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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2 / 812164 / 22

M 639657

2/3/22

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

SL. NO. 33977 DATE
NAME
ADD. 500
AMT.

14 FEB 2022

- Jyoti Gupta
AD-169, Sector-I, Salt Lake City
KOL-64



Abel
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



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

15 MAR 2022

[2]

MR. TULSI RANJAN GHOSH (having PAN – AWUPG0594M & AADHAAR NO. 298344408396) son of Sri Durga Charan Ghosh, by Nationality Indian, by faith Hindu, by Occupation: Bussiness, 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

MRS. JYOTI GUPTA (having PAN – AFVPG4781L) wife of Sri Sanjay Gupta, by Faith Hindu, by occupation: Business, by nationality: Indian, residing at DwarkaVedmani, AD-169, Sector-1, Salt Lake City, P.O.- Bidhannagar, P.S. – Bidhannagar North, Dist. – 24 parganas North, Kolkata –700064, 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 his/her/its/their 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 Habibullha, 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

Continue.....



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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 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-Ullaha 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.



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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 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:



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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 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 319 to 328, Being No. 4112 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 Chhitacks, 14 Sq.ft. be the same a little more or less comprised in part of R.S./L.R. Dag No. 3050 and also 10 Chhitacks, 36 Sq.ft be the same a little more or less comprised in part of R.S./L.R. Dag No. 3051, total admeasuring 04 Cottahs, 05 Sq.ft 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, unto and in favour of Mr. Tulsi 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. 4112/1987, the said Tulsi Ranjan Ghosh the Vendor herein has thus become absolute owner of the said Sali Land measuring 4 Cottah, 5 Sq.ft. be the same a little more or less out of which 3 Cottah, 5 Chhitacks, 14 Sq.ft. comprised in part of R.S/L.R. Dag No. 3050 & 10 Chhittacks, 36 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



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subsequently the Vendor has recorded his name in the land settlement record of West Bengal Government under L.R Khatian Nos. 919/1 & 9180, 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 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, lispenses 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 he deem fit and proper;

AND WHEREAS the Vendor has for his personal necessities decided to sell his ‘Said Property’ measuring 4 Cottah, 5 Sq.ft. be the same a little more or less out of which 3 Cottah, 5 Chhitacks, 14 Sq.ft. comprised in part of R.S/L.R. Dag No. 3050 & 10 Chhittacks, 36 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 Nos. 919/1 & 9180, lying and situated at Mouza: Ghuni, J.L. No. 23, Police



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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 Property") approached and offered the Vendor a sum of **Rs. 27,04,687/- (Rupees Twenty Seven Lakh Four Thousand Six Hundred Eighty Seven)** 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. 27,04,687/- (Rupees Twenty Seven Lakh Four Thousand Six Hundred Eighty Seven)** only;

NOW THIS INDENTURE WITNESSETH that, in, pursuance of the said agreement and in consideration of the said sum of **Rs. 27,04,687/- (Rupees Twenty Seven Lakh Four Thousand Six Hundred Eighty Seven)** 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, lispens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Land' described in the



Additional District Sub-Registrar,
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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:-

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

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Additional District Sub-Registrar,
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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, lispens, 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 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



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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 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.

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, 5 Sq.ft. be the same a little more or less out of which 3 Cottah, 5 Chhitacks, 14 Sq.ft. be the same a little more or less comprised in part of R.S./L.R. Dag No. 3050 and 10 Chhittacks, 36 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 recorded in the name of the vendor under L.R. Khatian No. 919/1, together with old Tiles Shed Structure with cemented floor measuring 100 Sq.ft. thereon 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

Continue.....



Additional District Sub-Registrar
Rajapet, North 2A-District, Karnataka

15 MAR 2022

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 land in part of L.R Dag No. 3050 & partly by land in L.R Dag No. 3051 ;
- ON THE SOUTH : By partly land in part of L.R Dag No. 3050 & partly by land in L.R Dag No. 3051 ;
- ON THE EAST : By partly 12 feet wide kuncha road and partly by purchased land of Jhunu Bala Ghosh ;
- ON THE WEST : By land in part of 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.



