

1011995/23

I-11927/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 294023

17/8
S-2059412
vc-3383/23

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 17th day of August, Two Thousand and Twenty Three (2023) in Christian Era;

BETWEEN

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-II
Kolkata, South 24-Parganas

'18 AUG 2023

26 JUN 2023

6662
NO.....DATE.....RS.....

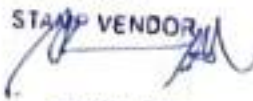
NAME.....

ADDRESS.....

1000

Mr. A. Das
Advocate
Alipore Judges' Court,
Kolkata-700027

ALIPORE JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR


SIGNATURE

Swapan K. Ghosh



14079

Swapan K. Ghosh



14080

Jhannu



14081

Swarna Kiba



14082

Archana Ghosh



14083

Identifier:-

Sulagna Roy

SULAGNA ROY

(Advocate)

Daughter of **SRI BHANU LAL ROY**

Alipore Judges Court, Kolkata: 700 027.

17/8/23



District Sub Registrar-II
Alipore, South 24 Parganas
17 AUG 2023

1) **SRI SADHAN KUMAR GHOSH (AADHAAR NO. 4206 6744 6709 & PAN NO. ADBPG5062E & MOBILE NO. 96313 04006)**, son of Late Durgadas Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at M24/3, Adarshapally, Post Office - B.D. Sopan, North 24-Parganas, Pin-700116, Police Station: Khardah, West Bengal, India, **AND 2) SMT. SWAPNA MITRA (AADHAAR NO. 7516 4691 1513 & PAN NO. AMSPM8989Q & MOBILE NO. 82406 44161)**, wife of Late Shankar Nath Mitra, by faith Hindu, by occupation: Housewife, by Nationality: Indian, residing at Flat - 7/11, Aloka Puri, 36C, Ballygunge Circular Road, Kolkata 700019, Post Office - Ballygunge, Police Station - Gartahat, in the District: 24 Parganas (South) West Bengal, India, hereinafter called and referred to as "the **VENDORS**" (which term or expression shall unless excluded by or repugnant in the subject or context be deemed to include their respective heirs, successors, legal representatives, administrators and permitted assigns) of the **ONE PART**.

AND

1) **SRI SWAPAN KUMAR GHOSH (AADHAAR NO. 9215 5524 4509 & PAN NO. AEFPG0980G & MOBILE NO. 96369 81620)**, son of Late Durgadas Ghosh, by occupation - Retired, **AND 2) SMT. ARCHANA GHOSH (AADHAAR NO. 8000 0539 6016 & PAN NO. AASPG1844Q & MOBILE NO. 83349 08732)**, wife of Swapan Kumar Ghosh, by occupation: Housewife, both by faith Hindu, both by Nationality: Indian, both are residing at 28/1, S.N Roy Road, 4th Floor Flat No. H, Kolkata-700038, Post Office- Sahapur, Police Station Behala, in the District: 24 Parganas (South) West Bengal, India, hereinafter called and referred to as "the **PURCHASERS**" (which term or expression shall unless excluded by or repugnant in the subject or context be deemed to mean and include his administrators, legal representatives successors, successors-in-office agents, nominees and assigns) of the **OTHER PART**.

WHEREAS one Sachindra Nath Chatterji son of Late Harendra Nath Chatterji resident of 321, Kabir Road, P.S. Tollygunge, Calcutta took Permanent Mourashi Mukrari lease of the land along with other lands measuring about **28 Bigha, 3 Cottahs and 14 Chittaks**, more or less, lying situate and comprised in Khatian Nos. 299, 302, 381, 382, 384 386, 414/1, 414/2 being Dag Nos. 473, 474/1041, 475/1042, 472/1058, 471/1059, 473/1043, Dag Nos. 473, 474/1041, 475/1042, 472/1058, 471/1059, 476/1043, 471/1060, 471, 475, 476, 474, 472, 470, 476/1079, J.L. No. 8, Mouza: Sahapur, Pargana-Magura, within Police Station: Behala, Sub-Registry Office Alipore, District - 24 Parganas, comprised within the Touzi No. 93 and 101 of the Collectorate of 24 Parganas from one Babu Ahidhar Ghosh of 98, Beltola Road Bhowanipore, Calcutta which was executed and registered on 28th September 1946 and

recorded in Book No. 1, Volume No. 53, Pages 5 to 15, Being Deed No. 2686 for the year 1946 registered in the Registration Office at Alipore, in the District: South 24 Parganas.

