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D-20/17 236/17



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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 123910

D 123910

scrutinized that the document is admissible for registration, the signature sheets and the endorsement sheets attached with the document are part of this document

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

Handwritten signature:
S/S/17

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the day of

.....*May*....., 2017 (Two Thousand Seventeen) **B E T W E E N**

Handwritten: 2nd

1826 24/4/17 5000/-

নং তারিখ
যদিদার Ratan Kumar Ghosh
সং 18 Baishnabghata Road: KOL-47



শঙ্কর কুমার সরকার
সচিব
সোনারপুর এ্যা.ডি.এস.আর অফিস
মহ ২৪ পরগণা

Ratan Kumar Ghosh
V.C.T.
1013

Ratan Kumar Ghosh
V.C.T.
1014
Pradip Kumar Sanyal



Shikhe Ghosh
V.C.T.
1015

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

Sufarna Basu
V.C.T.
1016

Tapas Kundu
S/04 Kundu
Sonapur

- (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**, alise **SMT. SUPARNA BOSE**, wife of Late Sekhar Basu, PAN : AHMPB7361E, by faith : Hindu, by occupation : Teacher, by nationality : Indian, residing at 8/1/1, Dr. U. N. Brammachare Street, Park Street, 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.**

V.C. [Signature]
From Choudh 1017
V.C. [Signature]
Sub K. H. [Signature] 1018



District Sub-Registrar-I/V
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

2 MAY 2017

:: 3 ::

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, 3) **SRI DEB KUMAR MUKHERJEE**, (having PAN- AISPM6001F), son of late Batakrishna Mukherjee, by faith- Hindu, by nationality- Indian, by occupation- Business, 4) **SMT TAPASI MUKHERJEE**, (having PAN- AJPPM9100P), wife of Sri Deb Kumar Mukherjee, by faith- Hindu, by nationality- Indian, by occupation- Business, both are residing at 12, Baishnabghata Road, P.S- Netajinagar, Kol-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 :-

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.1, 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 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. 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 Basu and Sikha Ghosh as his only heirs. Said Mira Sarkar also died intestate on 27.07.2011 leaving behind her said

- G. 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).
- H. 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.

one-third share each without any interference or interruption from others.

- I. The Vendors have now declared for absolute sale of the said land measuring about 41 decimal being portion of 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.
- J. 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.
- K. The Purchaser after making necessary searches being satisfied with the title of the Vendors has agreed to purchase the said land more fully described in **SCHEDULE** below at or for the total consideration of

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 66,00,000/- (Rupees Sixty Six Lakh) 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 41 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

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 homestead land measuring about 41 decimals more or less together with a two storied old dilapidated building ^{with cemented floor} having a total 1500 Square Feet built up area and a separate tile shed structure thereon having a super built up area of 350 Square Feet 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 :-

Ratan Karm

*(40 years)
Ratan Karm*

R.S. Dag	Area (Dec.)	Nature
907	41	Bastu

being butted and bounded by :-

- ON THE NORTH** : Land & Dag No. 898,
- ON THE SOUTH** : 17 Feet wide Municipal Road,
- ON THE EAST** : 8 feet wide Passage & Land in R.S. Dag No.906;
- ON THE WEST** : 17 feet wide Municipal Road.


Property hereby sold has been shown by **RED** border lines in the **PLAN** annexed hereto and proportionate annual rent of Rs.5/- 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
Haldinari, Kol-148

2. Tapas Band
Sanyal

- (1) Pradip Kumar Sankar
- (2) Shikha Ghosh
- (3) Suparna Basu

Signature of the **VENDORS**

Hom Ghosh
Ratan Keem Ansh.

Signature of the **PURCHASERS**,

Deb Kr. Mukherjee
Tapasi Mukherjee

Drafted by me :-

Prabin Kumar Roy
Advocate. W.B. 828/81
Alipore Criminal Court.

