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I - 2064/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document is a
 registration, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

District Sub-Registrar
 Registrar (S 7(2)) of
 Registration Act 1908
 Alipore, South 24 Parganas
 2 MAY 2017

DEED OF CONVEYANCE

4/5/17

THIS DEED OF CONVEYANCE is made this the ^{2nd} day of
May....., 2017 (Two Thousand Seventeen) **B E T W E E N**

1490 26/04/17 5000/-

নং তার মূল
খরিদদার Ratan Kumar Ghosh
সাং 18 Baismabghate Road
শফর কুমার সরকার
উওল- 47



স্ট্যাম্প ডেভিডার
সোনামপুর এম.ডি.এস. আর অফিস
দফ ১৪ পরগণা

Ratan Keem Ansh



V.C.T.D
1013

Ratan Keem Ansh



V.C.T.D
1014



- Pradip Kumar Sarkar



V.C.T.D
1015

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
8 MAY 2017

- Shikha Ghosh



V.C.T.D
1016

- Suparna Basu

Tapas Band
8/0 H Land

(1) **SRI PRADIP KUMAR SARKAR**, son of Late Surya Kumar Sarkar, PAN : AMGPS1772F, by faith : Hindu, by nationality : Indian, by occupation : Retired From Service, residing at C-6/89, Kendriya Vihar, Mandalganhi, Post Office : Airport, Police Station : Baguihati, Kolkata : 700052, (2) **SMT. SHIKHA GHOSH**, wife of Sri Sudip Kumar Ghosh, PAN : AGJPG3530E, by faith : Hindu, by occupation : Housewife, by nationality : Indian, residing at Hara Mohan Ghosh Street, Police Station : Sonarpur, Post Office : Harinavi, Kolkata : 700148 and (3) **SMT. SUPARNA BASU**, wife of Late Sekhar Basu, PAN : AHMPB7361E, by faith : Hindu, by occupation : Teacher, by nationality : Indian, residing at 8/1/1L, Loudon Street, Post Office : Circus Avenue, Police Station : Shekhaspear Sarani, Kolkata : 700017, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

1) **SRI RATAN KUMAR GHOSH**, (having **PAN- ADZPG2916K**), son of Late Haran Chandra Ghosh, by faith- Hindu, by nationality- Indian, by occupation- Business, (2) **SMT. MOM GHOSH**, (having **PAN-AENPG2792L**), wife of Sri Ratan Kumar Ghosh, by faith- Hindu, by nationality- Indian, by occupation- Business, both are residing at 18, Baishnabghata Road, P.S- Netajinagar, Kolkata-700047, hereinafter called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS :-

- A. One Ramsarbaswa Bhattacharya son of late Pran Krishna Bhattacharya was the recorded owner of **ALL THAT** homestead and bagan land measuring about 5 bighas more or less lying in Mouza : Rajpur, Pargana : Medanmallah, Touji No.160, Police Station : Sonarpur, District : 24 Parganas.

- B. By one Deed of Conveyance dated 06/02/1915 registered on 10.02.1915 said Ramsarbaswa Bhattacharya sold, transferred and conveyed the said land measuring about 5 bighas more or less to Sri Nilkamal Das Das Sarkar, son of Late Dinanath Das Das Sarkar for consideration mentioned therein. Said Deed of Conveyance was registered in the office of the District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.19, Pages 82 to 84, Being No.313, for the year 1915.
- C. While in possession of the said property said Nilkamal Das Das Sarkar died intestate leaving behind his only son namely Surya Kumar Das Das Sarkar alias Surya Kumar Sarkar who became the sole and absolute owner of the properties left by the said deceased by way of inheritance.
- D. It is pertinent to mention here that Surya Kumar Das Das Sarkar had by swearing an affidavit before the Learned Magistrate District 24 Parganas had stopped using Das Das as his middle name.
- E. In the Revisional Survey land measuring about 1.25 acre was recorded in Dag No.906, under Khatian No.1255, 61 decimal of homestead land was recorded in Dag No.907

and 12 decimal of land was recorded in Dag No.908 under Khatian No.1256 in the said Mouza : Rajpur, J.L. No.55, Touji No.251, Pargana : Medanmalla, Police Station-Sonarpur, District-South 24 Parganas in the name of said Surya Kumar Sarkar as absolute owner. Subsequently said property came within the local limits of Rajpur-Sonarpur Municipality.