AND WHEREAS the said Sachindra Nath Chatterji while being seized and possessed of the above mentioned land made various developments to the said land measuring 28 Bighas, 3 Cottahs and 14 Chittaks more or less by dividing the same into a number of small plots together with roads, paths and pathways therewith in terms of the layout of the South Suburban Municipality now under Ward No. 119 of the Kolkata Municipal Corporation.

AND WHEREAS by virtue of an Indenture executed on 17th day of May 1947 duly registered at Sub-Registrar Office at Alipore and recorded in Book No 1, Volume No. 27, Pages 214 to 219, Being Deed No. 1507, for the year 1947 one Sanjib Kumar Bose became the owner of ALL THAT piece and parcel of Permanent Mourashi Mukrari land containing an area of more or less 3 Cottahs, 1 Chittak, 15 Sq. Ft. of land (the said plot of Land, hereinafter) out of an area of 9.32 Acre measuring more or less 28 Bigha 3 Cottahs and 14 Chittaks of land comprised in Khatian Nos. 299, 302, 381, 382, 384, 386, 414/1, 414/2, being Dag Nos. 473, 474/1041, 475/1042, 472/1058, 471/1059, 476/1043, 471/1060, 471, 475, 476, 474 472 470, 476/1079, J.L. No.8, Mouza - Sahapur Pargana - Magura, within Police Station: Behala, Sub-Registry Office at Alipore South 24 Parganas comprised within Touzi No. 93 and 101 of the Collectorate of 24 Parganas being the part of C.S. Plot 476 in the Khatian No. 302 of the R/R;

AND WHEREAS the said Sri Sanjib Kumar Bose while seized and possessed of the said plot Land transferred on the 19th day of July 1955 by way of an Irrevocable Gift the said plot of Land containing an area of more or less 3 Cottahs 1 Chittak 15 Sq. Ft. to and in favour of one Sri Durgadas Ghosh, son of Late Anadi Nath Ghosh, by a Deed of Gift which was registered at the Sub-Registrar office at Alipore and recorded in Book No 1, Volume No. 88, Pages from 179 to 181, Being Deed No. 5382 for the year 1955.

AND WHEREAS after receiving the said plot of land by the strength of the aforesaid Deed of Gift on 19th day of July 1955 as stated before Sri Durgadas Ghosh built a two storied permanent residential structure building at his cost and expenses, in terms of the Sanctioned Building Plan being No. 10035 dated 29th day of August 1957 from the South Suburban Municipality now Kolkata Municipal Corporation which came to identified and recorded as municipal Premises No. 169, S. N. Roy Road, Kolkata - 700038, Police Station: Behala now New Allpore, more fully described in the Schedule -A, property hereunder written.

AND WHEREAS the said Sri Durgadas Ghosh while in possession and enjoyment of the **Schedule -A** property hereunder written died Intestate on 22nd day of September 1972 leaving behind him his legal heirs and successors viz. his widow Smt. Mamata Ghosh, two sons viz. Sri Sadhan Kumar Ghosh and Sri Swapan Kumar Ghosh and one married daughter viz. Smt. Swapna Mitra who became the joint owners each having undivided 1/4th share over the **Schedule - A** property as per provision of the Dayabhaga Schools of Hindu Law of Succession Act. 1956 and continued in uninterrupted possession and enjoyment of the said **Schedule -A** property hereunder written.