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. Santosh Mandal
Gouranga Nagar
P.O. - Gouranga Nagar
P.S. - New Town
KOL-159.



VENDOR

Drafted By:


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 **JYOTI GUPTA** the withinmentioned sum of **Rs. 27,04,687/- (Rupees Twenty Seven Lakh Four Thousand Six Hundred Eighty Seven)** 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. 066733, Date 14.03.2022 drawn on HDFC Bank Ltd. in favour of the Vendor.	Rs. 27,04,687/-
	Rs. 27,04,687/-

(Rupees Twenty Seven Lakh Four Thousand Six Hundred Eighty Seven) only.

WITNESSES :

1. Somit Singh

2. Laxkar Mandal.

ज्योती गुप्ता

VENDOR



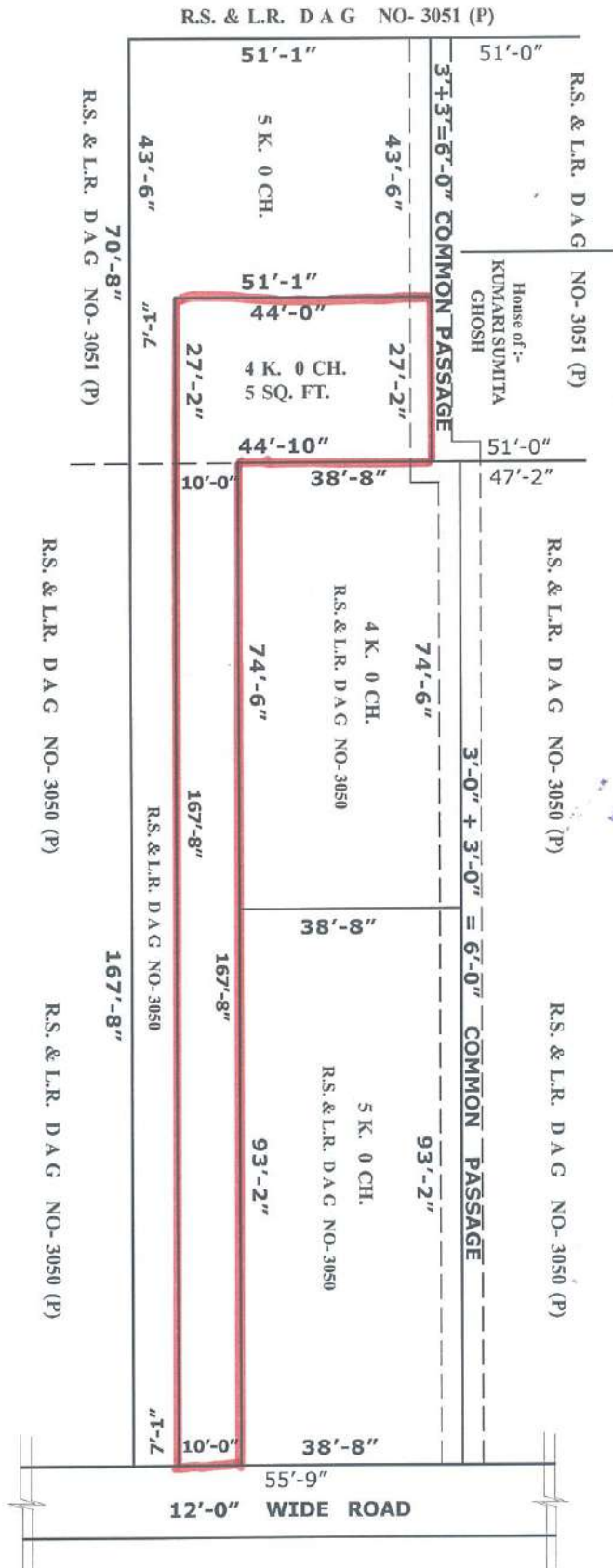
Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

