

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 410793

H 410793

DEED OF SALE

THIS DEED OF SALE is made on this 4th day of July
2022 A.D.

Signature of the Party
Signature of the Party
Signature of the Party
Signature of the Party

Registrar
West Bengal

26 July 2022

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নম্বর : ১৮০৭
জন ও তারিখ : ৩০০৬২২
ক্রেতার নাম : Santan Kishore
ঠিকানা : Dum,
মুদ্রা : [Signature]
ডেপার্ট : [Signature]

ক্রেতারিগিট কোড

জেনা : উত্তর ১৪ পরগনা
গরিদ তার : 23 MAY 20 22
মোট টাকার পরিমাণ : Rs 60 0000

ট্রেডারী বারাসাত

ডেপার্ট : এমি সফটওয়্যার

Santan Kishore
@ Santan Kishore



3299

Santan Kishore
@ Santan Kishore



3301

Santan Kishore

Santan Kishore



3302

Santan Kishore

Santan Kishore



9 14
Registrar-III
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BETWEEN

- (1) **SHRI SUSHIL KUMAR SARDA**, (EPIC No. LXQ2654994) (PAN ALYPS0667A) and (Aadhaar No. 3936 9494 9971), S/o. Late Sunder Lal Sarma, by faith Hindu, by nationality Indian, occupation: Business, residing at 25 E, 4th Floor Sundarban, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata – 700017;
- (2) **SHRI GOPAL DAS SARDA**, (EPIC No. LXQ1015304) (PAN AMWPS5152M) and (Aadhaar No. 3430 1101 3000), S/o. Late Sunder Lal Sarma, by faith Hindu, by nationality Indian, occupation: Business, residing at 1B, Mayfair Road, P.O.: Ballygunge, P.S. Karaya, Kolkata – 700019;
- (3) **SHRI GIRDHAR LAL SARDA @ GIRADHARLAL SARDA**, (EPIC No. AJO3003704) (PAN AMWPS5150K) and (Aadhaar No. 7047 4502 6867), S/o. Late Sunder Lal Sarma, by faith Hindu, by nationality Indian, occupation: Business, residing at The Nest, 4th Floor, Gulmohar Cross Road No. 4, Vileparle West, Mumbai, P.O. & P.S.: Juhu, Maharashtra, Pin – 400049;
- (4) **SHRI BIJOY KUMAR SARDA**, (EPIC No. LXQ1011121) (PAN AMWPS5151J) and (Aadhaar No. 9683 5324 8817), S/o. Late Sunder Lal Sarma, by faith Hindu, by nationality Indian, occupation: Business, residing permanently at P – 378, Keyatala



3303

G → U →
GIRDHAR LAL SARDA



3304

Bijoy Kumar Sarda



3305

Saroj Devi Mundra



3306

Pushpa Majji(a)

Majji Pushpa Devi



3307

Sunita Mohita



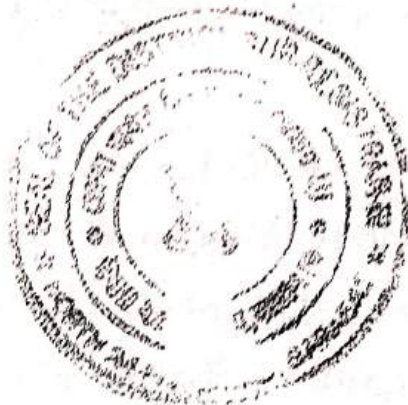
3308

Mohan Lal Sarda



3309

Ashok Kumar Sarda



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Lane, Gariahat, P.O.: Sarat Bose Road, P.S.: Rabindra Sarobar, Kolkata – 700029;

- (5) **SMT. SAROJ DEVI MUNDRA**, (EPIC No. GZG1772961) (PAN ADTPM7401P) and (Aadhaar No. 8452 0751 0191), W/o. Narayan Chand Mundra, D/o. Late Sunder Lal Sarda, by faith Hindu, by nationality Indian, occupation: Housewife, residing at 16/1 Dover Lane, Gariahat, P.O. Dover Lane, P.S. Gariahat, Sarat Bose Road, Kolkata – 700029;
- (6) **SMT. PUSHPA MAJEJI @ MAJEJI PUSHPA DEVI**(EPIC No. WB/21/142/330090) (PAN AUNPM4977D) and (Aadhaar No. 6544 7319 9582), W/o. Laxmi Kumar Majeji, D/o. Late Sunder Lal Sarda, by faith Hindu, by nationality Indian, occupation: Housewife, residing at 28B Rowland Road, P.O.: L.R. Sarani, P.S.: Ballygunge, Kolkata – 700020;
- (7). **SMT. SUNITA MOHTA**, (EPIC No LXQ0090415) (PAN AEXPM3698H) and (Aadhaar No. 7460 3723 8480), W/o. Sunil Mohta, D/o. Late Sunder Lal Sarda, by faith Hindu, by nationality Indian, occupation: Housewife, residing at 70/1 Hazra Road, P.O.: Ballygunge, P.S.: Rabindra Sarobar, Kolkata – 700019;
- (8) **SHRI MOHAN LAL SARDA**, (EPIC No. XYR1205855) (PAN AKOPS3795E) and (Aadhaar No. 7139 1192 3471), S/o. Late Kanhaiya Lal Sarda, by faith Hindu, by nationality Indian,