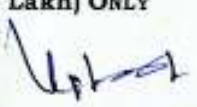
towards the full and final consideration of this Deed, as per Memo
below :-

MEMO


	AMOUNT	TDS	TOTAL
1. By P.O. No. 018563, Dt. 25.04.2017, On Bandhan Bank, Garia Br. (Rupees Twenty Two Lakh) Only	Rs. 21,78,000.00	22,000.00	22,00,000.00
2. By P.O. No. 018558, Dt. 25.04.2017, On Bandhan Bank, Garia Br. (Rupees Twenty Two Lakh) Only	Rs. 21,78,000.00	22,000.00	22,00,000.00
3. By P.O. No. 018564, Dt. 25.04.2017, On Bandhan Bank, Garia Br. (Rupees Fifteen Lakh Ninety Three Thousand Seven Hundred Eighty) Only	Rs. 15,78,000.00	15,780.00	15,93,780.00
4. By P.O. No. 719226, Dt. 25.04.2017, On Indian Overseas Bank, Garia Br. (Rupees Six Lakh Six Thousand) Only (Rupees Sixty Six Lakh) ONLY	Rs. 6,00,000.00	6,000.00	6,06,000.00

TOTAL Rs. 66,00,000.00

WITNESSES :-

1. 
SUDIP KUMAR GHOSH
5.4M Ghosh Street,
2. Haziranwi, Kol-148.


Tapan Kumar Sarma


Pradip Kumar Sarkar
Srikha Ghosh.
Suparna Basu
Signature of the **VENDORS**

OF R.S. DAG NO-907(Part), R.S.KHATIAN NO-1256,
 RAJPUR, J.L. NO-55, P.S. SONARPUR, DIST-24PGS(S),
 NO-16, UNDER RAJPUR SONARPUR MUNICIPALITY
 DING NO-58, PULIN BIHARI BASU SARANI

SCALE=1"=38'-0"

SOLD AREA=41.00Dec.(24Ka-12Ch-42Sqft)