AND WHEREAS the said Smt. Mamata Ghosh while in possession and enjoyment the said **Schedule-A** property died Intestate on 22nd day of October 2020 leaving behind as her only legal heirs and successors, viz., two sons viz., Sri Sadhan Kumar Ghosh and Sri Swapan Kumar Ghosh and one married daughter viz. Smt. Swapna Mitra who have become the joint owners each having undivided 1/3rd Share over the said **Schedule - A** property and have been in continuous possession and enjoyment of the same.

AND WHEREAS the said Sri Sadhan Kumar Ghosh, Sri Swapan Kumar Ghosh and Smt. Swapna Mitra being seized possessed and well sufficiently entitled to the said **Schedule - A** property got their names mutate and recorded in the Assessment - Collection Department of the Kolkata Municipal Corporation in respect of the said **Schedule - A** property as Premises No. 169, S. N. Roy Road, Kolkata - 700038, Police Station: New Alipore, vide Assessee No. 41-119-10-0131-3 under the Municipal Ward No. 119 and are regularly paying all rates and taxes thereon.

AND WHEREAS thereafter said Sri Sadhan Kumar Ghosh and Smt. Swapna Mitra the **VENDORS** herein now for their own considerations and purposes decided to sell and transfer against valuable consideration their respective individual undivided 1/3rd Share aggregating to undivided 2/3rd Share of the said **Schedule-A** property (the entire property) unto and in favour of their full blood brother and his wife i.e. Sri Swapan Kumar Ghosh & Smt. Archana Ghosh the **PURCHASERS** herein who jointly approached the **VENDORS** with the offer to purchase the undivided aggregate 2/3rd Share of the **VENDORS** and the **VENDORS** agreed to sell and the **PURCHASERS** agreed to purchase the undivided aggregate 2/3rd Share of the **VENDORS** in the said **Schedule-A** property (the entire property), described in the **Schedule-B** property being the subject matter of sale hereunder written for the consideration and under the terms and conditions contained herein.

AND WHEREAS the **PURCHASERS** being interest to purchase the said undivided 2/3rd Share of the said property, fully described in the **SCHEDULE-B** hereunder written free from all encumbrances, attachments, liens and lispendens proposed to purchase the said property at and for a total consideration of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only.

AND WHEREAS the **VENDORS** having verified the said offer and/or proposal of the **PURCHASERS** being adequate and according to the prevailing market price, duly accepted the said offer and/or proposal of the **PURCHASERS** herein and has agreed to sell **ALL THAT** the undivided impartible 2/3rd Shares of the **VENDORS** under the entire property as described in the **Schedule-A** herein before written that is to say the undivided Bastu Land ad-measuring about **2 (Two) Cottahs 40 Sq. Ft.** out of **3 (Three) Cottahs 1 (One) Chittak 15 Sq. Ft.** be the same a little more or less at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas South under KMC Ward No.119, being Municipal Assessee No. 41-119-10-0131-3 **TOGETHER WITH** undivided impartible 2/3rd Shares of the **STRUCTURE** under the entire property as undivided Covered Area ad-measuring about **866.66 Square Feet** out of **1300 Square Feet Covered Area** in two Floors as **650 Sq. ft. Covered Area** in the **Ground Floor** and **650 Sq. ft. Covered Area** on the **First Floor** **TOGETHER WITH** all common areas under the said premises and the aforesaid **PROPERTY**, morefully described and mentioned in the **SCHEDULE - B** hereunder written and herein after referred to as the said undivided **"PROPERTY"** as its absolute joint owners in simple free from all encumbrances at or for a total consideration of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only subject to the fulfilment of the terms and conditions hereunder written for the sake of brevity hereinafter called and referred to as the **"PROPERTY"** free from all encumbrances, trusts, charges, liens, lispendens, attachments thereto.

AND WHEREAS now on the request of **PURCHASERS** the **OWNERS/VENDORS** become desirous to execute Deed of Conveyance in respect of the **"Said Undivided PROPERTY"** at or for the aforesaid agreed amount i.e. total consideration of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only before the Registering Authority.