F. While in possession of the said land said Surya Kumar Sarkar by one deed of gift dated 30.12.1998 transferred land measuring about 10 Kathas being the demarcated portion out of total land in Dag No. 906 under Khatian No. 1255 in Mouja: Rajpur, P.S. Sonarpur, Dist. 24 Parganas (South) to his wife Mera Srkar and two daughters namely Suparna Basu and Sikha Ghosh by way of Gift absolutely and forever. Said deed of Gift was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. 1, Volume No. 155, Pages 6 to 15, being No. 9420 for the year 1998.

G. Thereafter said Mera Sarkar and her two

- H. Said Surya Kumar Sarkar thereafter died intestate leaving behind him his wife namely Mira Sarkar one son namely Pradip Kumar Sarkar and two daughters namely Suparna Bose and Sikha Ghosh as his only heirs. Said Mira Sarkar also died intestate on 27.07.2011 leaving behind her said one son and two daughters named above the Vendors herein, as her only heirs.
- I. After the demise of their parents the Vendors herein became the joint owners of the said property by way of inheritance as per Hindu Law of Succession having equal share therein. The Vendors as such owners sold land in Dag No.906 and made out passage from the land in Dag No.907 and have mutated their names in respect of residual land i.e. 54 decimal in R.S. Dag No.907 and 12 decimal in R.S. Dag No.908 in the office of B.L. & L.R.O. as well as in the Rajpur-Sonarpur Municipality and after such mutation and separate assessment said holding has been known and numbered as 58, Pulin Behari Basu Sarani under Ward No.16, Police Station-Sonarpur, District-24 Parganas (South).

- J. Since then the Vendors are now in possession and enjoyment of the said 54 decimal of land in R.S. Dag No.907 and 12 decimal in R.S. Dag No.908, under R.S. Khatian No.1256 in Mouza : Rajpur, Police Station-Sonarpur, District-24 Parganas (South) having undivided one-third share each without any interference or interruption from others.
- K. The Vendors have now declared for absolute sale of the said land measuring about 12 decimal in Dag No.907 under Khatian No.1256 in Mouza-Rajpur, Police Station-Sonarpur, District-24 Parganas (South) together with structures standing thereon to any suitable purchaser at market price and the Purchaser herein after coming to know of the same agreed and offered to purchase the same at market price provided the Vendors herein make out good marketable title free from encumbrances.
- L. The Vendors to enable the Purchasers to cause necessary searched as to the title and marketability of the demised property had handed over Photo/Xerox copies of all documents receipts in their hand.

M. The Purchaser after making necessary searches being satisfied with the title of the Vendors has agreed to purchase and the Purchaser herein has agreed to purchase the said land more fully described in **SCHEDULE** below at or for the total consideration of **Rs.16,50,000/- (Rupees Sixteen Lakh Fifty Thousand)** **only** free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.16,50,000/- (Rupees Sixteen Lakh Fifty Thousand) Only** truly paid by the Purchaser to the Vendors on or before the execution of these present the receipt whereof the Vendors doth hereby admits and acknowledges as per memo of consideration as mentioned hereunder and of and from the same and every part thereof hereby acquit, release and forever discharge the Purchaser as well as the said property and the Vendors hereby sell, grant, transfer, convey, assign and assure and deliver peaceful vacant possession of the same unto the said Purchaser **ALL THAT** piece or parcel of homestead land measuring about 12 decimal in Dag No.907 under Khatian No.1256 in Mouza-Rajpur, Police Station-

Sonarpur, District-24 Parganas (South) lying within the local limits of the Rajpur-Sonarpur Municipality under Ward No.16, Holding No.58, Pulin Behari Basu Sarani, Police Station-Sonarpur, District-South 24 Parganas, more fully and particularly described in **SCHEDULE** below absolutely and forever together with all right of easement appurtenance attached thereto, areas, sewers, drains, ways, path, passages, common fences, water, water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said property hereditaments and premises or any part thereof together with all deeds, pattahs and muniments of title whatsoever in anywise relating to or concerning the said property which now are or hereinafter shall or may be in the possession power or control of the Vendors or any other person or persons from whom its may procure the same without any action or suit **TO HAVE AND TO HOLD** the property hereditaments and premises hereby granted or expressed so to be unto to the use of the Purchaser absolutely and forever and the Vendors do hereby covenants with the Purchaser that notwithstanding any act, deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or