AREA SHOWN IN RED BORDER



1 Pradip Kumar Sankar
 2 Shikha Ghosh
 3 Suparna Basu
 SIGNATURE OF THE VENDORS

1 Ratan Kumar
 2 Mom Choudhary
 3 Deb Kr. Mukherjee
 4 Tapasi Mukherjee
 SIGNATURE OF THE PURCHASER

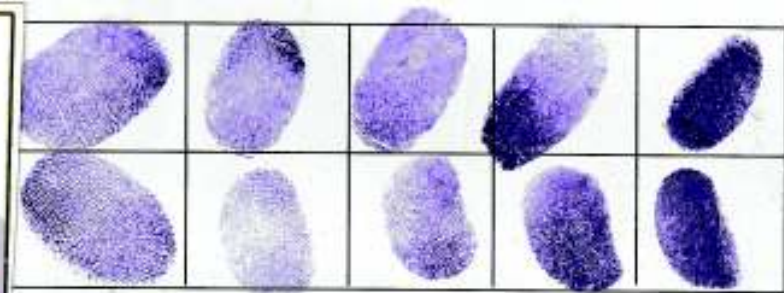


Left

Right

NAME : RATAN KUMAR GHOSH

SIGNATURE : *Ratan Kumar Ghosh*



Left

Right

NAME : MOM GHOSH

SIGNATURE : *Mom Ghosh*



Left

Right

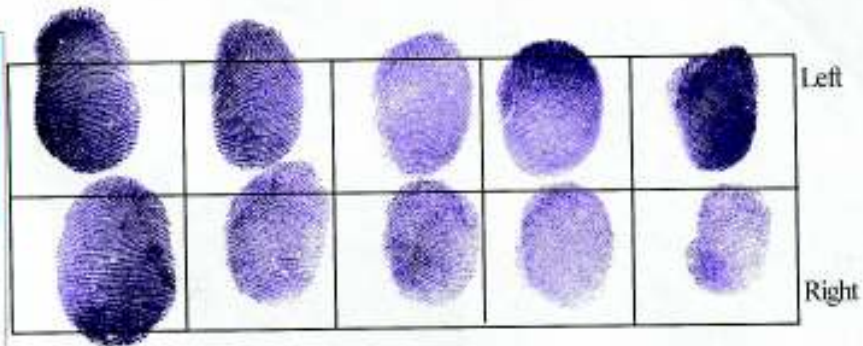
NAME : DEB KUMAR MUKHERJEE

SIGNATURE : *Deb Kr. Mukherjee*

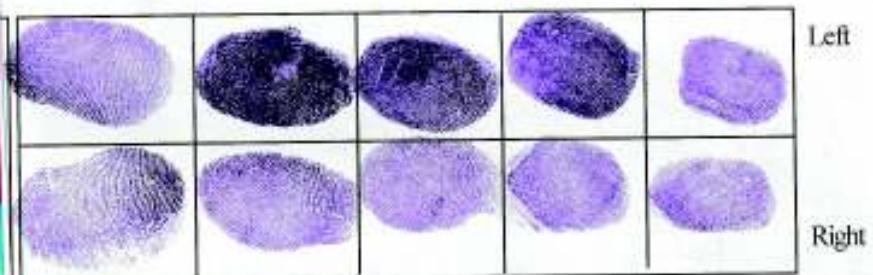


Left

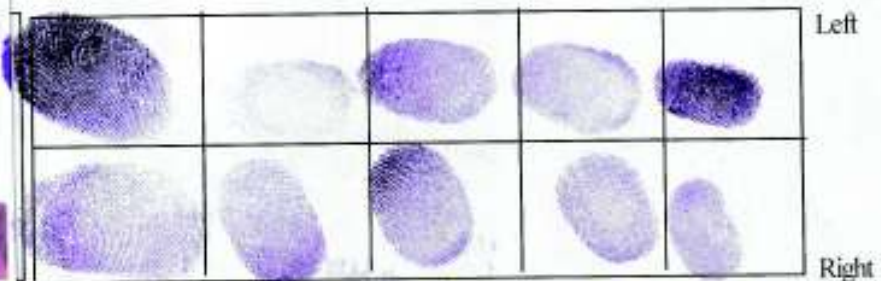
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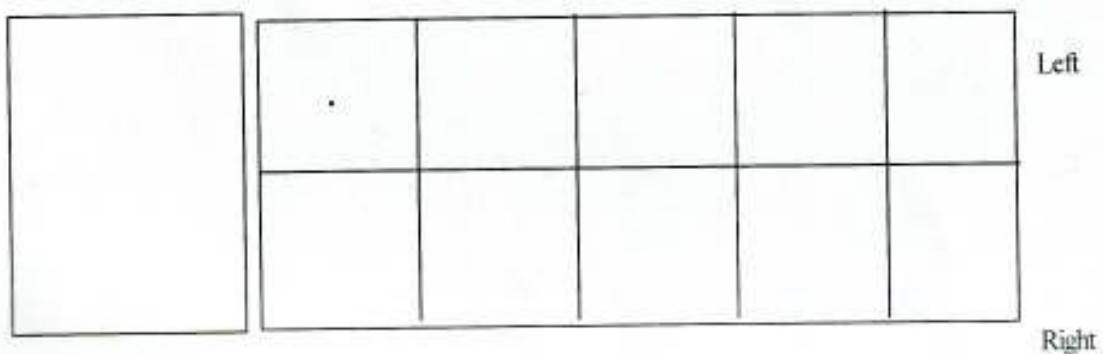
NAME: PRADIP KUMAR SARKAR
 SIGNATURE: Pradip Kumar Sarkar



NAME: SHIKHA GHOSH
 SIGNATURE: Shikha Ghosh.



NAME: SUPARNA BASU
 SIGNATURE: Suparna Basu












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 16040000573792/2017

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 Sarkar C-6/89, Kendriya Vihar Mandalganthi, P.O:- Airport, P.S:- Baguiati, District-North 24- Parganas, West Bengal, India, PIN - 700052	Seller			Pradip Kumar Sarkar 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 - 700144	Seller			Shikha Ghosh 2.5.2017
3	Mrs Suparna Basu 8/1/1L, Loudon Street, P.O:- Circus Avenue, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Seller			Suparna Basu 2.5.2017

