatives and assigns) of the **ONE PART.**

359A

*[Signature]*

27 SEP 2022

22065

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

Name: *M/S. Debdut Enterprise.*

Address: *A/153. Baghajatin pall*  
*KOL-92.*

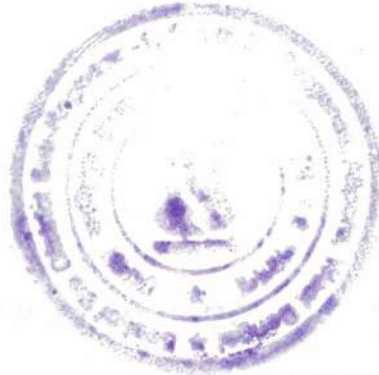
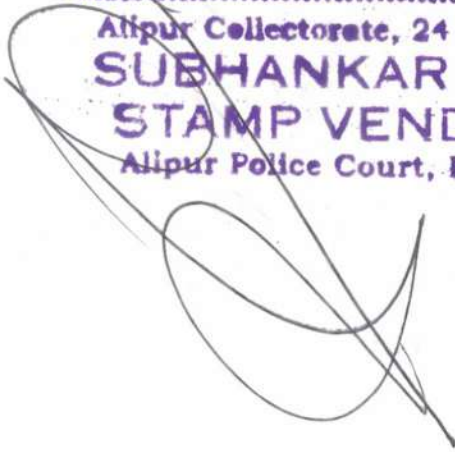
Vendor:.....

*Alipur Collectorate, 24 Pgs. (S)*

**SUBHANKAR DAS**

**STAMP VENDOR**

*Alipur Police Court, Kol-27*



District Sub-Registrar-I  
Alipore, South 24 Parganas

28 SEP 2022

*Faraha Pratihm Sarkar*  
*9/0 Lot - Satyen Sarkar*  
*A/29 Bagha Jatin Pally*  
*KOL-92*

**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.

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Abijta 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.

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**AND WHEREAS** the said Sri Anal Kanti 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.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 some portion enclosed road and now he retain balance land measuring 06 Cottahs 14 Chittacks and 12 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).

**AND WHEREAS** by an Indenture Deed of Gift bearing dated 24<sup>th</sup> day of May, 2013 the said Present Vendor herein got ALL THAT piece of parcel of land Bastu land measuring 03 Cottahs 07 Chittacks and 19 sq.ft. more or less together with a tiled shed dwelling house 200 sq.ft. more or less in Portion 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, being Portion of

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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) therein was gifted by the said Sri Anal Kanti Ghosh, Son of Late Abani Kanta Ghosh, 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 as Donor therein to infavour of his wife namely Smt. Manati Ghosh, wife of Sri Anal Kanti Ghosh, 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, the Donee therein and Vendor herein which was registered at A.D.S.R. Alipore, recorded in Book No.I, C.D. Volume No.17, Pages No.3738 to 3752, Deed No.04181, for the year 2013.

**AND WHEREAS** after getting gift said Smt. Manati Ghosh, wife of Sri Anal Kanti Ghosh, herein became seized and possessed ALL THAT piece of parcel of Bastu land measuring 03 Cottahs 07 Chittacks and 19 sq.ft. more or less together with a tiled shed dwelling house 200 sq.ft. more or less in portion 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

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necessary taxes as sixteen annas owner therein and absolutely and free from all encumbrances.

**AND WHEREAS** the said Smt. Minati Ghosh, wife of Sri Anal Kanti Ghosh, since the said mutation of her name in the Kolkata Municipal Corporation Assessment Register, the said landed property is known and numbered as the Premises No. 292/2, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.311010407430, 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 Smt. Minati Ghosh, wife of Sri Anal Kanti Ghosh the Vendor herein mutated her name in respect of the said landed property recorded in the B.L. & BLRO under L.R. Khatian No.214 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, lispences, attachments and liabilities of whatsoever nature **ALL THAT** piece and parcel of Bastu land measuring 03 Cottahs 07 Chittacks and 19 sq.ft. more or less together with a tiled shed dwelling house 200 sq.ft. more or less comprising in L.R. & R.S. Dag No.896 under R.S. Khatian No.423, L.R. Khatian No.214, of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, being Premises No. 292/2, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.311010407430, 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-