93/0

Jamuna Devi Bagri

99/1

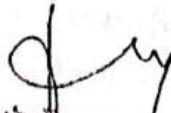
Sri Kanta Devi Kothari

Sri Kanta Kothari



Biswajit Ghosh

11-P.O. - Gangasagar (Santipur)
P.O. Airport Mal - 700152
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occupation: Business, residing at 12C, Lord Sinha Road, P.O.: Middleton Row, P.S.: Shakespeare Sarani, Kolkata – 700071;

- (9) **SHRI ASHOK KUMAR SARDA @ ASHOK SHARDA**, (EPIC No. WB/21/140/243014) (PAN AIZPS0431N) and (Aadhaar No. 8217 9662 5455), S/o. Late Kanhaiya Lal Sarma, by faith Hindu, by nationality Indian, occupation: Business, residing at Block – Cristana, 8th Floor, Flat No. 8MC/ 8CC, 33A, Canal Circular Road, P.O.: Kankurgachi, P.S. Manicktala, Kolkata – 700054;
- (10) **SMT. JAMUNA DEVI BAGRI**, (EPIC No. XYR1531755) (PAN AEBPB9174M) and (Aadhaar No. 4561 4608 4728), W/o. K. K. Bagri, D/o. Late Kanhaiya Lal Sarma, by faith Hindu, by nationality Indian, occupation: Housewife, residing at 10/1e, fl-2, 2B, Diamond Harbour Road, P.O. & P.S.: Alipore, Kolkata – 700027;
- (11) **SMT. SRIKANTA DEVI KOTHARI @ SRIKANTA KOTHARI**, (EPIC No. HZG0349381) (PAN AFAPK8826R) and (Aadhaar No. 5509 4548 9030), W/o. Dwarka Das Kothari, D/o. Late Kanhaiya Lal Sarma, by faith Hindu, by nationality Indian, occupation: Housewife, residing at Flat – 8 I, Rajshree Building, No – 6, Hastings Park Road, opposite Bihari Lal Girls College, P.O. & P.S.: Alipore, Kolkata – 700027;




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hereinafter called and referred to as the **"OWNERS/VENDORS"** OF THE FIRST PART (which term or expression unless and otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, administrators, representatives and assignees).

AND

SHRI SANKAR KIRTANIA @ SHANKAR KIRTTANIYA, (EPIC No. BWC4023883) (PAN AFTPK2353J) and (Aadhaar No. 3181 4629 3369), S/o. Sushilendu Kirtania, by faith Hindu, by nationality Indian, occupation: Business, residing at P/18 Motijheel Avenue, South Dum Dum (M), P.O.: Motijheel, P.S.: Dum Dum, Kolkata – 700074, District – North 24 Parganas, West Bengal hereinafter called and referred to as the **"PURCHASER"** OF THE SECOND PART (which term or expression unless and otherwise excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, administrators, representatives and assignees).

- **WHEREAS** one Satish Chandra Paik & Ratan Chandra Paik, both S/o. Late Bhutnath Paik became the joint owners of land measuring about 01(One) Acre 05(Five) Decimals pertaining to Plot Nos. 370 and 371 & land measuring about 94 (Ninety-Four) Decimals pertaining to Plot Nos. 368, 369, 368/665, under Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, P.S. Barasat, District: 24 Parganas as per the law of Hindu intestate succession.



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AND WHEREAS said Satish Chandra Paik & Ratan Chandra Paik, while peacefully enjoying the landed property as stated above by all acts of possession, sold and transferred about $15\frac{3}{4}$ (Fifteen and Three-Fourth) Decimals out of total 37 (Thirty Seven) Decimals Bagan class of land pertaining to Plot No. 371 and $\frac{3}{4}$ (Three-Fourth) Decimal out of total 78 (Seventy Eight) Decimals Pukur class of land pertaining to Plot No. 370 i.e. $16\frac{1}{2}$ (Sixteen and Half) Decimals of land pertaining to Plot Nos. 370 & 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, P.S. Barasat, District: 24 Parganas, to Sunder Lal Sarda and Kanhaiya Lal Sarda, both S/o. Late Baijnath Sarda, vide registered Deed of Conveyance being No. 6941 for the year 1962, date 08.06.1962, registered at S.R. Barasat, 24 Parganas, recorded in Book No. I, Volume No. 64, pages 255 to 259.