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

SI No.	Name of the Executant	Category	Photo	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> 02/05/2017
5	Mrs Mom Ghosh 18, Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Buyer			<i>Mom Ghosh</i>
6	Mr Deb Kumar Mukherjee 18, Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Buyer			<i>Deb Kumar Mukherjee</i>
7	Mrs Tapashi Mukherjee 18, Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Buyer			

No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Tapas Panda Son of Mr Haren Panda Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700150	Mr Pradip Kumar Sarkar, Mrs Shikha Ghosh, Mrs Suparna Basu, Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Deb Kumar Mukherjee	<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

भारत सरकार
GOVT. OF INDIA

DEB KUMAR [unclear] JEE
BATOKRISHNA [unclear] JEE

1012344
[unclear] Account Number

AISPM6001F

Signature



317

41

15 07

*In case this card is lost / misplaced / destroyed, you / require to
Income Tax PAN Services Centre, ITR
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

यदि कार्ड को खोने का कृपया सूचित करें/तैयार करें।
आपका बैंक खाता नंबर।
पता: प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614।
नवी मुंबई-400 614



भारत सरकार
GOVT. OF INDIA

TARAPATI
BIREN CHANDRA KAMERJEE

1958




Account Number

1400P

Signature



11

পরিচয় পত্র / PERMANENT ACCOUNT NUMBER		
ADZPG2916K		
	নাম / NAME RATAN KUMAR GHOSH	
	পিতা বা পিতৃ নাম / FATHER'S NAME HARAN CHANDRA GHOSH	
	জন্ম তারিখ / DATE OF BIRTH 03-02-1965	
স্বাক্ষর / SIGNATURE <i>Ratan Kumar Ghosh</i>		
	স্বাক্ষর নং, ১৭-১১ COMMISSIONER OF INCOME-TAX, WB. - XI	

স্থায়ী অ্যাকাউন্ট নম্বর / PERMANENT ACCOUNT NUMBER

AENPG2792L



নাম / NAME

MOM GHOSH

পিতার নাম / FATHER'S NAME

DEB KUMAR MUKHERJEE

জন্ম তারিখ / DATE OF BIRTH

04-11-1974

স্বাক্ষর / SIGNATURE

Mom Ghosh
(Manager)

B. Das

কমিশনার অফিস, কলকাতা-১১

COMMISSIONER OF INCOME-TAX, W.B. - II

Mom Ghosh



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

Pradip K.

CB Das

अवकाश संख्या, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - II

Pradip Kumar Sarkar



Shikha Ghosh.





Suparna Basu





सत्यमेव जयते

2
2/5/12

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	1604-0000573792/2017	Office where deed will be registered
Query Date	27/04/2017 1:16:18 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] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 63,00,000/-	Rs. 1,56,84,908/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,97,963/- (Article:23)	Rs. 1,56,895/- (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		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Rajpur Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-907	RS-1256	Bastu	Bastu	41 Dec	62,00,000/-	1,47,31,658/-	Width of Approach Road: 17 Ft.
Grand Total :					41.00000000Dec	62,00,000 /-	1,47,31,658 /-	18'

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1850 Sq Ft.	1,00,000/-	9,53,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1850.0000 sq ft	1,00,000 /-	9,53,250 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Pradip Kumar Sarkar Son of Late Surya Kumar Sarkar, C-6/89, Kendriya Vihar Mandalganhi, Post Office: Airport, Bagulati, 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 , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs Shikha Ghosh Wife of Mr Sudip Ghosh, Hara Mohan Ghosh Street, Post Office: Harinavi, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 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	<i>Citizen Avenue</i> Mrs Suparna Bose <i>Bose Bose</i> Daughter of Late Sekhar Bose, 8/1/1L, Loudon Street, 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. AHMPB7361E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Buyer Details :

SI 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, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs Mom Ghosh Wife of Mr Ratan Kumar Ghosh, 18, Baishnabghata Road, Post Office: Naktala, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AENPG2792L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Mr Deb Kumar Mukherjee Son of Late Bata Krishna Mukherjee, 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. AISPM6001F, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Mrs Tapashi Mukherjee Wife of Mr Deb Kumar Mukherjee, 18, Baishnabghata Road, Post Office: Naktala, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJPPM9100P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Identifier Details :