NOW THIS DEED WITNESSETH that in pursuance of the said verbal agreement and in consideration of the said sum of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only, being the total agreed price and/or consideration paid by the **PURCHASERS** to the **VENDORS** simultaneously with the execution of these presents interms of memo of consideration hereunder written (the receipt whereof the **VENDORS** hereby jointly admits and acknowledges and of and from the same release and discharge the **SAID**

UNDIVIDED 2/3rd SHARE OF THE PROPERTY to the PURCHASERS herein) the VENDORS herein as beneficial joint Owners do hereby absolutely grant, convey, sell, transfer, assign and assure unto and to the use of the PURCHASERS herein, free from all encumbrances of ALL THAT the undivided impartible 2/3rd Shares of the VENDORS under the said total property as described in the Schedule-A herein before written that is to say the undivided Bastu Land ad-measuring about 2 (Two) Cottahs 40 Sq. Ft. out of 3 (Three) Cottahs 1 (One) Chittak 15 Sq. Ft. be the same a little more or less at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas South under KMC Ward No. 119, being Municipal Assessee No. 41-119-10-0131-3 TOGETHER WITH undivided impartible 2/3rd Shares of the STRUCTURE under the entire property as undivided Covered Area ad-measuring about 866.66 Square Feet out of 1300 Square Feet Covered Area in two Floors as 650 Sq. ft. Covered Area in the Ground Floor and 650 Sq. ft. Covered Area on the First Floor TOGETHER WITH all common areas under said premises and the aforesaid PROPERTY, TOGETHER WITH all easement rights of the common passages and more particularly mentioned and described in the SCHEDULE -A hereunder written, which is now in exclusive occupation and possession of the VENDORS herein, TOGETHER WITH all structures, fittings, fixtures, appliances, equipments, trees, plants, fences, ledges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances, whatsoever to the said property belonging or in anyway appertaining or usually held, or occupied therewith or reputed to belong or be appurtenant thereto. AND ALL the estate, right, title, interest, claim and demand whatsoever of the VENDORS herein into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the PURCHASERS, their heirs, executors, administrators, assign absolutely and forever together with title deeds, writings, muniments and other evidences of title, AND THE VENDORS do hereby covenant with the PURCHASERS, their respective heirs, executors, administrators, representatives, and assigns, that NOTWITHSTANDING any act, deed or things heretofore done, executed or knowingly suffered to the contrary, the VENDORS herein are now lawfully seized and possessed their undivided share of the said property, free from all encumbrances, attachments and/or defect-in-title whatsoever and that the VENDORS has full power and absolute authority to sell the said undivided share of the said property in manner aforesaid. AND the PURCHASERS shall hereafter peaceably and quietly hold, possess and enjoy the said undivided share of the said property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under them AND FURTHER THAT the VENDORS, their respective heirs, executors, administrators or assigns, covenant with the PURCHASERS, their respective heirs, successors, executors, administrators and assigns to save harmless indemnify and keep indemnified the PURCHASERS herein, their respective heirs, executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever AND the VENDORS herein, their respective heirs, executors, administrators or assigns further covenant that they

will at the request and costs of the PURCHASERS, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more particularly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

THIS SCHEDULE 'A' ABOVE REFERRED TO:
THE ENTIRE PROPERTY

ALL THAT a piece and parcel of BASTU LAND measuring about 3 (THREE) COTTAHS 1 (ONE) CHITTAK 15 (FIFTEEN) SQ. FT. be the same a little more or less TOGETHER WITH a Two Storied Pucca Structures (Cemented Floors and 63 years old Structures) covering 1300 SQUARE FEET Covered Area in two Floors as 650 Sq. ft. Covered Area in the Ground Floor and 650 Sq. ft. Covered Area on the First Floor together with all common areas appurtenant therewith at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas (South) under KMC Ward No.119, being Municipal Assessee No. 41-119-10-0131-3 having its Postal Address as P-96, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas (South) The said Premises being butted and bounded in the manner following, that is to say:-

ON THE NORTH : 111, S. N. Roy Road.
ON THE SOUTH : by 12' Feet Road.
ON THE EAST : Housing Complex.
ON THE WEST : by 75/47, S.N. Roy Road.

