

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

DEED OF SALE

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

... the document ...
... The Signature ...
... & the endorsement ...
... attached to this document ...
... document

District Sub-Registrar-III
North 24 Parganas, West Bengal

26 SEP 2022

Page 1 of 20



7406
 300692
 Soma Krishna Saha
 Dum, Dum
 Dum

[illegible]

Sona R. Sah.
also Soma Sah.

Soma Phil. Soh.
aka Soma Soh.

(SUSMIL KUMAR SARKAR)

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



9303

GIRDHAR LAL SARDA



9304

Bijoy Kumar Sarda



9305

Saroj Devi Mundra



9306

Rushpa Majesji
Majesji Rushpa Devi



9307

Sunita Mohita



9308

Mohan Lal Sarda



9309

District Sub-Registrar-III
North 24 Parganas, Barasat
04 JUL 1977

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,



Jamuna Devi Bagri



Sri Kanta Devi Kothari
Sri Kanta Kothari



Bijayit Choudhury
vill. p.o. Chandernagor (Seoubara)
P.S. Airport Mal - 700132

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

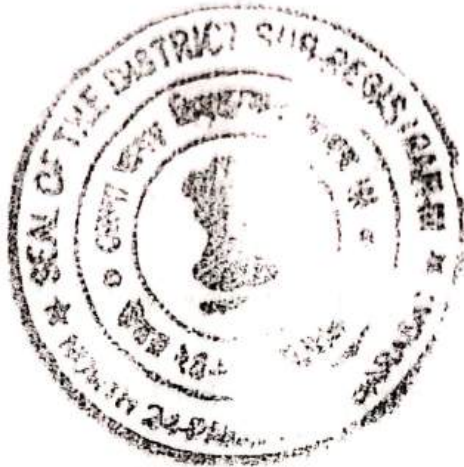
04 JUL 2022

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;




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

04 JUL 2022

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

SMT. SOMA KIRTANIA SAHA @ SOMA SAHA (EPIC No. YCW0762526) (PAN CTCPS7747H) and (Aadhaar No. 6574 3658 1599), W/o. Sankar Kirtania, by faith Hindu, by nationality Indian, occupation: Business, residing at Welcome Apartment, 2nd Floor, Flat No. 3A, 436 Old, 359 P.K. Guha Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700028, District – North 24 Parganas, hereinafter called and referred to as the "PURCHASER" OF THE SECONDPART (which term or expression unless and otherwise excluded by or repugnant to the context be deemed to mean and include her 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.

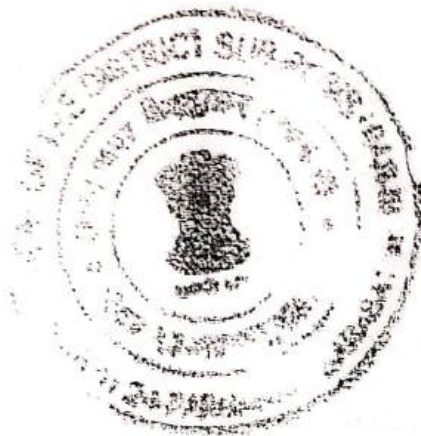


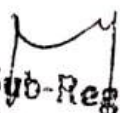
District Sub-Registrar-Ill
North 24-Parganas, Berhampore

01 JUL 2022

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.




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

04 JUL 2022

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



Sub-Registrar-ia
Parganas, Barisal

04 JUL 2022

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



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

04 JUL 2022

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.

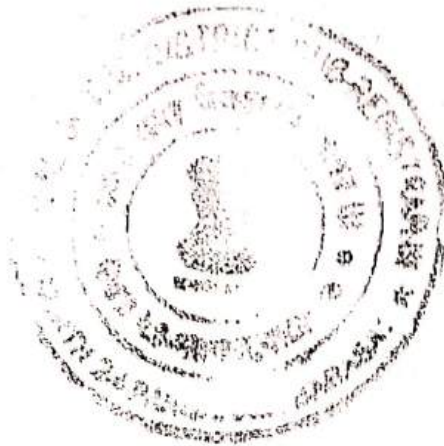



District Sub-Registrar-Ia
North 24-Parganas, Barasat

04 JUL 2022

AND WHEREAS the Owners/Vendors herein are the sole and 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 02 (two) Cottahs equivalent to 3.3 Decimals more or less along with a tile shed




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

04 JUL 2022

thatched structure measuring about 200 sq. ft. super built up area lying on and over the land for the 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 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. 40,21,875.00 (Rupees Forty Lakhs Twenty One Thousand ~~Eight Hundred Seventy 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.



