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4883/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2/8/2272/22 M 639656

13/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 15th DAY OF March
TWO THOUSAND AND TWENTY TWO OF THE CHRISTIAN ERA;

BETWEEN

33976 14 FEB 2022

SL. NO.....
NAME.....
ADD.....
AMT.....

DATE.....
Dipran Samiran Gupta
AD-169 Sector I Salt Lake City
KOL-64



Shobh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

MR. CHITTARANJAN GHOSH (having PAN – BBIPG7213D & AADHAAR NO. 225477318742) son of Sri. Durga Charan Ghosh, by Nationality Indian, by faith Hindu, by Occupation: Business, residing at Gouranganagar, P.O. Gouranganagar, P.S. Newtown formerly Rajarhat, Kolkata- 700159, District: North 24 Parganas, at present at 17 Chandra Mandal Lane, Kalighat, Kalighat S.O, Kolkata, Pin – 700026, West Bengal, hereinafter called the **OWNER-VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

SIMRAN GUPTA (having PAN – CQKPG2440J and AADHAAR NO. 4877 6134 6969), daughter of Sri Sanjay Gupta, by faith Hindu, by Occupation: Student, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.- Bidhannagar, P.S. – Bidhannagar North, District- North 24 Parganas, Kolkata –700 064, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**;

WHEREAS THE VENDOR HAS REPRESENTED TO THE PURCHASER THAT:

A. By dint of a registered Deed of Pattah dated 11.09.1954 duly registered on 13.09.1954 at the Office of the S.R Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 68, Pages 261 to 263, Being No. 5100 for the year 1954 executed by erstwhile Landlord Sheik Habibullah, Sri Nagendra Dutta had been seized and possessed of Sali Land measuring 0.88 Acre comprised in C.S. Dag No. 2846 corresponding to R.S. Dag No. 3050 and also adjacent Sali land measuring 1.01 Acre comprised in C.S. Dag No. 2847 corresponding to R.S. Dag No. 3051, total admeasuring area about 1.89 Acre comprised in said two dags being C.S. Dag Nos. 2846 & 2847 corresponding to R.S. Dag

Continue.....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

Nos. 3050 & 3051 under C.S. Khatian No. 677 corresponding to R.S. Khatian No. 1093 togetherwith some other Land lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, free from all sorts of encumbrances which had been acquired by him from Sheik. Habib-Ullah Saheb therein as the Owner-Settlor, settled the above properties in favour of said Nagendra Nath Dutta morefully described in the Schedule therein.

B. Subsequently during Revisional Survey Settlement the name of said Nagendra Nath Dutta was recorded under R.S. Khatian No. 1093 and while in seized and possessed thereof, by a Sale Deed dated 12.06.1972 duly registered on 21.06.1972 at the office of the S.R. Cossipore, Dum Dum in Book-1, Volume No. 58, Pages from 230 to 232, Being No. 3686 for the year 1972, the said Nagendra Nath Dutta, sold, transferred and conveyed out of his aforesaid Sali Land, a part of Sali Land measuring 0.66 acre a little more or less comprised in part of C.S. Dag No. 2846, R.S Dag No. 3050, under C.S. Khatian No. 677, R.S. Khatian No. 1093, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Smt. Amiya Dakua.

C. By another Sale Deed dated 12.06.1972 duly registered on 21.06.1972 at the Office of the S.R Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 58, Pages 233 to 236, Being No. 3687 for the year 1972, the said Nagendra Nath Dutta therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed out of his aforesaid Sali Land, All that Sali Land measuring 1.01 Acre. little more or less comprised in C.S. Dag No. 2847, R.S Dag No. 3051 and also remaining or residuary 0.22 Acre comprised in part of C.S. Dag No. 2846, R.S. Dag No. 3050 total admeasuring 1.23 Acre both under C.S. khatian No. 677, R.S. Khatian No. 1093, lying and situated at Mauza Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Smt. Priyo Bala Sil, wife of Sri Hari Charan



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

Sil therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever.