Name & address
Mr Tapas Panda Son of Mr Haren Panda Sonarpur, 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 Sarkar, Mrs Shikha Ghosh, Mrs Suparna Bose, Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Deb Kumar Mukherjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Sarkar	Mr Ratan Kumar Ghosh-4.55556 Dec,Mrs Mom Ghosh-4.55556 Dec,Mr Deb Kumar Mukherjee-4.55556 Dec
2	Mrs Shikha Ghosh	Mr Ratan Kumar Ghosh-4.55556 Dec,Mrs Mom Ghosh-4.55556 Dec,Mr Deb Kumar Mukherjee-4.55556 Dec
3	Mrs Suparna Bose	Mr Ratan Kumar Ghosh-4.55556 Dec,Mrs Mom Ghosh-4.55556 Dec,Mr Deb Kumar Mukherjee-4.55556 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Sarkar	Mr Ratan Kumar Ghosh-205.556 Sq Ft,Mrs Mom Ghosh-205.556 Sq Ft,Mr Deb Kumar Mukherjee-205.556 Sq Ft
2	Mrs Shikha Ghosh	Mr Ratan Kumar Ghosh-205.556 Sq Ft,Mrs Mom Ghosh-205.556 Sq Ft,Mr Deb Kumar Mukherjee-205.556 Sq Ft
3	Mrs Suparna Bose	Mr Ratan Kumar Ghosh-205.556 Sq Ft,Mrs Mom Ghosh-205.556 Sq Ft,Mr Deb Kumar Mukherjee-205.556 Sq Ft

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.
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 through GRIPS. If those are not paid through GRIPS then mutation fees are required to be paid at the BLLRO office.



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

GRN: 19-201718-000804417-1 Payment Mode Online Payment
GRN Date: 02/05/2017 14:28:39 Bank : HDFC Bank
BRN : 323894957 BRN Date: 02/05/2017 14:31:14

DEPOSITOR'S DETAILS

Id No. : 16040000573792/4/2017
(Query No./Query Year)
Name : Ratan kumar ghosh
Contact No. : Mobile No. : +91 9830297992
E-mail :
Address : 18 Balshnabghata 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 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000573792/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	1092963
2	16040000573792/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	156895

In Words : Rupees Twelve Lakh Forty Nine Thousand Eight Hundred Fifty Eight only
Total 1249858

Major Information of the Deed

Deed No :	I-1604-02136/2017	Date of Registration	05/05/2017
Query No / Year	1604-0000573792/2017	Office where deed is registered	
Query Date	27/04/2017 1:16:18 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. 63,00,000/-	Rs. 1,56,84,908/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,02,963/- (Article:23)	Rs. 1,56,895/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbar area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-907	RS-1256	Bastu	Bastu	41 Dec	62,00,000/-	1,47,31,658/-	Width of Approach Road: 18 Ft.,
Grand Total :					41Dec	62,00,000 /-	147,31,658 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1850 Sq Ft.	1,00,000/-	9,53,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1850 sq ft	1,00,000 /-	9,53,250 /-	



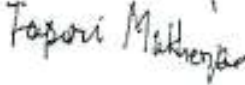
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Pradip Kumar Sarkar Son of Late Surya Kumar Sarkar C-6/89, Kendriya Vihar Mandalganthi, 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 Ghosh Hara Mohan Ghosh Street, P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 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

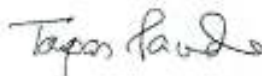
Mrs Suparna Basu

Daughter of Late Sekhar Basu 8/1/1L, Loudon Street, P.O:- Circus Avenue, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India. PAN No.:: AHMPB7361E, 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 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			
2	Mrs Mom Ghosh Wife of Mr Ratan Kumar Ghosh 18, Baishnabghata Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AENPG2792L, Status :Individual			
3	Mr Deb Kumar Mukherjee Son of Late Bata Krishna Mukherjee 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.:: AISPM6001F, Status :Individual			
4	Name	Photo	Finger Print	Signature
	Mrs Tapashi Mukherjee Wife of Mr Deb Kumar Mukherjee Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 05/05/2017 ,Place : Office			
		05/05/2017	LT1 05/05/2017	05/05/2017
	Wife of Mr Deb Kumar Mukherjee Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJPPM9100P, Status :Individual			