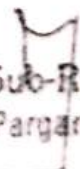
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District Sub-Registrar-III
North 24 Parganas, Barasat

04 JUL 2022

NOW THIS DEED OF SALE WITNESSETH

That Rs. 40,21,875.00 (Rupees Forty Lakhs Twenty One Thousand Eight Hundred Seventy 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 02 (two) Cottahs equivalent to 3.3 Decimals more or less along with a 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 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 over the land described




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

04 JUL 2022

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 transfer the *said property* to any one by sale, gift, lease or mortgage or



[Signature]
District Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2022

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




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

04 JUL 2022

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.



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

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 02 (two) Cottahs equivalent to 3.3 Decimals more or less along with a tile shed thatched structure measuring about 200 sq. ft. area having cemented flooring lying on and over the land, 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, at Jessore Road (Airport – Madhyamgram Crossing on road) 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).



99

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

04 JUL 2022

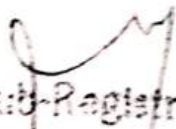
Vendor No.	Name	L.R. Khatian No.	Total Area (in Acre)	Area Sold (in Acre)
01.	Sushil Kumar Sarda	6726	0.01	0.0020625
02.	Gopal Das Sarda	6731	0.01	0.0020625
03.	Girdhar Lal Sarda	6725	0.01	0.0020625
04.	Bijoy Kumar Sarda	6730	0.01	0.0020625
05.	Saroj Devi Mundra	6728	0.01	0.0020625
06.	PushpaMajeji	6729	0.02	0.0041250
07.	Sunita Mohta	6727	0.01	0.0020625
08.	Mohan Lal Sarda	6723	0.02	0.0041250
09.	Ashok Kumar Sarda	6724	0.02	0.0041250
10.	Jamuna Devi Bagri	6721	0.02	0.0041250
11.	Srikanta Devi Kothari	6722	0.02	0.0041250

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 : Jessore Road;
- On the West : Part of R.S. Dag No. 371.




District Sub-Registrar-Ill
Sonbhadra, Barasat
04 JUL 2022

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. Birajit Ghosh
Gangadhar (Soutpur)
Kul - 700132

2. Pranay Paul
Mallikopara,
Gangadhar.
Kul - 132

1. Soma Paul
2. W. P. D. D.
3. C. L. L.
4. Bijoy Kumar Sarda
5. Saraj Devi Mundra
6. Pushpa Majji @ Majji Pushpa Devi
7. Sunita Mohita
8. Mohan Lal Sarda
9. Ashok Kumar @ Ashok Kumar
10. Jamuna Devi Bagri
Sri Kanta Devi Kothari. @
11. Sri Kanta Kothari

(Signature of the Owners/Vendors)

Soma Paul. alias Soma Paul

(Signature of the Purchaser)



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

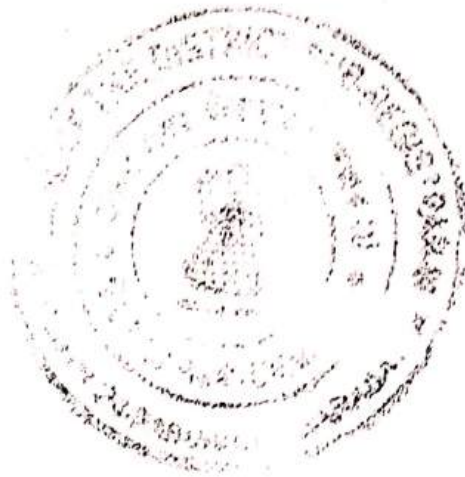
04 JUL 2022

MEMORANDUM OF CONSIDERATION

Received Rs. 40,21,875.00 (Rupees Forty Lakhs Twenty One Thousand Eight Hundred Seventy 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. 2,87,277.00
Gopal Das Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 2,87,277.00
Girdhar Lal Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 2,87,277.00
Bijoy Kumar Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 2,87,277.00
Saroj Devi Mundra	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 2,87,277.00
Pushpa Majeji	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 2,87,276.00
Sunita Mohta	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 2,87,276.00
Mohan Lal Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 5,02,735.00
Ashok Kumar Sarda	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 5,02,734.00
Jamuna Devi Bagri	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 5,02,734.00
Srikanta Devi Kothari	HDFC Bank, James Long Sarani Branch	01.07.2022	Rs. 5,02,735.00
Total:			Rs. 40,21,875.00