D. After the aforesaid purchase by dint of the said registered Sale Deed dated 12.06.1972, Being No. 3687/1972, the said Smt. Priyo Bala Sil thus became absolute owner of the said Sali Land measuring 1.01 Acre comprised in R.S. Dag No. 3051 and also 0.22 Acre comprised in Part of R.S./L.R. Dag No. 3050 under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni and similarly by dint of the said registered Sale Deed dated 12.06.1972, Being No. 3686/1972 the said Smt. Amiya Dakua also became absolute owner of a Sali Land measuring 0.66 Acre comprised in Part of R.S./L.R. Dag No. 3050 under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni, Police Station: Rajarhat at present New Town, District: North 24 Parganas free from all encumbrances and; subsequently for each of their better individual use and enjoyment, by a registered Deed of Partition dated 29.07.1983, duly registered at S.R.O Cossipore Dum Dum, in Book 1, Volume No. 204, Pages No. 189 to 202 Being No. 7988 for the year 1983, the said Smt. Priyo Bala Sil and Smt. Amiya Dakua partitioned the entire aforesaid properties so purchased by each of them from said Nagendra Nath Dutta by two separate Sale Deeds dated 12.06.1972 total admeasuring 1.89 Acres under 'KA' Schedule therein and distributed amongst themselves into two separate demarcated lots or portions severally described therein 'KHA' and 'GA' Schedules and delineated each of their portions bordered in separate colours in a map or plan annexed therewith.

E. After the aforesaid registered Partition Deed dated 29.07.1983, Being No. 7988/1983 and according to distribution and demarcation made therein, the said Smt. Priyo Bala Sil thus became absolute owner of the said Sali Land measuring measuring 0.35 Acre comprised in R.S. Dag No. 3051 and also adjacent demarcated part of Sali Land 0.88 Acre comprised in Part of R.S./L.R. Dag No. 3050 both under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni. Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas and became seized and possessed thereof free from any charge, claim, demand, mortgage, lien, attachment and free from all sorts encumbrances whatsoever without being interrupted by or from any person



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

whomsoever and from any corner whatever and; while in enjoyment thereof, by a Bengali Sale Deed Dated 24.07.1987 duly registered at the Office of the A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. 83, Pages 329 to 340, Being No. 4113 for the year 1987, the said Smt. Priyo Bala Sil therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a demarcated portion of Sali Land measuring 03 Cottahs, 05 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 15 Chhitacks, 40 Sq.ft, be the same a little more or less total admeasuring 04 Cottahs, be the same a little more or less with old R.T. Shed Structure thereon alongwith common easement rights and benefits on and over common passage abutting the said plot of land and all other passages in connection thereto and all the rights properties benefits, easement and appurtenances in connection with the said plot of land under R.S. Khatian 1093, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Touji No. 1250, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully and particularly described in the Schedule therein and delineated in a Map/Plan bordered in RED colour annexed thereto unto and in favour of Mr. Chitta Ranjan Ghosh son of Durga Charan Ghosh the Vendor herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

F. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 24.07.1987, Being No. 4113/1987, the said Chitta Ranjan Ghosh the Vendor herein has thus became absolute owner of the said Sali Land measuring 4 Cottahs, be the same a little more or less out of which 3 Cottah, 5 Sq.ft. comprised in part of R.S/L.R. Dag No. 3050 & 15 Chhittacks, 40 Sq.ft comprised in part of R.S./L.R. Dag No. 3051, under R.S Khatian No. 1093, lying and situated at Mouza: Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and subsequently the Vendor has recorded his name in the land settlement record of West Bengal Government under L.R Khatian No. 679/1, in respect of his said Sali Land morefully described in the First Schedule written hereunder hereinafter for the sake of brevity referred to as the **"SAID LAND"/"SAID PROPERTY"** and the First party herein is/are seized and possessed thereof and or well and



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

G. The Vendor herein is seized and possessed of and or well and sufficiently entitle to the Said property under the Schedule hereto as the absolute Rayoti Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and has a clear marketable title on and over the Said Property and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien, lispendenses acquisition and or requisition and also free from any other sorts of encumbrances whatsoever; AND the Vendor herein has never dealt with the Said Property and or any portion thereof in any such manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at his own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with his 'Said Land/Said Property' or any portion thereof under the Schedule hereto as she deem fit and proper;