AND WHEREAS Sunder Lal Sarda and Kanhaiya Lal Sarda, both S/o. Late Baijnath Sarda, while having joint and undivided title and interest as well as peaceful possession over $15\frac{3}{4}$ (Fifteen and Three-Fourth) Decimals out of total 37 (Thirty Seven) Decimals Bagan class of land pertaining to Plot No. 371 and $\frac{3}{4}$ (Three-Fourth) Decimal out of total 78 (Seventy Eight) Decimals Pukur class of land pertaining to Plot No. 370 i.e. $16\frac{1}{2}$ (Sixteen and Half) Decimals of land, be the same a little more or less, pertaining to Plot Nos. 370 & 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, P.S. Barasat, District: 24 Parganas.




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AND WHEREAS Sunder Lal Sarda, S/o. Late Baijnath Sarda, died intestate leaving behind him as his sole legal heirs and successors, his 4 (four) sons namely Sushil Kumar Sarda, Bijoy Kumar Sarda, Gopal Das Sarda, Girdhar Lal Sarda and 3 (three) daughters namely Saroj Devi Mundra, Pushpa Majeji, Sunita Mohta the Vendor Nos. 1 to 7 respectively, who jointly became owners of one half (50%) undivided and proportionate share in the said property.

AND WHEREAS Kanhaiya Lal Sarda, S/o. Late Baijnath Sarda, died intestate leaving behind him as his sole legal heirs and successors, his 2 (two) sons namely Mohan Lal Sarda, Ashok Kumar Sarda and 2 (two) daughters namely Jamuna Devi Bagri, Srikanta Devi Kothari, the Vendor Nos. 8 to 11 respectively, who jointly became owners of one half (50%) undivided and proportionate share in the said property.

AND WHEREAS the Owners/Vendors Jamuna Devi Bagri, Srikanta Devi Kothari, both D/o. Kanhaiya Lal Sarda, Mohan Lal Sarda, Ashok Kumar Sarda, both S/o. Kanhaiya Lal Sarda, Sushil Kumar Sarda, Bijoy Kumar Sarda, Gopal Das Sarda, Girdhar Lal Sarda, all S/o. Sunder Lal Sarda, Saroj Devi Mundra, Pushpa Majeji, Sunita Mohta, all D/o. Sunder Lal Sarda, being the joint owners of $15\frac{3}{4}$ (Fifteen and Three-Fourth) Decimals out of total 37 (Thirty Seven) Decimals Bagan class of land pertaining to Plot No. 371 and $\frac{3}{4}$ (Three-Fourth) Decimal out of total 78 (Seventy Eight) Decimals Pukur class of land pertaining



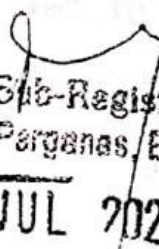
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to Plot No. 370 i.e. $16\frac{1}{2}$ (Sixteen and Half) Decimals of land, be the same a little more or less, pertaining to Plot Nos. 370 & 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, P.S. Barasat, District: 24 Parganas, recorded the said property as per their respective undivided and proportionate share under L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6726, 6730, 6731, 6725, 6728, 6729 & 6727 respectively.

AND WHEREAS out of the aforesaid property, in respect of R.S. & L.R. Dag No. 371, 01 Decimal of Land is recorded in the name of Sushil Kumar Sarda, the Vendor No. 1, in L.R. Khatian No. 6726; 01 Decimal of Land is recorded in the name of Gopal Das Sarda, the Vendor No. 2, in L.R. Khatian No. 6731; 01 Decimal of Land is recorded in the name of Girdhar Lal Sarda, the Vendor No. 3, in L.R. Khatian No. 6725; 01 Decimal of Land is recorded in the name of Bijoy Kumar Sarda, the Vendor No. 4, in L.R. Khatian No. 6730; 01 Decimal of Land is recorded in the name of Saroj Devi Mundra, the Vendor No. 5, in L.R. Khatian No. 6728; 02 Decimal of Land is recorded in the name of Pushpa Majeji, the Vendor No. 6, in L.R. Khatian No. 6729; 01 Decimal of Land is recorded in the name of Sunita Mohta, the Vendor No. 7, in L.R. Khatian No. 6727; 02 Decimal of Land is recorded in the name of Mohan Lal Sarda, the Vendor No. 8, in L.R. Khatian No. 6723; 02 Decimal of Land is recorded in the name of Ashok Kumar Sarda, the Vendor No. 9, in L.R. Khatian No. 6724; 02 Decimal of Land is recorded in the name of




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Jamuna Devi Bagri, the Vendor No. 10, in L.R. Khatian No. 6721; 02 Decimal of Land is recorded in the name of Srikanta Devi Kothari, the Vendor No. 11, in L.R. Khatian No. 6722. It is relevant to mention herein that though the share of Vendor No. 6, Pushpa Majeji is identical with the Vendor Nos. 1 to 5 and 7 i.e. 0.0336, the quantum of land recorded in her name erroneously 0.02 Acre instead of 0.01 Acre. However all the heirs of late Sunder Lal Sarda are entitled to the same share of land and accordingly they are entitled to same amount of consideration money.