Rupees Forty Lakhs Twenty One Thousand Eight Hundred Seventy Five only




District Sub-Registrar-II
North 24 Parganas, Barasat

04 JUL 2022

WITNESSES:

1. Bhug'it Akash
Gangnagera (Sachyura)
Kal - 700132

2. Pranay Paul
Methupana,
Gangnagera.
Kal - 132

1. [Signature]

2. [Signature]

3. [Signature]

4. Bejoy Kumar Sarola

5. Saroj Devi Mundra

6. Pushpa Majeji @ Majeji Pushpa Devi

7. Sunita Mohita

8. Moham Lal Sarola

9. [Signature] K. L. Sarola @ [Signature]

10. Jamuna Devi Bargi

11. Sri Kanba Devi Kothari @
Sri Kanba Kothari

(Signature of the Owners/Vendors)

Drafted by:

SK Deo
Advocate,

Barasat Court,

F-192/185/1987

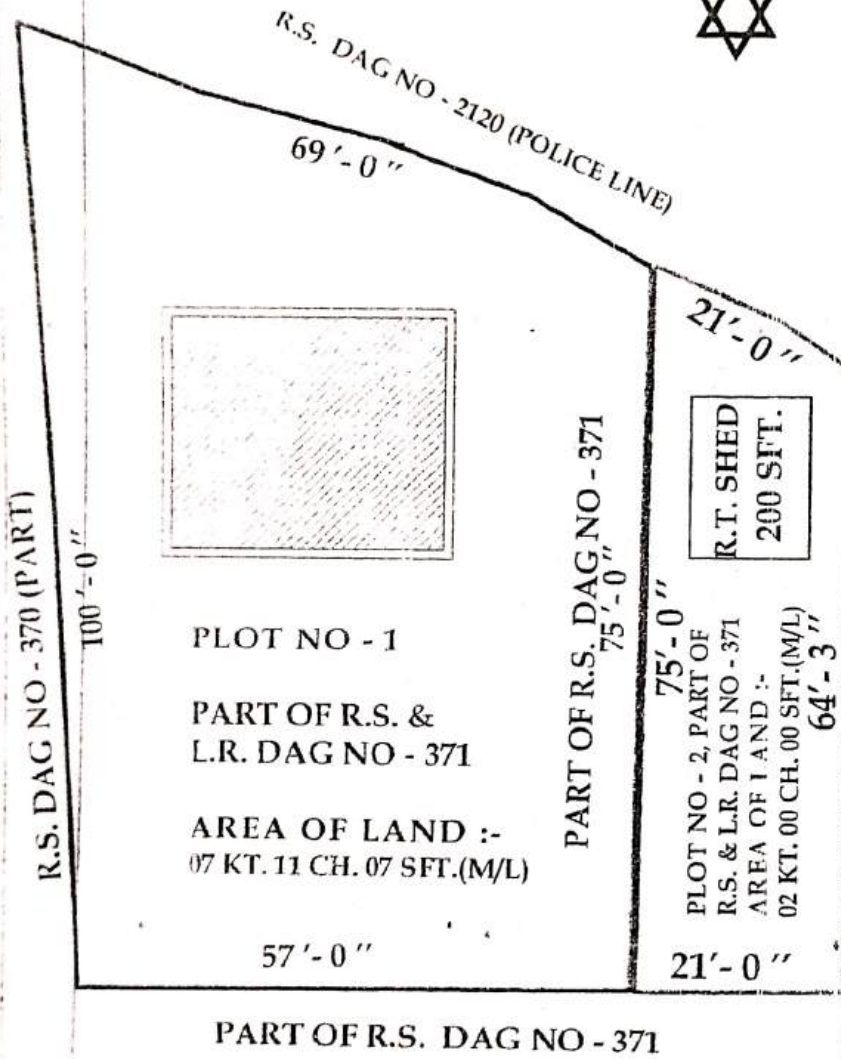


7
District Sub-Registrar
North 24 Parganas, Baranagar
04 JUL 2022

AD, P.S. MADHYAM GRAM, DIST. NORTH 24 PARGANAS.

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

PLOT NO - 2, PURCHASER :- SOMA KIRTANIA SAHA @ SOMA SAHA,
LAND AREA - 2 K 00 CH. 00 SFT. OR 3.30 DEC. WITH 200 SFT. TILES SHED.