AND WHEREAS the Vendor has for his personal necessities decided to sell his 'Said Property' measuring 4 Cottah, be the same a little more or less out of which 3 Cottahs, 5 Sq.ft. comprised in part of R.S./L.R. Dag No. 3050 & 15 Chhittacks, 40 Sq.ft comprised in part of R.S./L.R. Dag No. 3051, under R.S Khatian No. 1093, at present recorded under L.R. Khatian No. 679/1, lying and situated at Mouza: Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, District: North 24 Parganas, **morefully and particularly described in the Schedule hereunder written** free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representations made by the Vendor to be true, being interested to purchase the said demarcated Plot of Land described in the Schedule hereto written (hereinafter for the sake of brevity referred to as the "Said Land"/"Said



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

Property") approached and offered the Vendor a sum of **Rs. 27,00,000/- (Rupees Twenty Seven Lakh)** only as a whole or lump-sum price for the 'Said Property' described in the Schedule hereunder written which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Property' described in the Schedule written hereunder absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs. 27,00,000/- (Rupees Twenty Seven Lakh)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 27,00,000/- (Rupees Twenty Seven Lakh)** only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said property **(particularly described in the schedule hereunder written)**, the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Land' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Property' and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2016

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor, he has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and

2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right; lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Land' under the Schedule hereto and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Property' under the Schedule hereto hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever; and

5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land'/'Said Property' under the Schedule hereto or any part thereof from under



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

135 MAR 2022

or in trust for the Vendor his legal successor and/or erstwhile owner his legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in manner aforesaid as may be reasonably required; and

6. THAT to the best of the Vendor's knowledge, the 'Said Property' under the Schedule hereto and hereunder sale and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps has yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published; and

8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it/him/her shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Property' under the Schedule hereto and all rights, properties, benefits and appurtenances togetherwith all common easement right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

AND THE Vendor delivers this day the peaceful possession of the 'Said Property' / 'Said Land' under the Schedule hereto unto and to the Purchaser.

THE SCHEDULE REFERRED TO ABOVE:

(The Plot of Sali Land Hereunder Sale)

ALL THAT A DEMARCATED PIECE OR PARCEL OF Sali Land measuring an area of **4 Cottah**, be the same a little more or less out of which **3 Cottah, 5 Sq.ft.** be the same a little more or less comprised in part of **R.S./L.R. Dag No. 3050 & 15 Chhittacks, 40 Sq.ft** be the same a little more or less comprised in part of **R.S./L.R. Dag No. 3051**, both under R.S Khatian No. 1093, at present both dags recorded in the name of the vendor under L.R. Khatian No. 679/1 together with **old Tiles Shed Structure with cemented floor measuring 100 Sq.ft.** togetherwith common easement rights on and over the Common Passage abutting the said Sali Land and also all others passages and rights, properties, benefits, easements, appendages and appurtenances in connection to the Said Land lying and situated at **Mouza Ghuni, J.L. No. 23**, within the ambit of the **B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Gram Panchayet-II**, Police Station: **New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub- Registrar: Rajarhat, New Town, North 24 Parganas** The Said Land is butted and bounded as follows;

- ON THE NORTH : By partly **6 feet wide kuncha** common passage and partly by land in part of **R.S./L.R Dag Nos. 3050 & 3051 ;**
- ON THE SOUTH : By land in part of **R.S./L.R Dag No. 3050 & 3051 ;**
- ON THE EAST : By purchased land of **Jhunu Bala Ghosh ;**
- ON THE WEST : By land in part of **R.S./L.R Dag No. 3051;**

The 'Said Property' is delineated in a Map or Plan annexed hereto and bordered in '**RED**' color forming part of this Deed.

Continue.....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed his hands on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED By the VENDOR
at Kolkata in the presence of: -

1. Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C. Road
P.O. - Shyambazar, P.S. - Shyampur
Pin - 700004

2. Sankar Mandal
Gousanga Nagar
P.O. - Gousanga Nagar
P.S. - New Town.
KOL-159.

1637302 (E/R)

VENDOR

Drafted By:

Krishna Das

Krishna Das
Advocate

Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

Read and explain the
context to the vendor

Sumit Sinha



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **SIMRAN GUPTA** the withinmentioned sum of **Rs. 27,00,000/- (Rupees Twenty Seven Lakh)** only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Manager's Cheque No. 066737, Date 14.03.2022 drawn on HDFC Bank Ltd. in favour of the Vendor.	Rs. 27,00,000/-
	Rs. 27,00,000/-

(Rupees Twenty Seven Lakh) only.