AND WHEREAS accordingly all the Vendors have become joint and undivided owners of the Bagan Class of land admeasuring 16 (Sixteen) Decimals more or less which is equivalent to 09 (nine) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. pertaining to R.S. & L.R. Plot No. 371 of Mouza: Doharia, J.L. No. 45, having absolute right, title and interest thereon. However, $\frac{3}{4}$ (Three-Fourth) Decimal of land pertaining to R.S. and L.R. Plot No. 370 as stated herein above has not been recorded in any way in the name of the Owners/Vendors and the said land is very much beyond the limit and ambit of the land mentioned in the Schedule hereunder. More specifically it is stated that there is no land of the Vendors in respect of R.S. and L.R. Plot No. 370 within the land abutted by a boundary wall and subject matter of this indenture.

AND WHEREAS the Owners/Vendors herein are the sole and



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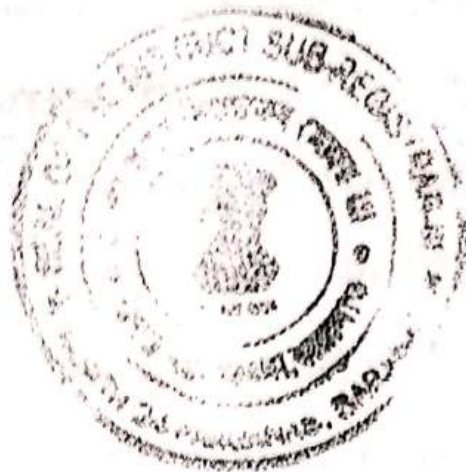
absolute owners as per their respective undivided share by way of inheritance and record in the office of concerned B.L. & L.R.O. are well seized and possessed of and/or otherwise well and sufficiently entitled to all that the part and parcel of undivided land admeasuring more or less 16 (Sixteen) Decimals out of total 37 (Thirty Seven) Decimals equivalent to 09 (nine) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. Bagan class of land, be the same a little more or less, pertaining to R.S. & L.R. Plot No. 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, presently recorded as per the respective shares of the Owners in L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6726, 6730, 6731, 6725, 6728, 6729 & 6727, P.S. Barasat, District: 24 Parganas, presently District: North 24 Parganas, along with a pucca structure measuring about 400 sq. ft. super built up area and another tile shed thatched structure measuring about 200 sq. ft. super built up area lying on and over the land for the use and occupation of present caretaker, within the local limits of Madhyamgram Municipality, Ward No. 24.

AND WHEREAS the Owners/Vendors herein due to lawful reasons and in sound mental and physical state have decided to sell a part and parcel of undivided land measuring about 07 (seven) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. equivalent to 12.7 Decimals more or less along with a pucca structure measuring about 400 sq. ft.



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super built up area lying on and over the land for use and occupation of caretaker, out of more or less 16 (Sixteen) Decimals equivalent to 09 (nine) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. Bagan class of land, be the same a little more or less, within the local limits of Madhyamgram Municipality, Ward No. 24, pertaining to R.S. & L.R. Plot No. 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, presently recorded as per the respective shares of the Owners in L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6726, 6730, 6731, 6725, 6728, 6729 & 6727, P.S. Barasat, District: 24 Parganas, presently District: North 24 Parganas along with a pucca structure measuring about 400 sq. ft. super built up area for use and occupation of caretaker and another tile shed thatched structure measuring about 200 sq. ft. super built up area lying on and over the land described above, more fully and particularly mentioned in the Schedule hereunder and referred to hereinafter as the "*said property*" and the Purchaser, after scrutinizing all the documents regarding the title, and ownership of the Owners/Vendors have agreed to purchase the said property for a total consideration of Rs. 1,54,78,125.00 (Rupees One Crore Fifty Four Lakhs Seventy Eight Thousand One Hundred Twenty Five) only to be paid by the Purchaser to the Owners/Vendors as per terms and conditions agreed by and between the parties on mutual discussion and agreement.



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NOW THIS DEED OF SALE WITNESSETH

That Rs. 1,54,78,125.00 (Rupees One Crore Fifty Four Lakhs Seventy Eight Thousand One Hundred Twenty Five) only being the total consideration received by the Owners/Vendors in full from the Purchaser hereof, the Vendors are executing and registering the instant deed in favour of the Purchaser in respect of undivided land 07 (seven) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. equivalent to 12.7 Decimals more or less along with a pucca structure measuring about 400 sq. ft. super built up area for use and occupation of the present caretaker, out of more or less 16 (Sixteen) Decimals equivalent to 09 (nine) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. Bagan class of land, be the same a little more or less, within the local limits of Madhyamgram Municipality, Ward No. 24, pertaining to R.S. & L.R. Plot No. 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184, presently recorded as per the respective shares of the Owners in L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6726, 6730, 6731, 6725, 6728, 6729 & 6727, P.S. Barasat, District: 24 Parganas, presently District: North 24 Parganas along with a pucca structure measuring about 400 sq. ft. super built up area and another tile shed thatched structure measuring about 200 sq. ft. super built up area lying on and




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over the land described above lying on and over the land described above more fully and particularly mentioned in the Schedule hereunder written and the Vendors deliver the Khas peaceful possession of the same to the Purchaser '*as it is where it is*' and whatever there is basis in good condition.