JESSORE ROAD

Pursha Mayaji @ Mayaji Purna Devi

Sunita Mohita

Moham Lal Sarda

from the ...

Jamuna Devi Bagni

Sri Kanta Devi Kothari @ Sri Kanta Kothari

Sunita Mohita

Moham Lal Sarda

from the ...

Bijoy Kumar Sarda

Savitri Devi Munda

PREPARED BY:-

SHIB SANKAR GHOSH
East Kodalia New Barrackpur
Kolkata-700131

Surveyor.Reg. No-0261/95
DOHARIA15D371R S & L R-2

SIGNATURE OF VENDORS

Soma Kirtania Saha - alias Soma Saha

SIGNATURE OF PURCHASER

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

Name : SOMA KIRTANIA SAHA ALIAS SOMA SAHA

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

Soma Kirtania Saha alias Soma Saha

Signature of the Presentant

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

(2) Name : SUSHIL KUMAR SARDA

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 : GOPAL DAS SARDA

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

Signature of the Presentant

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



Not for Sub-Registrar-III
North 24-Parganas, Barasat

04 JUL 2022

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

(1) Name : GIRDHAR LAL SARDA ALIAS GIRADHARLAL SARDA

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

Signature of the Presentant

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

(2) Name : BIJOY KUMAR SARDA

(5)

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

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

Signature of the Presentant

(3) Name : SAROJ DEVI MUNDRA

(6)

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

Signature of the Presentant

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, Barasat

04 JUL 2022

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

Name: PUSHPA MAJEJI ALIAS MAJESI PUSHPA DEVI

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

Pushpa Majesi & Majesi Pushpa Devi

Signature of the Presentant

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

(2) Name: SUNITA MOHTA

(8)

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

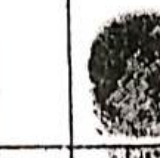
All the above fingerprints are of the above named person and attested by the said person.

Sumita Mohata

Signature of the Presentant

(3) Name: MOHAN LAL SARDA

(9)

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

Mohan Lal Sarde

Signature of the Presentant

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



[Signature]
District Sub-Registrar-II
North 24 Parganas, Bardhaman

04 JUL 2022

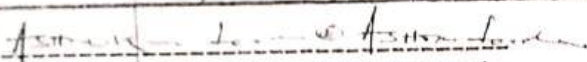


UNDER RULE 44A OF THE I.R. ACT 1908

Name : ASOK KUMAR SARDA ALIAS ASOK SARDA

(16)

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					



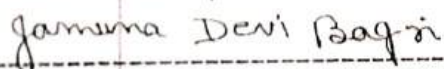
Signature of the Presentant

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

(2) Name : JAMUNA DEVI BAGRI

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 : SRIKANTA DEVI KOTHARI ALIAS SRIKANTA KOTHARI

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



Signature of the Presentant

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




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

04 JUL 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252001905264/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SUSHIL KUMAR SARDARDA 25 E, 4th Floor Sundarban, Shakespeer Sarani, City:- Kolkata, P.O:- Circus Avenue, P S -Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017	Seller		3301 	 04.07.2022
2	GOPAL DAS SARDARDA 1B, Mayfair Road, City:- Not Specified, P.O:- Baullygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Seller		3300 	 04.07.2022
3	GIRDHAR LAL SARDARDA Alias Mr GIRADHARLAL SARDARDA Residing At The Nest, 4th Floor, Gulmohar Cross Road No. 4, Vileparle West, City:- Not Specified, P.O:- JUHU, P.S:- JUHU, District:-Mumbai, Maharashtra, India, PIN- 400049	Seller		2203 	 4/7/22

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

Name of the Executant	Category	Photo	Finger Print	Signature with date
BIJOY KUMAR SARDA P-378, Keyatala Lane, Hal P.s. Rabindra Sarabar., City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Seller		 3304	<i>Bijoy Kumar Sarda</i> 4.7.22