otherwise well and sufficiently entitled to the said property hereby conveyed or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors now have good right and full power to grant, convey the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and the Vendors or any person or persons lawfully or equitably claiming from under or in trust for their and further that the Vendors and all persons or having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the said Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property hereditaments and premises and every part thereof unto

and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

MOREOVER the Vendors shall execute all documents, deed of declaration or rectification or any other supplementary deed or deeds at the cost of the Purchaser if necessary to establish its good and effective title and the Purchaser shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said passage herewith and finally the Purchaser shall have right to cause separate assessment by mutating his name in the Office of the Rajpur-Sonarpur Municipality or any other Government office or any statutory authority in place of the name of the Vendors to which the Vendors shall give all consents and the signature if necessary and the Purchaser shall also have full right to sell, transfer, convey or mortgage the said property at its discretion and the Vendors declares that the property hereby sold is not subject to any attachment, alignment, lien, charges or mortgage neither the said property is attracted by any Provisions of law, nor it is subject to any suit or execution of any Court of Law and the said property is free from all encumbrances.

FURTHER that the Purchaser shall have right to bring water, electric and gas connection through or under the passage appertaining to the property and also shall have right to use the said passage for its egress and ingress.

Be it stated here that all the rent and taxes for the said property have been paid by the Vendors till date and under take to clear all arrear of Govt. rents and Municipal Taxes, if any, till the date of this deed.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY HEREBY CONVEYED)

ALL THAT piece or parcel of Doba land measuring about 12 Decimals more or less lying in Mouza : Rajpur, J.L. No.55, Pargana-Medanmalla, Touji No.251, under R.S. Khatian No.1256 at present situated within the local limits of the Rajpur-Sonarpur Municipality under Ward No.16, Holding No.58, Pulin Behari Basu Sarani, Police Station-Sonarpur, District-South 24 Parganas under the following Dags :-

R.S. Dag	Area (Dec.)	Nature
908	12	Doba

being butted and bounded by :-

ON THE NORTH : Land in Dag No. 898, ↗

ON THE SOUTH : Land in Dag No.907, ↘

ON THE EAST : Land in R.S. Dag No.907 ;
ON THE WEST : 1 feet wide Road.

Property hereby sold has been shown by **RED** border lines in the **PLAN** annexed hereto and proportionate annual rent of Rs.1.50/- is payable in the office of collector 24 Parganas (South).

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. SUDIP KUMAR GHOSH
5, HM GHOSH Street
Harebaki, Kol-448

(1) Pradip Kumar Sarkar

(2) Shikha Ghosh.

(3) Suparna Basu

2. Tapan Paul
Sonapur

Signature of the **VENDORS**

Ratan Kumar

Drafted by me :-
Prabin Kumar Roy
Advocate. W.B. 828/81
Alipora Criminal Court.
Computer Typed by:

Mam Ghosh
Signature of the **PURCHASERS**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.16,50,000.00 (Rupees Sixteen Lakh Fifty Thousand) only** towards the full and final consideration of this Deed, as per Memo below :-

MEMO

1. By Pay Order No.018560, dt. 25.04.2017 On Bandhan Bank, Garia Br. (Rupees Five Lakh Fifty Thousand) Only	Rs. 5,50,000.00
2. By Pay Order No.018561, dt. 25.04.2017 On Bandhan Bank, Garia Br. (Rupees Five Lakh Fifty Thousand) Only	Rs. 5,50,000.00
3. By Pay Order No.018556, dt. 25.04.2017 On Bandhan Bank, Garia Br. (Rupees Five Lakh Fifty Thousand) Only	Rs. 5,50,000.00
TOTAL	Rs. 16,50,000.00

(Rupees Sixteen Lakh Fifty Thousand) ONLY

WITNESSES :-

1. SUDIP KUMAR GHOSH
5, HM Ghosh Street
Harinavi, Kol-148

2. Tapan Band
Sonarpur
LECL-150

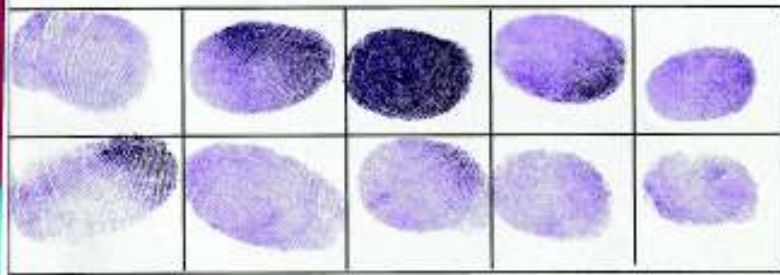
(1) Pradip Kumar Sarkar
(2) Shikha Ghosh
(3) Suparna Basu
Signature of the **VENDORS**