THIS DEED ALSO WITNESSETH

That the Vendors are entirely having all rights, title to the *said property* sold which the Owners/Vendors hereby transfers to the Purchaser and the Purchaser thus becomes the full owner with absolute right, title and interest to the entirety of the *said property* sold hereby and the Purchaser is entitled and empowered to mutate their names with the Govt. Sheristha and also in the local Municipality and pay rents and taxes directly to the concerned authorities.

That all rights, title and interest including easement rights, right to any benefits arising from the land comprising the *said property* and any other profits arising from the *said property* and all other appurtenances also vest to the Purchaser who will enjoy the *said property* sold to them in their absolute right and through their heirs, successors, executors and assigns and further the Purchaser will have all right and power to




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transfer the *said property* to any one by sale, gift, lease or mortgage or any other lawful means of transfer of property according to his convenience.

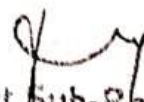
That the Purchaser shall have the right to sale, transfer, lease, gift or in any way, deal with the *said property* without the consent of either the Vendors or any other person(s) as per the law of the land.

THIS DEED ALSO WITNESSETH

That the Purchaser has duly verified the title of the Vendors in respect of the *said property* and satisfied himself/ themselves regarding title of the Vendors and all rights and/or liabilities attached with the *said property* is within the knowledge of the Purchaser and he undertakes and binds himself to own and possess the *said property* subject to all the rights and/or liabilities arising in regard to the *said property* from the date of execution of the present deed.

That the *said property* hereby sold described morefully in the Schedule hereunder, has not been transferred by the Owners/Vendors hereto to any one by sell, gift or mortgage and the *said property* is sold hereby free from all acts and manners and the *said property* has not been attached by any court or any other institution and the Purchaser are hereby put in open peaceful possession thereof without any defect in




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title, ownership and the Owners/Vendors or their heirs, executors and assigns shall and will at all times to come, at the request and cost of the Purchaser, do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Purchaser to the *said property* and the Owners/Vendors jointly and severally declare that simultaneously with the execution and registration of the present Deed of Sale, handover peaceful possession of the *said property* to the Purchaser on receiving full amount of consideration money *as it is where it is* basis with full and absolute right and authority to negotiate with the caretaker in regard to settlement of his issue in any terms and conditions and to the effect the Vendors shall not raise any objection whatsoever in future. The Vendors declare that they shall be liable to execute and register any Deed of Rectification and/or declaration if any defect is found in the present indenture afterwards.

THIS DEED ALSO WITNESSETH

That the Purchaser covenants that he has checked all the details including possession of the caretaker, area etc. and has agreed to purchase the *said property* on "*as it is where it is*" and whatever there is basis, with no claim in future in any circumstances whatsoever.



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SCHEDULE ABOVE REFERRED TO

All that undivided piece and parcel of land measuring 07 (seven) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. equivalent to 12.7 Decimals more or less along with a pucca structure measuring about 400 sq. ft. area having cemented flooring, out of more or less 16 (Sixteen) Decimals equivalent to 09 (nine) Cottahs 11 (eleven) Chhitaks 07 (seven) Sq. Ft. *Bagan* class of land, be the same a little more or less, within the local limits of Madhyamgram Municipality, Ward No. 24, pertaining to R.S. & L.R. Plot No. 371 of Mouza: Doharia, J.L. No. 45, R.S. No. 132, Touzi No. 158, R.S. Khatian No. 184 presently recorded as per the respective shares of the Owners in L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6726, 6730, 6731, 6725, 6728, 6729 & 6727, P.S. Barasat, District: 24 Parganas, presently District: North 24 Parganas along with a pucca structure measuring about 400 sq. ft. area and another tile shed thatched structure measuring about 200 sq. ft. area lying on and over the land described above, along with all the easement rights to the property, electrical and water connection installed in the residential building and benefits arising out of the land.

The details of the land which is conveyed under this Deed is given hereunder :-

Mouza: Doharia, J.L. No. 45, R.S. & L.R. Dag No. 371, P.S. Barasat, District - North 24 Parganas (formerly 24 Parganas).