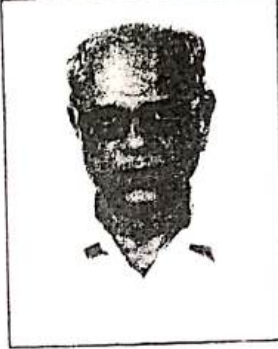
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	SAROJ DEVI MUNDRA 16/1, Devoe Lane, City:- Not Specified, P.O:- Dover Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Seller		 3305	<i>Saroj Devi Mundra</i> 4.7.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	PUSHPA MAJEJI Alias MAJEJI PUSHPA DEVI 28B, Rowland Road,, City:- Not Specified, P.O:- L R Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Seller		 3306	<i>Pushpa Majeji (o)</i> <i>Majeji Pushpa Devi</i> 4-7-22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	BIJOY KUMAR SARDA P-378, Keyatala Lane, Hal P.s Rabindra Sarabar, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Seller		 3304	<i>Bijoy Kumar Sarda</i> 4.7.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	SAROJ DEVI MUNDRA 16/1, Devoe Lane, City:- Not Specified, P.O:- Dover Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Seller		 3305	<i>Saroj Devi Mundra</i> 4.7.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	PUSHPA MAJEJI Alias MAJEJI PUSHPA DEVI 28B, Rowland Road,, City:- Not Specified, P.O:- L R Sarani, P.S:- Bullyingunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Seller		 3306	<i>Pushpa Majaji (o)</i> <i>Majeji Pushpa Devi</i> 4-7-22

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
7	SUNITA MOHTA 70/a Hazra Road, Ballygunge, Hal P.s. - Rabindra Sarabar., City:- Not Specified P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller		 3307	Sunita Mohta 4.7.22
8	MOHAN LAL SARDA 12C, Lord Sinha Road, Middleton Row, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Seller		 3308	Mohan Lal Sarda 4.7.22
9	ASHOK KUMAR SARDA Alias ASHOK SHARDA 33A, Canal Circular Road, City:- Kolkata, P.O:- Kankurgachi, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700054	Seller		 3309	Ashok Kumar Sarda 4.7.22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	JAMUNA DEVI BAGRI 10/1E, FL-2, 2B, Diamond Harbour Road, City:- Not Specified, P O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Seller		 9310	Jamuna Devi Bagri 4-7-2022
11	SRIKANTA DEVI KOTHARI Alias SRIKANTA KOTHARI Hastings Park Road, City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Seller		 3311	Sri Kanta Devi Kothari Sri Kanta Kothari 4-7-2022
12	SOMA KIRTANIA SAHA Alias SOMA SAHA 359, P K Guha Road, City:- Dum Dum, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028	Buyer		 3300	Soma Kirtania Saha alias Soma Saha 4.7.2022

o.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Biswajit Ghosh Son of Late Sudhin Chandra Ghosh Ganganagar Scoutpara, City:- P.O:- Ganganagar, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	SUSHIL KUMAR SARDA, GOPAL DAS SARDA, GIRDHAR LAL SARDA, BIJOY KUMAR SARDA, SAROJ DEVI MUNDRA, PUSHPA MAJEJI, SUNITA MOHTA, MOHAN LAL SARDA, ASHOK KUMAR SARDA, JAMUNA DEVI BAGRI, SRIKANTA DEVI KOTHARI, SOMA KIRTANIA SAHA		 3812	 4/7/22

(Prasanta Mukhopadhyay)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS

North 24-Parganas, West
Bengal

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 বিভাগ	Total Area of the Plot (Acre) জমির মোট পরিমাণ (একর)	Plot Map দাখল ম্যাপ
371	বাগান	0.35	

Khata No. খত নং	Owner's Name স্বত্বাধিকারীর নাম	Shareholder's Name স্বত্বাধিকারীর নাম	Share Acre খতিয়া	Share Acre খতিয়া	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 মাজেজী	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

GRIPS eChallan

GRN Details

GRN: 192022230065097191
GRN Date: 04/07/2022 14:13:30
BRN: 511200181
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: Union Bank of India
BRN Date: 04/07/2022 02:15:06
Payment Ref. No: 2001905264/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Soma Kirtania Saha
Address: Dum Dum
Mobile: 9830710594
Depositor Status: Buyer/Claimants
Query No: 2001905264
Applicant's Name: Mr Motlubar Rahaman
Identification No: 2001905264/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001905264/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	213200
2	2001905264/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	54568
Total				267768

IN WORDS: TWO LAKH SIXTY SEVEN THOUSAND SEVEN HUNDRED SIXTY EIGHT ONLY.