Left

Right

NAME : PRADIP KUMAR SARKAR
SIGNATURE : Pradip Kumar Sarkar



Left

Right

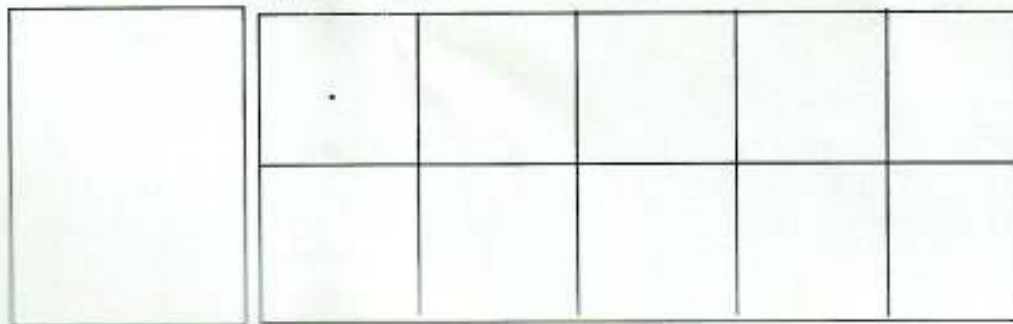
NAME : SHIKHA GHOSH
SIGNATURE : Shikha Ghosh



Left

Right

NAME : SUPARNA BASU
SIGNATURE : Suparna Basu



Left

Right

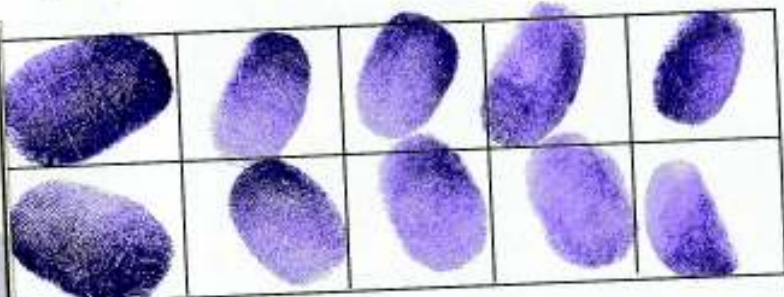


Left

Right

NAME : RATAN KUMAR GHOSH

SIGNATURE : Ratan Kumar Ghosh



Left

Right

NAME : MOM GHOSH

SIGNATURE : Mom Ghosh

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							Right

NAME :