Asitpal Dasgupta

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.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 07 Chittacks and 19 sq.ft. more or less together with a tiled shed dwelling house 200 sq.ft. more or less comprising in L.R. & R.S. Dag No.896 under R.S. Khatian No.423, L.R. Khatian No.214, of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, being Premises No. 292/2, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.311010407430, 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) fully described in the Schedule below and delineated in the map or plan annexed herein and bordered by **RED**

Abhishek Samanta



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 enjoy the said landed property or every part thereof on payment of taxes

*As if the same are*

to 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 her 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, lispendences 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.

*Asit Dasgupta*

**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 12` ft. wide Black Top K.M.C. Road situated on the Southern side of the said landed property with the power to bring tap water, electric line, telephone connection, underground sewer drain, surface drain through underground or overhead of the said 12` wide Black Top K.M.C. Road.

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

**ALL THAT** piece and parcel of Bastu land measuring 03 Cottahs 07 Chittacks and 19 sq.ft. more or less together with a tiled shed dwelling house 200 sq.ft. more or less comprising in L.R. & R.S. Dag No.896 under R.S. Khatian No.423, L.R. Khatian No.214, of Mouza-Raipur, J.L. No.33, Touzi No.56, R.S. No.39, Pargana-Khaspur, being Premises No. 292/2, Bagha Jatin " E " Block, Mailing Address 4, Ghosh Park, S.P.D. Block, Bagha Jatin, Kolkata-700086, being Assessee No.311010407430, 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 Premises No.292, Bagha Jatin E Block and  
thereafter 8` Common Passage.

ON THE SOUTH : By 12` wide KMC Black Top Road.

ON THE EAST : By Other's Land.

ON THE WEST : By Other's Land.

*Asitpaulananda*

**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 Jaisankar  
A/29 Baghe Jatin Pally  
KOL-92

2. Sowran S  
152A Rashbehni Avenue  
Kolkata - 700 21.

Minati Ghosh

**SIGNATURE OF THE VENDOR**

**SIGNED, SEALED AND DELIVERED**

By the Purchasers at Kolkata in the presence of :-

1. Partha Pratim Jaisankar  
A/29 Baghe Jatin Pally  
KOL-92

2. Sowran S  
152A Rashbehni  
Avenue  
Kolkata - 700 21.

M/s. DEBDUT ENTERPRISE

1. Aditya Samanta  
Partners

M/s. DEBDUT ENTERPRISE

2. Ranjit Sinha  
Partners

M/s. DEBDUT ENTERPRISE

3. Debansu Sen  
Partners

**SIGNATURE OF THE PURCHASERS**

Anil Kumar Ghosh  
A-Ghosh Park, S.P.D. Block  
Baghe Jatin, Kolkata - 700 086.

**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. 295634, 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. *Partha Pratim Parakar*  
*A/29 Bagha Jatin Pally*  
*KOL-92*

2. *Sourav S*  
*159A Rash Behari Avenue*  
*Koolkata -700 29.*

*Minati Ghosh*

**SIGNATURE OF THE VENDOR**

*Anil Kanti Ghosh*  
*4 Ghosh Park, S.P.D. Block*  
*Baghajatin, Kolkata-700086*

Drafted by me :-

*Shyamal*

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

Typed by me :-

*S. Suman*  
Alipore Police Court,  
Kolkata-27 :