WITNESSES :

1. Somit Singh

2. Santosh Mandal,

1638375010

VENDOR



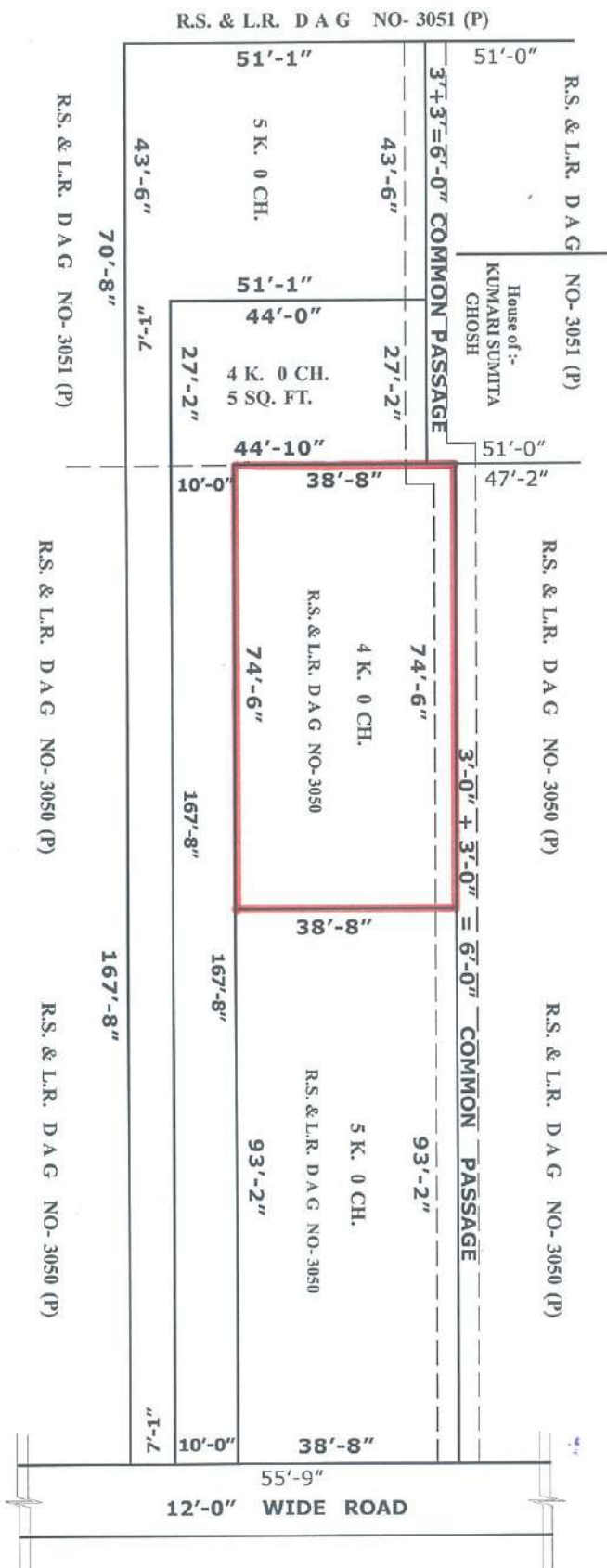
Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

SITE PLAN

**PART OF R.S.&L.R.DAG NO-3050.R.S.KHATIAN NO-1093.
L.R. KHATIAN NO- 679/1 . AT MOUZA- GHUNI.J.L.
NO-23.IN P.S.RAJARHAT Now, NEW TOWN. DISTRICT-24
PGS. NORTH. WITHIN THE LOCAL LIMIT OF J. H. NO- II G.P.**

AS PER PHYSICAL POSSITION IN RED BORDER



SCHEDULE

R.S.&L.R. DAG NO-	PLOT AREA-			TOTAL PLOT AREA		
	KA	CH	SQ.FT.	KA	CH	SQ.FT.
3050	03	00	05	04	00	00
3051	00	15	40			

SCALE : 1" = 30'

1632322 JMB

1632322 JMB

SIGNATURE OF VENDOR

Md. Nizam Ahmed
MD. NIZAM AHMED
Surveyor & Planner
Ghuni, New Town
Kolkata-700 157


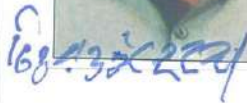






















COPY BY
PREVIOUS PLAN



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	 	LEFT HAND			
Little		Ring	Middle	Fore	Thumb
					