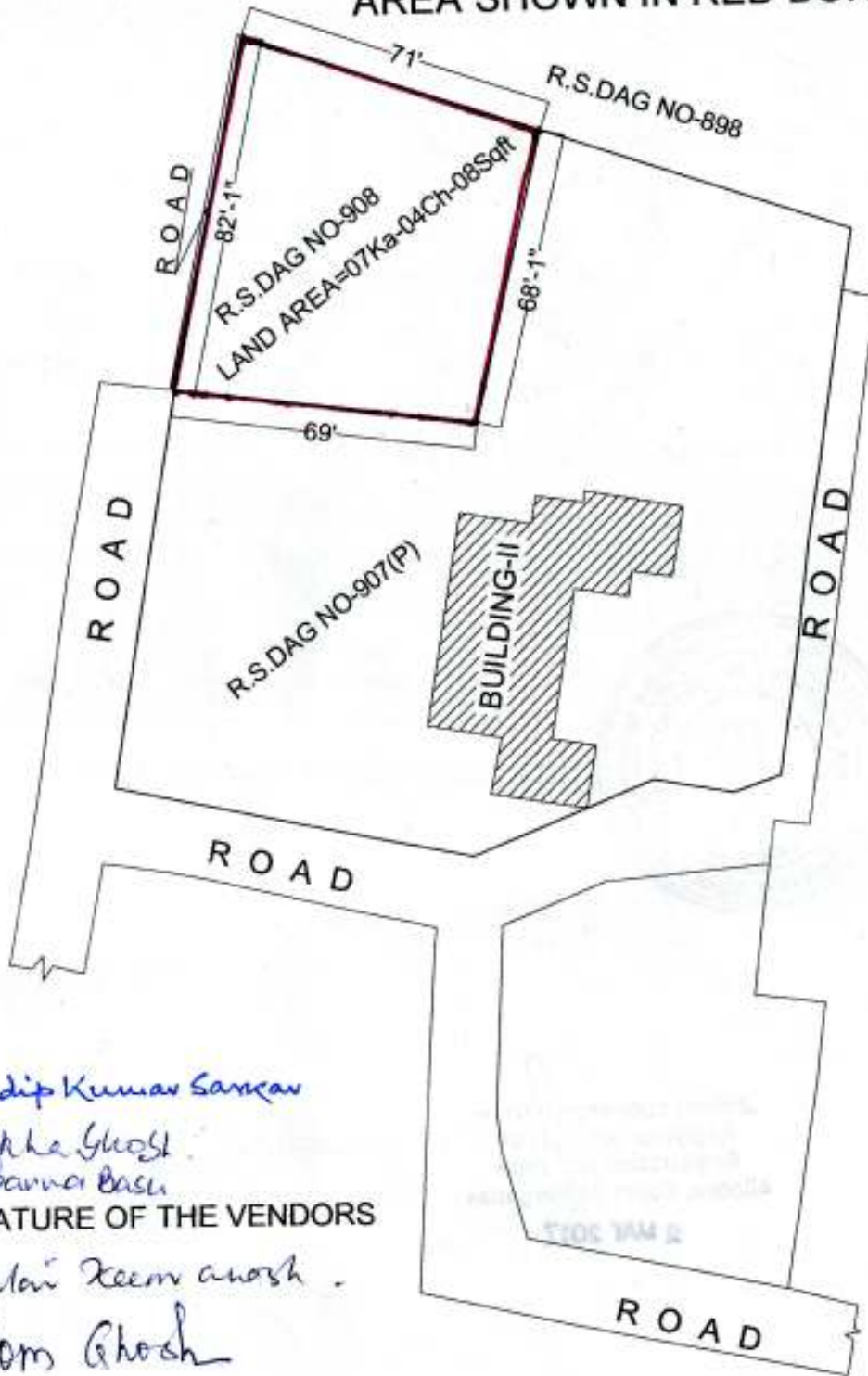
SIGNATURE :

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PLAN OF R.S. DAG NO-908, R.S.KHATIAN NO-1256,
RAJPUR, J.L.NO-55, P. S. SONARPUR, DIST-24PGS(S),
RD NO-16, UNDER RAJPUR SONARPUR MUNICIPALITY
HOLDING NO-58, PULIN BIHARI BASU SARANI

SCALE=1"=38'-0"

SOLD AREA=12.00Dec.(07Ka-04Ch-08Sqft)
AREA SHOWN IN RED BORDER



1 Pradip Kumar Sanjay

2 Shikha Ghosh

3 Subarna Basu

SIGNATURE OF THE VENDORS

1 Ratni Keem anash

2 Mam Ghosh

SIGNATURE OF THE PURCHASER

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-000811989-1 Payment Mode Online Payment
GRN Date: 02/05/2017 17:21:17 Bank: Central Bank of India
BRN: CBI020517093219 BRN Date: 02/05/2017 17:21:59

DEPOSITOR'S DETAILS

Name : Mom ghosh Id No. : 16040000576019/11/2017
(Query No./Query Year)
Contact No. : Mobile No. : +91 9903498239
E-mail :
Address : 18 baishnabghata road kol 47
Applicant Name : Mr Ratan Kumar Ghosh
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16040000576019/11/2017	Property Registration- Stamp duty	0030-02-103-003-02	300474
2	16040000576019/11/2017	Property Registration- Registration Fees	0030-03-104-001-16	43682








In Words : Rupees Three Lakh Forty Four Thousand One Hundred Fifty Six only Total 344156