15 MAR 2022

SITE PLAN

PART OF R.S.&L.R.DAG NO-3050 & 3051.R.S.KHATIAN NO-1093.L.R.KHATIAN NO-919/1. AT MOUZA- GHUNI.J.L. NO-23.IN P.S.RAJARHAT Now, NEW TOWN. DIST-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	05	14	04	00	05
3051	00	10	36			

SCALE : 1" = 30'

(Handwritten Signature)
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: 192021220205571301 Payment Mode: Online Payment
GRN Date: 15/03/2022 12:32:23 Bank/Gateway: HDFC Bank
BRN : 1737713630 BRN Date: 15/03/2022 12:03:55
Payment Status: Successful Payment Ref. No: 2000812164/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: JYOTI GUPTA
Address: AD-169, SALT LAKE, SECTOR-1 KOLKATA-64
Mobile: 9331018602
Depositor Status: Buyer/Claimants
Query No: 2000812164
Applicant's Name: Mr SANJAY GUPTA
Identification No: 2000812164/4/2022
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000812164/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	80661
2	2000812164/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	27061
			Total	107722

IN WORDS: ONE LAKH SEVEN THOUSAND SEVEN HUNDRED TWENTY TWO ONLY.



↙

Major Information of the Deed

Deed No :	I-1523-04884/2022	Date of Registration	15/03/2022
Query No / Year	1523-2000812164/2022	Office where deed is registered	
Query Date	13/03/2022 10:02:41 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. 27,04,687/-	Rs. 27,04,687/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,161/- (Article:23)	Rs. 27,061/- (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



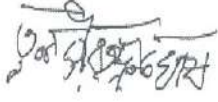
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3050 (RS :-)	LR-919/1	Bastu	Shali	3 Katha 5 Chatak 14 Sq Ft	22,14,062/-	22,14,062/-	Width of Approach Road: 12 Ft.,
L2	LR-3051 (RS :-)	LR-919/1	Bastu	Shali	10 Chatak 36 Sq Ft	4,55,625/-	4,55,625/-	Width of Approach Road: 12 Ft.,
		TOTAL :			6.6115Dec	26,69,687 /-	26,69,687 /-	
		Grand Total :			6.6115Dec	26,69,687 /-	26,69,687 /-	

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	Photo	Finger Print	Signature
	Mr TULSI RANJAN 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	 15/03/2022	 LTI 15/03/2022	 15/03/2022
Gouranganagar, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx4M, Aadhaar No: 29xxxxxxxx8396, 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	Mrs JYOTI GUPTA Wife of Mr Sanjay Gupta Dwarka Vedmani, 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: Business, Citizen of: India, PAN No.:: AFxxxxxx1L, Aadhaar No: 82xxxxxxxx3830, 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 TULSI RANJAN GHOSH			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TULSI RANJAN GHOSH	Mrs JYOTI GUPTA-5.49771 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr TULSI RANJAN GHOSH	Mrs JYOTI GUPTA-1.11375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr TULSI RANJAN GHOSH	Mrs JYOTI 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

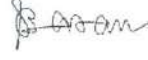
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 919/1	Owner:তুলসী রঞ্জন ঘোষ, Gurdian:দুর্গা চরন ঘোষ, Address:গৌরাজনগর , Classification:শালি, Area:0.06000000 Acre,	Mr TULSI RANJAN GHOSH
L2	LR Plot No:- 3051, LR Khatian No:- 919/1	Owner:তুলসী রঞ্জন ঘোষ, Gurdian:দুর্গা চরন ঘোষ, Address:গৌরাজনগর , Classification:শালি, Area:0.03000000 Acre,	Mr TULSI RANJAN 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 27,04,687/-



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 15:52 hrs on 15-03-2022, at the Office of the A.D.S.R. RAJARHAT by Mr TULSI RANJAN GHOSH ,Executant.