Identifier Details :

Name & address	
Mr Tapas Panda Son of Mr Haren Panda Sonarpur, 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 Sarkar, Mrs Shikha Ghosh, Mrs Suparna Basu, Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Deb Kumar Mukherjee	
Mr Tapas Panda Son of Mr H Panda Sonarpur, 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 Mrs Tapashi Mukherjee	
	05/05/2017

Transfer of property for L1

Sl. No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Sarkar	Mr Ratan Kumar Ghosh-4.55556 Dec, Mrs Mom Ghosh-4.55556 Dec, Mr Deb Kumar Mukherjee-4.55556 Dec
2	Mrs Shikha Ghosh	Mr Ratan Kumar Ghosh-4.55556 Dec, Mrs Mom Ghosh-4.55556 Dec, Mr Deb Kumar Mukherjee-4.55556 Dec
3	Mrs Suparna Basu	Mr Ratan Kumar Ghosh-4.55556 Dec, Mrs Mom Ghosh-4.55556 Dec, Mr Deb Kumar Mukherjee-4.55556 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Sarkar	Mr Ratan Kumar Ghosh-205.556 Sq Ft, Mrs Mom Ghosh-205.556 Sq Ft, Mr Deb Kumar Mukherjee-205.556 Sq Ft
2	Mrs Shikha Ghosh	Mr Ratan Kumar Ghosh-205.556 Sq Ft, Mrs Mom Ghosh-205.556 Sq Ft, Mr Deb Kumar Mukherjee-205.556 Sq Ft
3	Mrs Suparna Basu	Mr Ratan Kumar Ghosh-205.556 Sq Ft, Mrs Mom Ghosh-205.556 Sq Ft, Mr Deb Kumar Mukherjee-205.556 Sq Ft

Endorsement For Deed Number : I - 160402136 / 2017

On 02-05-2017

NA

Presented for registration at 15:55 hrs on 02-05-2017, at the Private residence by ..

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 1,56,84,908/-

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

Execution is admitted on 02/05/2017 by 1. Mr Pradip Kumar Sarkar, Son of Late Surya Kumar Sarkar, C-6/89, Kendriya Vihar Mandalganthi, P.O: Airport, Thana: Bagulati, North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Business, 2. Mrs Shikha Ghosh, Wife of Mr Sudip Ghosh, Hara Mohan Ghosh Street, P.O: Harinavi, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession House wife, 3. Mrs Suparna Basu, Daughter of Late Sekhar Basu, 8/1/1L, Loudon Street, P.O: Circus Avenue, Thana: Park Street, City/Town: KOLKATA, 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, 5. Mrs Mom Ghosh, Wife of Mr Ratan Kumar Ghosh, 18, Baishnabghata Road, P.O: Naktala, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 6. Mr Deb Kumar Mukherjee, Son of Late Bata Krishna Mukherjee, 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, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-
WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Pradipta

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 1,56,895/- (A(1) = Rs 1,56,849/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,56,895/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2017 2:31PM with Govt. Ref. No: 192017180008044171 on 02-05-2017, Amount Rs: 1,56,895/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 323894957 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. 10,97,963/- and Stamp Duty paid by by online = Rs 10,92,963/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2017 2:31PM with Govt. Ref. No: 192017180008044171 on 02-05-2017, Amount Rs: 10,92,963/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 323894957 on 02-05-2017, Head of Account 0030-02-103-003-02

Pradipta

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,97,963/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1826, Amount: Rs.5,000/-, Date of Purchase: 24/04/2017, 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

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

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

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

Execution is admitted on 05/05/2017 by Mrs Tapashi Mukherjee, Wife of Mr Deb Kumar Mukherjee, 18, Baishnabghata Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,97,963/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1826, Amount: Rs.5,000/-, Date of Purchase: 24/04/2017, Vendor name: Shashanka Kumar Mondal

Pradipta Kishore Guha

**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 74588 to 74624
being No 160402136 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.06.05 14:47:24 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 05-06-2017 14:47:23

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)