THIS SCHEDULE 'B' ABOVE REFERRED TO:
THE SUBJECT MATTER OF SALE

ALL THAT the undivided Impartible $2/3^{\text{rd}}$ Shares of Bastu Land measuring about 2 (TWO) COTTAHS 40 SQ. FT. equivalent to 1480 SQUARE FEET, out of 3 (THREE) COTTAHS 1 (ONE) CHITTAK 15 (FIFTEEN) SQ. FT. equivalent to 2220 SQUARE FEET, be the same a little more or less TOGETHER WITH undivided impartible $2/3^{\text{rd}}$ Shares of the STRUCTURE under the entire property as undivided Covered Area as 433.33 Sq. Ft. on the First Floor and 433.33 Sq. Ft. in the Ground Floor and total measuring about 866.66 SQUARE FEET out of 1300 SQUARE FEET Covered Area in two Floors as undivided 650 Sq. ft. Covered Area in the Ground Floor and undivided 650 Sq. ft. Covered Area on the First Floor TOGETHER WITH all easement and quasi easement rights and all common areas under said premises at Premises No. 169, S. N. Roy Road, Kolkata - 700038, Post: Sahapur, within Police Station: New Alipore, in the District - 24-Parganas South, under KMC Ward No. 119, being Municipal Assessee No. 41-119-10-0131-3.

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

SIGNED, SEALED & DELIVERED at

Kolkata in presence of:

WITNESSES

1. Sulagna Roy
Adv.
Alipore Judges' Court
Kolkata - 700027

2. Sutapa Mitra Roy
Adv.
Alipore Judges' Court
Kolkata - 700027

Sutapa Mitra
Signature of the **VENDORS**

Swapam Ar Ghosh
Archan Ghosh

Signature of the **PURCHASERS**

Referred by me as per documents production
as referred to me by the **PURCHASERS**:-

Attest Me
(Advocate)
Alipore Judges Court,
Kolkata: 700 027,
Certificate No. F/268/21/2022

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASERS** a sum of Rs. 56,66,666/- (Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six) only for full and final settled consideration of the **PROPERTY** specifically described in **SECOND SCHEDULE** mentioned under these presents as per memorandum below:-

By A/c Payee Cheque No. 465028 dt. 26/03/2023
Drawn on State Bank of India, New Allipore Branch,
In the name of Smt. Swapna Mitra amounting to Rs. 10,00,000/-

By A/c Payee Cheque No. 000002 dt. 26/03/2023
Drawn on Bandhan Bank of India, New Allipore Branch,
In the name of Sri Sadhan Kumar Ghosh amounting to Rs. 10,00,000/-

By Demand Draft/Pay No. 478030 dt. 17/08/2023
Drawn on State Bank of India, New Allipore Branch,
In the name of Smt. Swapna Mitra amounting to Rs. 18,33,333/-

By Demand Draft/Pay No. 000324 dt. 17/08/2023
Drawn on Bandhan Bank of India, New Allipore Branch,
In the name of Sri Sadhan Kumar Ghosh amounting to Rs. 18,33,333/-

Rs. 56,66,666/-

Rupees Fifty Six Lakh Sixty Six Thousand Six Hundred Sixty Six only.

WITNESSES:

1. Sulagna Roy

2. Sutapa Mitra Roy

Andhansulagna
Swapna Mitra

Signature of the **OWNERS/VENDORS**



| | Thumb | First | Middle | Ring | Little |
|---------|-------|-------|--------|------|--------|
| LEFT : | | | | | |
| RIGHT : | | | | | |