Vendor	Name	L.R.	Total Area	Area Sold (in Acre)
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No.		Khatian No.	(in Acre)	
01.	Sushil Kumar Sarda	6726	0.01	0.0079375
02.	Gopal Das Sarda	6731	0.01	0.0079375
03.	Girdhar Lal Sarda	6725	0.01	0.0079375
04.	Bijoy Kumar Sarda	6730	0.01	0.0079375
05.	Saroj Devi Mundra	6728	0.01	0.0079375
06.	Pushpa Majeji	6729	0.02	0.0158750
07.	Sunita Mohta	6727	0.01	0.0079375
08.	Mohan Lal Sarda	6723	0.02	0.0158750
09.	Ashok Kumar Sarda	6724	0.02	0.0158750
10.	Jamuna Devi Bagri	6721	0.02	0.0158750
11.	Srikanta Devi Kothari	6722	0.02	0.0158750

The Map/Plan annexed herewith delineated by **RED** colour along with the sheets containing the finger prints, photographs and signatures respectively of the Owners and the Purchaser shall be deemed to be a part of the instant Deed.

Butted and bounded as follows :-

- On the North : Land of District Police Lines
(R.S. Dag No. 2120);
- On the South : Part of R.S. Dag No. 371;
- On the East : Part of R.S. Dag No. 371;
- On the West : Part of R.S. Dag No. 371.



District Sub-Registrar-III
North 24 Parganas, Barasat

04 JUL 2027

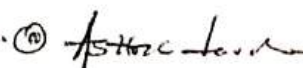
IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals on this 4th day of July, 2022.

Signed, Sealed and Delivered in presence of:

Witnesses :

1. Biswjit Choudhary
Gangamajnu Sewakpura
Kot - 706/132

2. Pranay Paul
Mathopura,
Gangamajnu.
Kot - 132

1. 
2. 
3. 
4. Bijoy Kumar Sarde
5. Saroj Devi Mandra
6. Pushpa Majeeji @ Majeeji Pushpa Devi
7. Sunita Mohita
8. Mohan Lal Sarde
9.  @ 
10. Jamma Devi Bagri
11. Sri Kanta Devi Kothari @
Sri Kanta Kothari

(Signature of the Owners/Vendors)

Sankar Khatia @ Shaker Khatia

(Signature of the Purchaser)



District Sub-Registrar-Ill
North 24 Parganas, Barasat

04 JUL 2022

MEMORANDUM OF CONSIDERATION

Received Rs. 1,54,78,125.00 (Rupees One Crore Fifty Four Lakhs Seventy Eight Thousand One Hundred Twenty Five) only from the above named Purchaser in the following manner :-

Name	R.T.G.S.	Date	Amount (Rs.)
Sushil Kumar Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,580.00
Gopal Das Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,580.00
Girdhar Lal Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,581.00
Bijoy Kumar Sarāda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,581.00
Saroj Devi Mundra	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,581.00
PushpaMajeji	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,581.00
SunitaMohta	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 11,05,581.00
Mohan LalSarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 19,34,765.00
Ashok Kumar Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 19,34,765.00
Jamuna Devi Bagri	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 19,34,765.00
Srikanta Devi Kothari	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 19,34,765.00
Total:			Rs. 1,54,78,125.00

Rupees One Crore Fifty Four Lakhs Seventy Eight Thousand One Hundred Twenty Five only



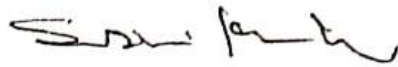
~~District Sub-Registrar-Iii~~
~~North 24-Parganas, Barasat~~

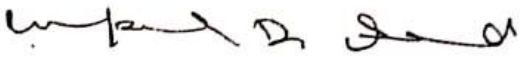
04 JUL 2022

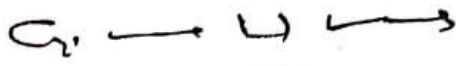
WITNESSES:

1. Biswajit Ghosh
Vill - D.O. Gangamagar
Kul - 132

2. Pranay Paul
Melthopani,
Gangamagar.
Kul - 132

1. 

2. 

3. 

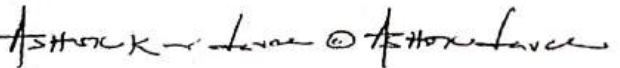
4. Bijoy Kumar Sarda

5. Saraj Devi Mundra

6. Pushpa Majaji @ Majaji Pushpa Devi

7. Sunita Mohite

8. Mohan Lal Sarda.

9. 

10. Gamuna Devi Bagri

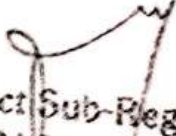
11. Sni Kanta Devi Kothari @
Sni Kanta Kothari

(Signature of the Owners/Vendors)

Drafted by :

SK Deep
Advocate
Barasat Road.
F-192/189/1989.