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000576019/2017

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Pradip Kumar Ghosh C 6/89 Kendriya Vihar Mandalghanthi, P.O:- Airport, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700052	Seller			<i>Pradip Kumar Samanta</i> 02.05.2017
2	Mrs Shikha Ghosh Hara Mohan Ghosh Street, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Seller			<i>Shikha Ghosh</i> 2.5.2017
3	Mrs Suparna Basu 8/1/I, Loudon Sreet, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017	Seller			<i>Suparna Basu</i> 2.5.2017

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Ratan Kumar Ghosh 18 Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Buyer			<i>Ratan Kumar Ghosh</i> 24/05/2017
SI No.	Name and Address of identifier		of		Signature with date
1	Mr Tapas Panda Son of Mr Haren Panda Soanrpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700150		Mr Pradip Kumar Ghosh, Mrs Shikha Ghosh, Mrs Suparna Basu, Mr Ratan Kumar Ghosh		<i>Tapas Panda</i>

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1604-0000576019/2017	Office where deed will be registered
Query Date	27/04/2017 8:07:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Ratan Kumar Ghosh 18 Baishnabghata Road, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830297992, 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. 16,50,000/-	Rs. 43,63,632/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,05,474/- (Article:23)	Rs. 43,682/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Rajpur

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-908	RS-1256	Bastu	Doba	12 Dec	16,50,000/-	43,63,632/-	Width of Approach Road: 17 Ft.,
Grand Total :					12Dec	16,50,000 /-	43,63,632 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Pradip Kumar Ghosh Son of Late Surya Kumar GhoshC 6/89 Kendriya Vihar Mandalghanthi, P.O:- Airport, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AMGPS1772FStatus :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
2	Mrs Shikha Ghosh Wife of Mr Sudip Kumar GhoshHara Mohan Ghosh Street, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Pargar west Bengal, India, PIN - 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AGJPG3530EStatus :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

2	Mrs Shikha Ghosh Wife of Mr Sudip Kumar Ghosh, Hara Mohan Ghosh Street, Post Office: Harinavi, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGJPG3530E, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mrs Suparna Basu Wife of Late Sekhar Basu, 8/1/I, Loudon Sreet, Post Office: Park Street, Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AHMPB7336E, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh, 18 Baishnabghata Road, Post Office: Naktala, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADZPG2916K, Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
Mr Tapas Panda Son of Mr Haren Panda Soanrpur, Post Office: Sonarpur, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Pradip Kumar Ghosh, Mrs Shikha Ghosh, Mrs Suparna Basu

Transfer of property for L1



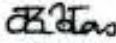

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	Mr Ratan Kumar Ghosh-4 Dec
2	Mrs Shikha Ghosh	Mr Ratan Kumar Ghosh-4 Dec
3	Mrs Suparna Basu	Mr Ratan Kumar Ghosh-4 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment, Assessed market value & Query is valid for 44 days i.e. upto 10/06/2017 for registration.

- F. 2017/17
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
 4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
 5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
 6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
 7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
 8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
 9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



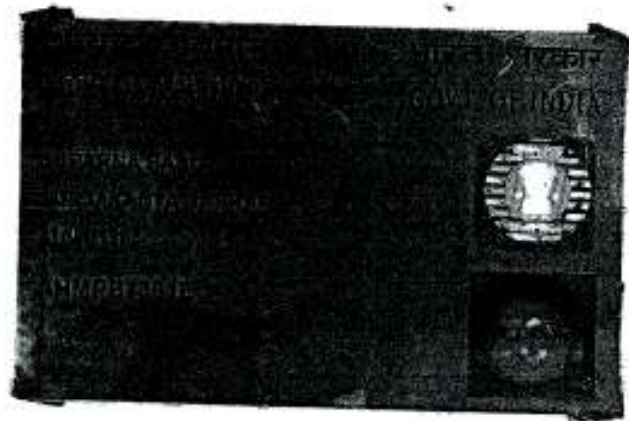
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
	AMGPS1772F
नाम / NAME	PRADIP KUMAR SARKAR
पिता का नाम / FATHER'S NAME	SURYA KUMAR SARKAR
जन्म तिथि / DATE OF BIRTH	17-02-1951
हस्ताक्षर / SIGNATURE	
	असहक आयुक्त, प.अ.-III COMMISSIONER OF INCOME-TAX, W.B. - III