Name: SRI SADHAN KUMAR GHOSH

Signature:



| | | | | | |
|---------|--|--|--|--|--|
| LEFT : | | | | | |
| RIGHT : | | | | | |

Name: SMT. SWAPNA MITRA

Signature:



| | | | | | |
|---------|--|--|--|--|--|
| LEFT : | | | | | |
| RIGHT : | | | | | |

Name: SRI SWAPAN KUMAR GHOSH

Signature:



| | | | | | |
|---------|--|--|--|--|--|
| LEFT : | | | | | |
| RIGHT : | | | | | |

Name: SMT. ARCHANA GHOSH









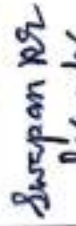
Signature:



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022002059412/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|----------|---|--|---|
| 1 | Mr SADHAN KUMAR GHOSH M24/3, ADARSHAPALLY, City:- , P.O:- B D SOPAN, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700116 | Seller |  |  |  17.08.23 |
| 2 | Smt SWAPNA MITRA 36C, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 | Seller |  |  |  17.08.23 |
| 3 | Mr SWAPAN KUMAR GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 | Buyer |  |  |  17.8.23 |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|--|--|-----------------------------|
| 4 | Smt ARCHANA GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S.-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 | Buyer |  |  | Archana Ghosh 17.08.2023 |
| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Miss SULAGNA ROY Daughter of Mr BHANU LAL ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027 | Mr SADHAN KUMAR GHOSH, Smt SWAPNA MITRA, Mr SWAPAN KUMAR GHOSH, ARCHANA GHOSH |  |  | Sulagna Roy 17.08.23 |

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120820232016752936

GRIPS Payment Detail

| | | | |
|--------------------------|--------------------|----------------------------|---------------------|
| GRIPS Payment ID: | 120820232016752936 | Payment Init. Date: | 12/08/2023 14:57:13 |
| Total Amount: | 283268 | No of GRN: | 1 |
| Bank/Gateway: | HDFC Bank | Payment Mode: | Online Payment |
| BRN: | 100356166 | BRN Date: | 12/08/2023 14:59:10 |
| Payment Status: | Successful | Payment Init. From: | GRIPS Portal |

Depositor Details

Depositor's Name: SOURAV ROU
Mobile: 9831109027

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|---------------|
| 1 | 192023240167529371 | Directorate of Registration & Stamp Revenue | 283268 |
| Total | | | 283268 |

IN WORDS: TWO LAKH EIGHTY THREE THOUSAND TWO HUNDRED SIXTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240167529371

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---|
| GRN: | 192023240167529371 | Payment Mode: | Online Payment |
| GRN Date: | 12/08/2023 14:57:13 | Bank/Gateway: | HDFC Bank |
| BRN : | 100356166 | BRN Date: | 12/08/2023 14:59:10 |
| GRIPS Payment ID: | 120820232016752936 | Payment Init. Date: | 12/08/2023 14:57:13 |
| Payment Status: | Successful | Payment Ref. No: | 2002059412/1/2023 [Query No*/Query Year] |

Depositor Details

| | |
|---------------------------|--|
| Depositor's Name: | SOURAV ROU |
| Address: | 67/1 S N ROY ROAD KOLKATA, West Bengal, 700038 |
| Mobile: | 9831109027 |
| Depositor Status: | Others |
| Query No: | 2002059412 |
| Applicant's Name: | Mr S DAS |
| Identification No: | 2002059412/1/2023 |
| Remarks: | Sale, Sale Document |
| Period From (dd/mm/yyyy): | 12/08/2023 |
| Period To (dd/mm/yyyy): | 12/08/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2002059412/1/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 226587 |
| 2 | 2002059412/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 56681 |
| | | | Total | 283268 |

IN WORDS: TWO LAKH EIGHTY THREE THOUSAND TWO HUNDRED SIXTY EIGHT ONLY.