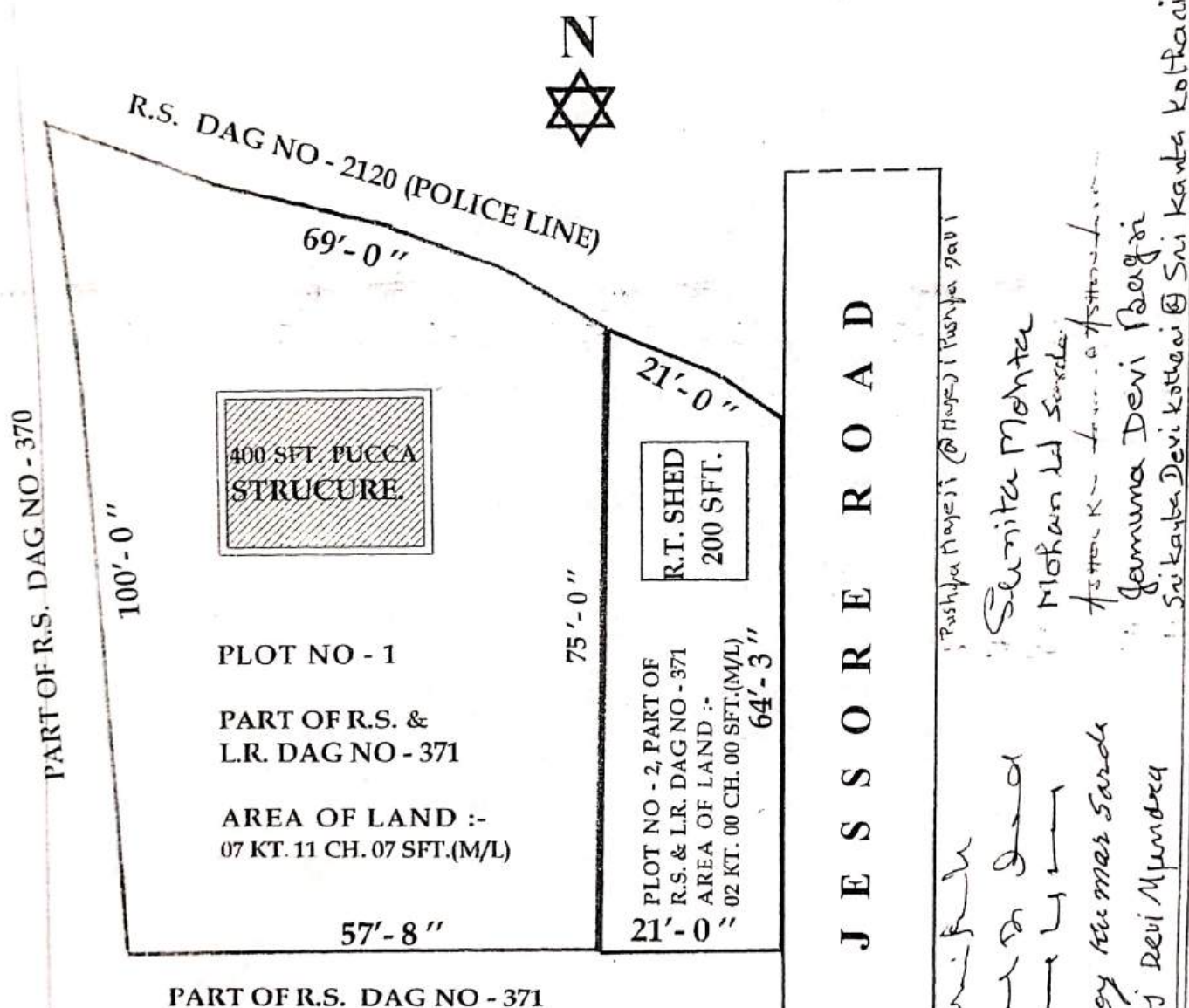

District Sub-Registrar-II,
North 24 Parganas, Barasat

04 JUL 2022

THE PLAN OF MOUZA - DOHARIA, J.L. NO - 45. RE.SA. NO - 132, R.S. Khatian NO - 184. L.R. KHATIAN NO - 6721 TO 6731. R.S. & L.R. DAG NO - 371. UNDER - MADHYAM GRAM MUNICIPALITY, WARD NO - 24, P.S. MADHYAM GRAM, DIST. NORTH 24 PARGANAS.

SCALE:- 1'' = 20' - 0''

PLOT NO - 1, PURCHASER:- SANKAR KIRTANIA@SHANKAR KIRTANIA, LAND AREA- 7 K 11 CH. 07 SFT. OR 12.7 DEC. WITH 400 SFT. PUCCA STRUCURE.