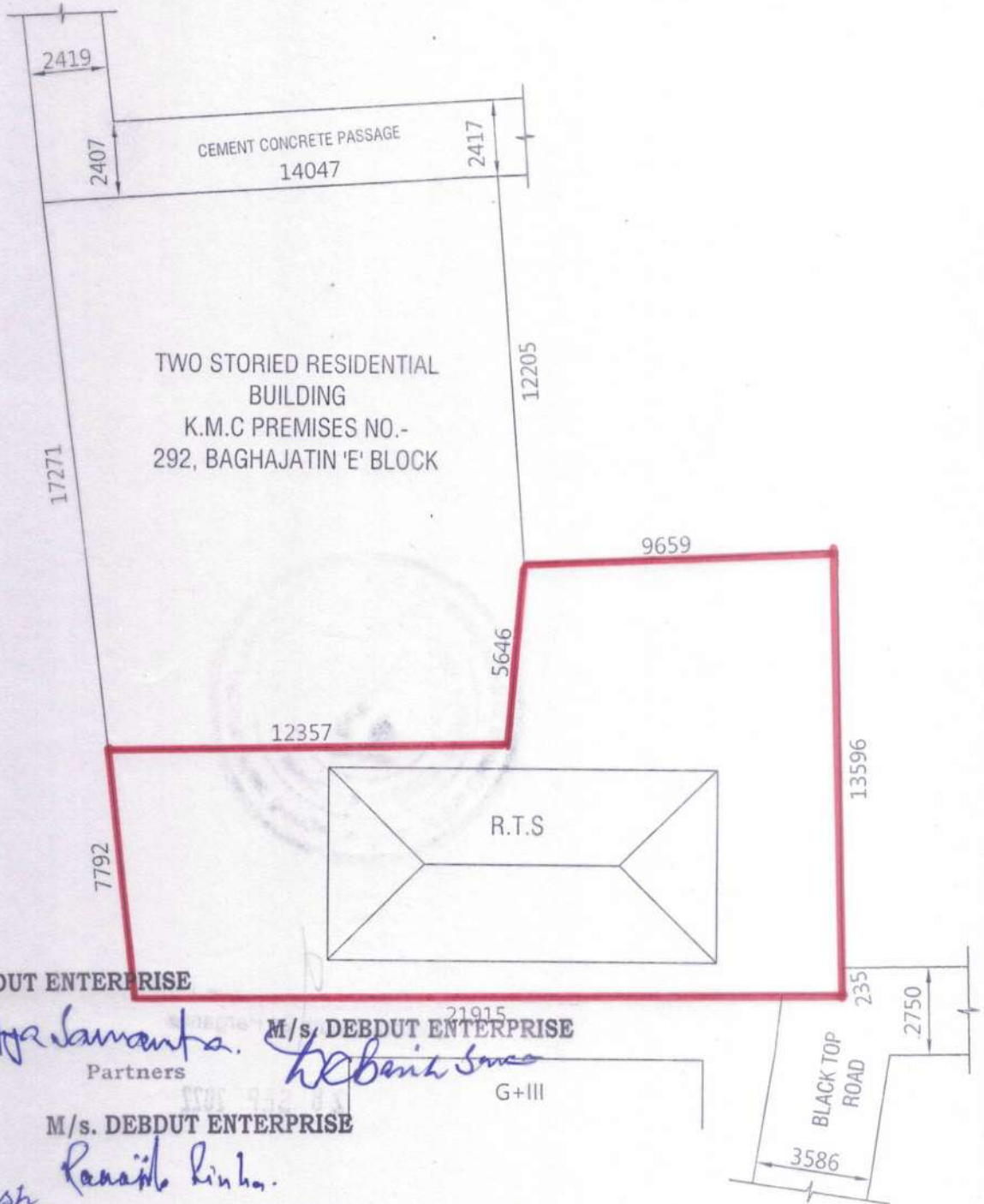
DEED SITE PLAN OF L.R & R.S. DAG NO.- 896 UNDER R.S. KHATIAN NO.- 423, L.R. KHATIAN NO.- 214 OF MOUZA - RAIPUR, J.L. NO.- 33, TOUZI NO.- 56, R.S. NO.- 39, PARGANA - KHASPUR BEING K.M.C. PREMISES NO.- 292/2, BAGHAJATIN 'E' BLOCK MAILING ADDRESS :- 4, GHOSH PARK, S.P. D BLOCK BAGHAJATIN VIDE ASSESSEE NO.- 311010407430 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 - 07 CH - 19 Sqft. ( 231.698 Sqm. )

AREA OF THE R.T. SHED : 200.00 Sqft.

AREA SHOWN IN RED MKD.