PAID

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1602-11927/2023 | Date of Registration | 18/08/2023 |
| Query No / Year | 1602-2002059412/2023 | Office where deed is registered | |
| Query Date | 11/08/2023 8:55:26 AM | D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 56,66,666/- | Rs. 56,66,666/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 2,26,687/- (Article:23) | Rs. 56,713/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (J.L.Sarani -- Buro Shibtala Main Road/Premises not Located on Road) , , Premises No: 169, , Ward No: 119 JI No: 0, Pin Code : 700038

| 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 | 2 Katha 40 Sq Ft | 45,00,000/- | 45,00,000/- | Width of Approach Road: 12 Ft., |
| Grand Total : | | | | 3.3917Dec | 45,00,000 /- | 45,00,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|---------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 866.66 Sq Ft. | 11,66,666/- | 11,66,666/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 433.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 433.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 866.66 sq ft | 11,66,666 /- | 11,66,666 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr SADHAN KUMAR GHOSH Son of Late DURGADAS GHOSH M24/3, ADARSHAPALLY, City:- , P.O:- B D SOPAN, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2E, Aadhaar No: 42xxxxxxxx6709, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p> |
| 2 | <p>Smt SWAPNA MITRA Wife of Late SHANKAR NATH MITRA 36C, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx9Q, Aadhaar No: 75xxxxxxxx1513, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p> |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Mr SWAPAN KUMAR GHOSH (Presentant) Son of Late DURGADAS GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0G, Aadhaar No: 92xxxxxxxx4509, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p> |
| 2 | <p>Smt ARCHANA GHOSH Wife of Mr SWAPAN KUMAR GHOSH 28/1, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx4Q, Aadhaar No: 80xxxxxxxx6016, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p>Miss SULAGNA ROY Daughter of Mr BHANU LAL ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S -Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p> | | | |
| Identifier Of Mr SADHAN KUMAR GHOSH, Smt SWAPNA MITRA, Mr SWAPAN KUMAR GHOSH, Smt ARCHANA GHOSH | | | |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SADHAN KUMAR GHOSH | Mr SWAPAN KUMAR GHOSH-0.847917 Dec,Smt ARCHANA GHOSH-0.847917 Dec |
| 2 | Smt SWAPNA MITRA | Mr SWAPAN KUMAR GHOSH-0.847917 Dec,Smt ARCHANA GHOSH-0.847917 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SADHAN KUMAR GHOSH | Mr SWAPAN KUMAR GHOSH-216.66500000 Sq Ft,Smt ARCHANA GHOSH-216.66500000 Sq Ft |
| 2 | Smt SWAPNA MITRA | Mr SWAPAN KUMAR GHOSH-216.66500000 Sq Ft,Smt ARCHANA GHOSH-216.66500000 Sq Ft |

On 16-08-2023

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 56,66,666/-



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 17-08-2023

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

Presented for registration at 20:40 hrs on 17-08-2023, at the Private residence by Mr SWAPAN KUMAR GHOSH , one of the Claimants

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

Execution is admitted on 17/08/2023 by 1. Mr SADHAN KUMAR GHOSH, Son of Late DURGADAS GHOSH, M24/3, ADARSHAPALLY, P.O: B D SOPAN, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business, 2. Smt SWAPNA MITRA, Wife of Late SHANKAR NATH MITRA, 36C, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Mr SWAPAN KUMAR GHOSH, Son of Late DURGADAS GHOSH, 28/1, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Retired Person, 4. Smt ARCHANA GHOSH, Wife of Mr SWAPAN KUMAR GHOSH, 28/1, S N ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife

Indetified by Miss SULAGNA ROY, . . Daughter of Mr BHANU LAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 56,713.00/- (A(1) = Rs 56,667.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 56,681/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2023 2:59PM with Govt. Ref. No: 192023240167529371 on 12-08-2023, Amount Rs: 56,681/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 100356166 on 12-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,26,687/- and Stamp Duty paid by Stamp Rs 100 00/-, by online = Rs 2,26,587/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 294023, Amount: Rs. 100 00/-, Date of Purchase: 26/06/2023, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/08/2023 2:59PM with Govt. Ref. No: 192023240167529371 on 12-08-2023, Amount Rs: 2,26,587/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 100356166 on 12-08-2023, Head of Account 0030-02-103-003-02



Suman Basu

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 1602-2023, Page from 400935 to 400956
being No 160211927 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.08.24 11:42:47 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/08/24 11:42:47 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)