RIGHT HAND					
Thumb		Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022



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

GRN Details

GRN: 192021220205557451 Payment Mode: Online Payment
GRN Date: 15/03/2022 12:26:30 Bank/Gateway: HDFC Bank
BRN : 1737706048 BRN Date: 15/03/2022 12:03:44
Payment Status: Successful Payment Ref. No: 2000812272/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SIMRAN GUPTA
Address: AD-169, SALT LAKE, SECTOR-1 KOLKATA-64
Mobile: 9331018602
Depositor Status: Buyer/Claimants
Query No: 2000812272
Applicant's Name: Mr SANJAY GUPTA
Identification No: 2000812272/3/2022
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000812272/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	80520
2	2000812272/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	27014
Total				107534

IN WORDS: ONE LAKH SEVEN THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.



✓

Major Information of the Deed

Deed No :	I-1523-04883/2022	Date of Registration	15/03/2022
Query No / Year	1523-2000812272/2022	Office where deed is registered	
Query Date	13/03/2022 10:21:05 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA AD-169, Sector-1, Salt Lake City, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7890065955, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 27,00,000/-	Rs. 27,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,020/- (Article:23)	Rs. 27,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700162

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3050 (RS :-)	LR-679/1	Bastu	Shali	3 Katha 5 Sq Ft	19,94,688/-	19,94,688/-	Width of Approach Road: 6 Ft.,
L2	LR-3051 (RS :-)	LR-679/1	Bastu	Shali	15 Chatak 40 Sq Ft	6,70,312/-	6,70,312/-	Width of Approach Road: 6 Ft.,
		TOTAL :			6.6Dec	26,65,000 /-	26,65,000 /-	
		Grand Total :			6.6Dec	26,65,000 /-	26,65,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	35,000/-	35,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	35,000 /-	35,000 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr CHITTARANJAN GHOSH (Presentant) Son of Mr Durga Charan Ghosh Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office	Photo  15/03/2022	Finger Print  LTI 15/03/2022	Signature  15/03/2022
17, Chandra Mandal Lane, City:- , P.O:- Kalighat, P.S:-Kamardanga, District:-North24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BBxxxxxx3D, Aadhaar No: 22xxxxxxxx8742, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Miss SIMRAN GUPTA Daughter of Mr Sanjoy Gupta AD 169, SECTOR I, SALT LAKE CITY, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: CQxxxxxx0J, Aadhaar No: 48xxxxxxxx6969, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	 15/03/2022	 15/03/2022	 15/03/2022
Identifier Of Mr CHITTARANJAN GHOSH			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr CHITTARANJAN GHOSH	Miss SIMRAN GUPTA-4.96146 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr CHITTARANJAN GHOSH	Miss SIMRAN GUPTA-1.63854 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr CHITTARANJAN GHOSH	Miss SIMRAN GUPTA-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700162

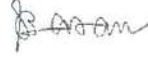
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 679/1	Owner:চিত্তরঞ্জন ঘোষ, Gurdian:দুর্গাচরন ঘোষ, Address:গৌরাসনগর , Classification:শালি, Area:0.05000000 Acre,	Mr CHITTARANJAN GHOSH
L2	LR Plot No:- 3051, LR Khatian No:- 679/1	Owner:চিত্তরঞ্জন ঘোষ, Gurdian:দুর্গাচরন ঘোষ, Address:গৌরাসনগর , Classification:শালি, Area:0.09000000 Acre,	Mr CHITTARANJAN GHOSH



On 14-03-2022

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 27,00,000/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 15-03-2022

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 15:41 hrs on 15-03-2022, at the Office of the A.D.S.R. RAJARHAT by Mr CHITTARANJAN GHOSH ,Executant.

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

Execution is admitted on 15/03/2022 by Mr CHITTARANJAN GHOSH, Son of Mr Durga Charan Ghosh, 17, Chandra Mandal Lane, P.O: Kalighat, Thana: Kamardanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,014/- (A(1) = Rs 27,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/03/2022 12:27PM with Govt. Ref. No: 192021220205557451 on 15-03-2022, Amount Rs: 27,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1737706048 on 15-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 81,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 80,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33976, Amount: Rs.500/-, Date of Purchase: 14/02/2022, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/03/2022 12:27PM with Govt. Ref. No: 192021220205557451 on 15-03-2022, Amount Rs: 80,520/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1737706048 on 15-03-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



आयकर विभाग
INCOME TAX DEPARTMENT
CHITTARANJAN GHOSH
DURG GHOSH

भारत सरकार
GOVT. OF INDIA

01/01/1960
 Permanent Account Number
BBIPG7213D


 Signature




In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTTISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
 आयकर पैन सेवा यूनिट, UTTISL
 प्लॉट नं: 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र,
 नवी मुंबई-400 614.