M/s. DEBDUT ENTERPRISE

*Aditya Samanta*  
Partners

M/s. DEBDUT ENTERPRISE

*Hebanil Saha*  
G+III

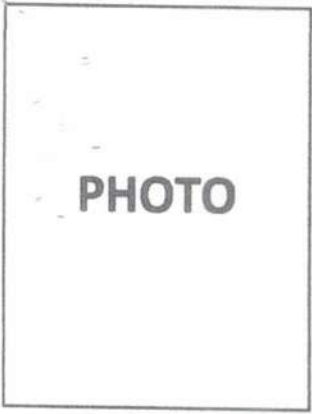
M/s. DEBDUT ENTERPRISE

*Minati Ghosh* *Ranajit Sinha*  
Partners

*Samir Kumar Dutta*  
DRAWN BY:- SAMIR KUMAR DUTTA,  
L.B.S NO.- 1303/1

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 *Minati Ghosh* .....

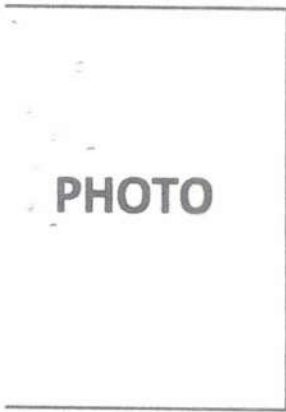
Signature *Minati Ghosh* .....



	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

GRN Details

GRN: 192022230128785201 Payment Mode: Online Payment  
GRN Date: 26/09/2022 11:32:56 Bank/Gateway: State Bank of India  
BRN : IK0BXBVBN5 BRN Date: 26/09/2022 11:34:13  
Payment Status: Successful Payment Ref. No: 2002877529/4/2022  
[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: 2002877529  
Applicant's Name: Mr DEBASISH SARKAR  
Identification No: 2002877529/4/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002877529/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	265020
2	2002877529/4/2022	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-1601-02459/2022	Date of Registration	28/09/2022
Query No / Year	1601-2002877529/2022	Office where deed is registered	
Query Date	24/09/2022 1:17:10 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: 292/2, , 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 7 Chatak 19 Sq Ft	62,84,347/-	62,84,347/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>5.7154Dec</b>	<b>62,84,347 /-</b>	<b>62,84,347 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	2,50,000/-	2,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>2,50,000 /-</b>	<b>2,50,000 /-</b>	




**Seller Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt MINATI GHOSH</b> Wife of Mr ANAL KANTI GHOSH Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
	28/09/2022	LTI 28/09/2022		28/09/2022
4, GHOSH PARK, 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: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx9J, Aadhaar No: 92xxxxxxxx2705, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<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.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<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			
	Sep 28 2022 2:42PM	LTI 28/09/2022		28/09/2022
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.:: CUxxxxxx5R, Aadhaar No: 29xxxxxxxx3283 Status : Representative, Representative of : DEBDUT ENTERPRISE (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	<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 2:43PM	 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.:: AXxxxxx9L, Aadhaar No: 73xxxxxxxx3686 Status : Representative, Representative of : DEBDUT ENTERPRISE (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	<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 2:45PM	 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.:: B1xxxxx0F, Aadhaar No: 49xxxxxxxx5234 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 Smt MINATI GHOSH, Mr ADITYA SAMANTA, Mr RANAJIT SINHA, Mr DEBASISH SARKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt MINATI GHOSH	DEBDUT ENTERPRISE-5.71542 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt MINATI GHOSH	-66.66666700 Sq Ft,-66.66666700 Sq Ft,-66.66666700 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 13:30 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 Smt MINATI GHOSH, Wife of Mr ANAL KANTI GHOSH, 4, GHOSH PARK, 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 House wife

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 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

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

**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 11:34AM with Govt. Ref. No: 192022230128785201 on 26-09-2022, Amount Rs: 67,514/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BXBVBN5 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 22065, 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 11:34AM with Govt. Ref. No: 192022230128785201 on 26-09-2022, Amount Rs: 2,65,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BXBVBN5 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 109455 to 109479

being No 160102459 for the year 2022.



Digitally signed by MOHAMMED TABIS  
ANSARI

Date: 2022.10.14 11:27:06 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/10/14 11:27:06 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

**(This document is digitally signed.)**