Pradip Kumar Sarkar





Shikha Ghosh



Suparna Basu



Major Information of the Deed

Deed No :	I-1604-02064/2017	Date of Registration	04/05/2017
Query No / Year	1604-0000576019/2017	Office where deed is registered	
Query Date	27/04/2017 8:07:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ratan Kumar Ghosh 18 Baishnabghata Road, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830297992, 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. 16,50,000/-	Rs. 43,63,632/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,05,474/- (Article:23)	Rs. 43,682/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Rajpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-908	RS-1256	Bastu	Doba	12 Dec	16,50,000/-	43,63,632/-	Width of Approach Road: 17 Ft.,
Grand Total :					12Dec	16,50,000 /-	43,63,632 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pradip Kumar Ghosh Son of Late Surya Kumar Ghosh C 6/89 Kendriya Vihar Mandalghanthi, P.O:- Airport, P.S:- Baguiati, District - North 24-Parganas, West Bengal, India, PIN - 700052 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AMGPS1772F, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
2	Mrs Shikha Ghosh Wife of Mr Sudip Kumar Ghosh Hara Mohan Ghosh Street, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AGJPG3530E, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence
3	Mrs Suparna Basu Wife of Late Sekhar Basu 8/1/l, Loudon Sreet, P.O - Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AHMPB7336E, Status :Individual, Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 02/05/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ratan Kumar Ghosh (Presentant) Son of Late Haran Chandra Ghosh 18 Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADZPG2916K, Status :Individual

Wom Ghosh

Wife of Shri Ratan Kumar Ghosh 18 Baishnabghata Rd, P.O:- Naktala, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AENPG2792L, Status :Individual

Identifier Details :

Name & address

Mr Tapas Panda
Son of Mr Haren Panda
Soanrpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Mr Pradip Kumar Ghosh, Mrs Shikha Ghosh, Mrs Suparna Basu, Mr Ratan Kumar Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	Mr Ratan Kumar Ghosh-4 Dec
2	Mrs Shikha Ghosh	Mr Ratan Kumar Ghosh-4 Dec
3	Mrs Suparna Basu	Mr Ratan Kumar Ghosh-4 Dec

Endorsement For Deed Number : I - 160402064 / 2017

On 02-05-2017

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

Presented for registration at 15:56 hrs on 02-05-2017, at the Private residence by Mr Ratan Kumar Ghosh , one of the Claimants.

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 43,63,632/-

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

Execution is admitted on 02/05/2017 by 1. Mr Pradip Kumar Ghosh, Son of Late Surya Kumar Ghosh, C 6/89 Kendriya Vihar Mandalghanthi, P.O: Airport, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Business, 2. Mrs Shikha Ghosh, Wife of Mr Sudip Kumar Ghosh, Hara Mohan Ghosh Street, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession House wife, 3. Mrs Suparna Basu, Wife of Late Sekhar Basu, 8/1/I, Loudon Sreet, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession House wife, 4. Mr Ratan Kumar Ghosh, Son of Late Haran Chandra Ghosh, 18 Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Tapas Panda, Son of Mr Haren Panda, Soanpur, P.O: Sonarpur, Thana: Sonarpur, South 24-
WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Relu

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-05-2017

Payment of Fees

*Certified that required Registration Fees payable for this document is Rs 43,682/- (A(1) = Rs 43,636/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 43,682/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2017 5:21PM with Govt. Ref. No: 192017180008119891 on 02-05-2017, Amount Rs: 43,682/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI020517093219 on 02-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,05,474/- and Stamp Duty paid by by online = Rs 3,00,474/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2017 5:21PM with Govt. Ref. No: 192017180008119891 on 02-05-2017, Amount Rs: 3,00,474/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI020517093219 on 02-05-2017, Head of Account 0030-02-103-003-02

Relu

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 04-05-2017

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.

Statement of Stamp Duty

that required Stamp Duty payable for this document is Rs. 3,05,474/- and Stamp Duty paid by Stamp Rs

Description of Stamp

Stamp: Type: Impressed, Serial no 1490, Amount: Rs. 5,000/-, Date of Purchase: 26/04/2017, Vendor name: Shashanka Kumar Mondal

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 58079 to 58110

being No 160402064 for the year 2017.



Digitally signed by MD SHADMAN
Date: 2017.05.08 18:13:28 +05:30
Reason: Digital Signing of Deed.

Md Shadman

(Md Shadman) 08/05/2017 18:13:27
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)