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

Execution is admitted on 15/03/2022 by Mr TULSI RANJAN GHOSH, Son of Mr Durga Charan Ghosh, Gouranganagar, P.O: Gouranganagar, Thana: New Town, , 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 27,061/- (A(1) = Rs 27,047/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,061/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2022 12:33PM with Govt. Ref. No: 192021220205571301 on 15-03-2022, Amount Rs: 27,061/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1737713630 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. 81,161/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 80,661/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33977, 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 12:33PM with Govt. Ref. No: 192021220205571301 on 15-03-2022, Amount Rs: 80,661/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1737713630 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

भारत सरकार
GOVT. OF INDIA

TULSI RANJAN GHOSH
DURGA GHOSH
01/01/1956

Permanent Account Number
AWUPG0594M


 Signature





ভারতীয় নিম্নলিখিত পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ডাটাকেন্দ্রিক আই ডি/Enrollment No.: 1040/19753/00915

To
 তুলসী রঞ্জন ঘোষ
 Tulsi Ranjan Ghosh
 17 CHANDRAMONDAL LANE
 KALIGHAT Kalighat S.O.
 Kalighat Kolkata
 West Bengal 700026


 MN155217278DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2983 4440 8396

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
GOVERNMENT OF INDIA



তুলসী রঞ্জন ঘোষ
 Tulsi Ranjan Ghosh
 পিতা : দুর্গাচরণ ঘোষ
 Father : DURGACHARAN GHOSH
 জন্ম তারিখ / Year of Birth : 1955
 লিঙ্গ / Male

2983 4440 8396




আধার - সাধারণ মানুষের অধিকার

তুলসী রঞ্জন ঘোষ



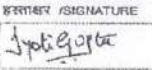
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFVPG4781L



नाम /NAME
JYOTI GUPTA

पिता का नाम /FATHER'S NAME
JAYPRAKASH-VERMA

जन्म तिथि /DATE OF BIRTH
20-04-1975


हस्ताक्षर /SIGNATURE


आयकर आयुक्त, (संयुक्त अंचल), कोलकाता
 COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी), पी-7, चौरेंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

भारत सरकार
 GOVERNMENT OF INDIA



ज्योति गुप्त
 Jyoti Gupta
 जन्मतिथि/DOB: 20/04/1975
 महिला/ FEMALE



8278 9747 3830
 VID : 9138 7366 8749 8678

मेरा आधाार. मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

डाउनलोड तिथि: 10/11/2018

ठिकाना:
 (प्रा.सं.) संजय गुप्त, एडी 169, सल्लेक सेक्टर 1,
 बिदहाननगर (एम), डिवी २४ पारगना,
 पश्चिम बंग - 700064

Address :
 W/O: Sanjay Gupta, AD 169, SALLAKE
 SECTOR 1, Bidhannagar(M), North 24
 Parganas,
 West Bengal - 700064



Generation Date: 17/03/2015

1947 1800 309 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1047, Bengaluru-560 001

Jyoti Gupta





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

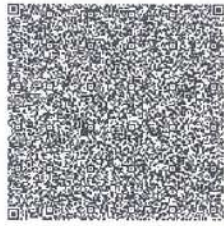
Enrolment No.: 0647/00025/85102

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
Date: 2021.07.13 10:28:36
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।

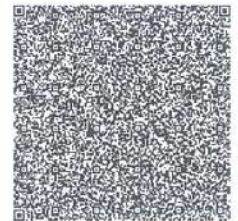
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



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



8321 1432 1920

VID : 9195 6356 5843 4275





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 209972 to 209996
being No 152304884 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.03.22 11:48:42 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/03/22 11:48:42 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)