भारत सरकार
GOVERNMENT OF INDIA

चित्ररंजन घोष
 Chittaranjan Ghosh
 पिता : दुर्गा चरण घोष
 Father : DURGA CHARAN GHOSH
 जन्म तिथि / Year of Birth : 1960
 पुरुष / Male

2254 7731 8742




आधार - साधारण মানুষের অধিকার

भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 ১৭, চন্দ্র মন্ডল লেন, কালীগাঁট,
 কালীগাঁট, কোলকাতা, পশ্চিমবঙ্গ,
 700026

Address:
 17, CHANDRA MANDAL
 LANE, KALIGHAT, Kalighat
 S.O, Kalighat, Kolkata, West
 Bengal, 700026

1947 1947
 1947 1947

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

1632 3825



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CQKPG2440J

नाम / Name
SIMRAN GUPTA

पिता का नाम / Father's Name
SANJAY GUPTA

जन्म की तिथि / Date of Birth
20/03/2000

Simran Gupta
हस्ताक्षर / Signature



यदि यह कार्ड खो जाए / यदि किसी का कार्ड खो जाए, तो तुरंत
आयकर विभाग को सूचित करें।
आयकर विभाग, नया दिल्ली (एडिटिंग नं. 244) पिन कोड 110028
पता: आयकर विभाग, नया दिल्ली (एडिटिंग नं. 244)
पुनः - 411 016

*If this card is lost / someone's lost card is found,
Please inform / return to:*
Income Tax PAN Services Unit, NSDL
5th floor, Market Street,
Plot No. 244, Survey No. 9973,
Model Colony, Near Dreen Bungalow Chowk,
Pune - 411 016

Tel: 9028 22000 Fax: 9028 22001
e-mail: itnsdl@nsdl.gov.in

भारत सरकार
Government of India

सिमरन गुप्त
Simran Gupta

जन्म तिथि / DOB: 20/03/2000
लिंग / Female

4877 6134 6969




आधार - साधारण मानुषेर अधिकार

भारतीय विचित्र पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: डि/०: सयम गुप्त
एडी, सॉल्टलेक रोड
बिधाननगर (एम), बिधाननगर सिटी ब्लॉक
उत्तर 24 पार्गना, पश्चिम बंगाल

Address: D/O: Sanjay Gupta,
AD 169, SALT LAKE
SECTOR 1, Bidhannagar(M),
North 24 Parganas,
Bidhannagar CC Block, West
Bengal, 700084

4877 6134 6969

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1800 300 1947

help@uidai.gov.in

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Simran Gupta





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Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

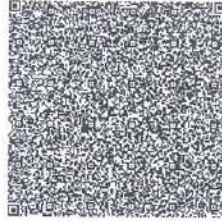
Enrolment No.: 0647/00025/85102

Download Date: 18/07/2021

To
Sumit Sinha
171/B
ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mail S.O
Kolkata West Bengal - 700004
7439501594

Issue Date: 13/07/2021

Validity unknown
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA OS
Date: 2021.07.13 10:26:58
IST



आपका आधार क्रमांक / Your Aadhaar No. :

8321 1432 1920

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 18/07/2021



Sumit Sinha
Date of Birth/DOB: 21/06/1982
Male/ MALE

Issue Date: 13/07/2021

8321 1432 1920

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

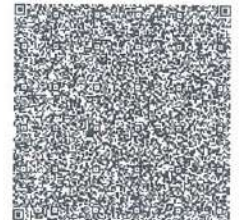
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
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Address:
171/B, ACHARYA PRAFULLA CHANDRA
ROAD, Shyambazar Mail S.O, Kolkata,
West Bengal - 700004



8321 1432 1920

VID : 9195 6356 5843 4275



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 209948 to 209971

being No 152304883 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.03.22 11:48:35 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/03/22 11:48:35 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)