PREPARED BY:-

SHIB SANKAR GHOSH

East Kodalia New Barrackpur
Kolkata-700131

Surveyor.Reg. No-0261/95

DOHARIA45D409R.S.&L.R

SIGNATURE OF VENDORS

Sankar Kirtania
@Shankar Kirtania

SIGNATURE OF PURCHASER

Barrier Sub-Registrar-III
North 24 Parganas, Barasat
04 JUL 2022



UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: SANKAR KIRITANIYA @ SHANKAR KIRITANIYA

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 Sankar Kiritaniya @ Shankar Kiritaniya

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: SUSHIL KUMAR SARDHA

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name: UPAL DAS SARDHA

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 Signature of the Presentant

Signature of the Presentant

L R = Left hand finger prints & R R = Right hand finger prints

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Girish Lal Sarde

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Bijoy Kumar Sarde

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 Bijoy Kumar Sarde

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

Signature of the Presentant

(3) Name : Saxoy Devi Munde

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 Saxoy Devi Munde ডান হাত

Signature of the Presentant

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Sub-Registrar-III
Vata 21-Parganas, Borsani

04 JUL 2021

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Pushpa majaji

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

बाय हात



Pushpa Majaji (a) Majaji Pushpa Javi

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Surita Mohita

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

बाय हात



All the above fingerprints are of the above named person and attested by the said person.

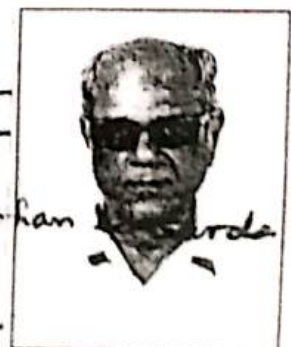
Surita Mohita

Signature of the Presentant

(3) Name : Moham Lal Sarde

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

बाय हात



Moham Lal Sarde (a)

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



LIBRARY OF THE
UNITED STATES DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

04 JUL 1927

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Ashok Kumar Sarda

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ashok Kumar Sarda
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Jamuna Devi Bagri

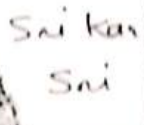
LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Jamuna Devi Bagri

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : Sai Kanta Devi Kothari

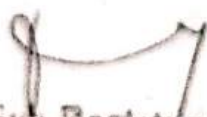
LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sai Kanta Devi Kothari (Sai Kanta Kothari)

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.




District Sub Registrar-III
North 24-Parganas, Barisal

04 JUL 2022

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

BRN Details

BRN: 192022230065212211 Payment Mode: Online Payment
BRN Date: 04/07/2022 15:42:58 Bank/Gateway: Union Bank of India
BRN : 511202788 BRN Date: 04/07/2022 03:44:09
Payment Status: Successful Payment Ref. No: 2002015826/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sankar Kirtania
Address: Dum Dum
Mobile: 7003884200
Depositor Status: Buyer/Claimants
Query No: 2002015826
Applicant's Name: Mr Motlubar Rahaman
Identification No: 2002015826/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002015826/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	1047611
2	2002015826/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	210532
Total				1258143

IN WORDS: TWLEVE LAKH FIFTY EIGHT THOUSAND ONE HUNDRED FORTY THREE ONLY.



Live Data As On 04/07/2022,14:31:32)

জে.এল.নং (J.L. No.): 45 থানা (P.S.): বারাসাত

Plot No. প্লট নং	Classification শ্রেণী	Total Area of the Plot (Acre) জমির মোট পরিমাণ (একর)	Plot Map দাগের ম্যাপ
371	বাগান	0.35	

Khat খত	Name নাম	Share শেয়ার	Share অংশ	Remarks টীকা
731	রতন চন্দর পাইক	ভুতনাথ	0.16 99	0.0600 Nil
854	সতীশ চন্দর পাইক	ভুতনাথ	0.17 01	0.0500 Nil
4333	রোলাটেনার্স নির্যাত প্রাঃ লিঃ কোঃ	JOYDEEP CHOWDHURI	0.18 60	0.0700 Nil
6721	যমুনা দেবী বাগরী	কানহাইয়া লাল সারদা	0.05 81	0.0200 Nil
6722	শ্রীকান্ত দেবী কোঠারী	কানহাইয়া লাল সারদা	0.05 82	0.0200 Nil
6723	মোহনলাল সারদা	কানহাইয়া লাল সারদা	0.05 81	0.0200 Nil
6724	অশোক কুমার সারদা	কানহাইয়া লাল সারদা	0.05 82	0.0200 Nil
6725	গিরিধর লাল সারদা	সুন্দর লাল সারদা	0.03 36	0.0100 Nil
6726	সুশীল কুমার সারদা	সুন্দর লাল সারদা	0.03 36	0.0100 Nil
6727	সুনিতা মোহতা	সুন্দর লাল সারদা	0.03 36	0.0100 Nil
6728	সরোজ দেবী মুন্ডা	সুন্দর লাল সারদা	0.03 36	0.0100 Nil
6729	পুষ্পা মাজেডী	সুন্দর লাল সারদা	0.03 36	0.0200 Nil
6730	বিজয় কুমার সারদা	সুন্দর লাল সারদা	0.03 36	0.0100 Nil
6731	গোপাল দাস সারদা	সুন্দর লাল সারদা	0.03 36	0.0100 Nil