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

RN Details

RN: 192022230115639101
RN Date: 06/09/2022 15:11:10
RN: 512491317
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Union Bank of India
BRN Date: 06/09/2022 03:07:07
Payment Ref. No: 2001905264/10/2022
[Query No*/(Query Year)]

Depositor Details

Depositor's Name: Soma Kirtania(Saha)
Address: Dum Dum
Mobile: 9903333999
Depositor Status: Buyer/Claimants
Query No: 2001905264
Applicant's Name: Mr Motlubar Rahaman
Address: D.S.R. - III NORTH 24-PARGANAS
Office Name: D.S.R. - III NORTH 24-PARGANAS
Identification No: 2001905264/10/2022
Remarks: Sale, Sale Document Payment No 10

Payment Details

No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001905264/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	864540
2	2001905264/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	162032

WORDS: TEN LAKH TWENTY SIX THOUSAND FIVE HUNDRED SEVENTY TWO ONLY.
Total 1026572

er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUSHIL KUMAR SARDA (Presentant) Son of Late SUNDAR LAL SARDA 25 E, 4th Floor Sundarban, Shakespeer Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx7A, Aadhaar No: 39xxxxxxxx9971, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
2	GOPAL DAS SARDA Son of Late SUNDAR LAL SARDA 1B, Mayfair Road, City:- Not Specified, P.O:- Baullygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx2m, Aadhaar No: 34xxxxxxxx3000, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
3	GIRDHAR LAL SARDA, (Alias: Mr GIRADHARLAL SARDA) Son of Late SUNDER LAL SARDA Residing At The Nest, 4th Floor, Gulmohar Cross Road No. 4, Vileparle West., City:- Not Specified, P.O:- JUHU, P.S:-JUHU, District:-Mumbai, Maharashtra, India, PIN:-400049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxxOK, Aadhaar No: 70xxxxxxxx6867, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
4	BIJOY KUMAR SARDA Son of Late SUNDAR LAL SARDA P-378, Keyatala Lane, Hal P.s. Rabindra Sarabar., City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx1J, Aadhaar No: 96xxxxxxxx8817, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
5	SAROJ DEVI MUNDRA Wife of NAYAN CHAND MUNDRA 16/1, Devoo Lane, City:- Not Specified, P.O:- Dover Lane, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx1P, Aadhaar No: 84xxxxxxxx0191, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
6	PUSHPA MAJEJI, (Alias: MAJEJI PUSHPA DEVI) Wife of NAYAN CHAND MUNDRA 28B, Rowland Road., City:- Not Specified, P.O:- L R Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: auxxxxxx7d, Aadhaar No: 65xxxxxxxx9582, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence

Wife of SUNIL MOHTA 70/a Hazra Road, Ballygunge, Hal P.s. - Rabindra Sarabar., City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx8H, Aadhaar No: 74xxxxxxx8480
 Status :Individual, Executed by: Self, Date of Execution: 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execut
 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence

- 8 **MOHAN LAL SARDA**
 Wife of Late KANHAIYA LAL SARDA 12C, Lord Sinha Road, Middleton Row, City:- Kolkata, P.O:- Middleton Ro
 P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5E, Aadhaar No: 71xxxxxxx3471, Status :Individu
 Executed by: Self, Date of Execution: 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execut
 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
- 9 **ASHOK KUMAR SARDA, (Alias: ASHOK SHARDA)**
 Wife of Late KANHAIYA LAL SARDA 33A, Canal Circular Road, City:- Kolkata, P.O:- Kankurgachi, P.S:-Manikt
 District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 India, PAN No.:: Alxxxxxx1N, Aadhaar No: 82xxxxxxx5455, Status :Individual, Executed by: Self, Date of
 Execution: 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executi
 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
- 10 **JAMUNA DEVI BAGRI**
 Wife of K K BAGRI 10/1E, FL-2, 2B, Diamond Harbour Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Busine
 Citizen of: India, PAN No.:: AExxxxxx4M, Aadhaar No: 45xxxxxxx4728, Status :Individual, Executed by: Self, D
 of Execution: 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executi
 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence
- 11 **SRIKANTA DEVI KOTHARI, (Alias: SRIKANTA KOTHARI)**
 Wife of DWARKA DAS KOTHARI Hastings Park Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-
 South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citize
 of: India, PAN No.:: AFxxxxxx6R, Aadhaar No: 55xxxxxxx9030, Status :Individual, Executed by: Self, Date of
 Execution: 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Executio
 04/07/2022
 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SOMA KIRTANIA SAHA, (Alias: SOMA SAHA) Wife of SANKAR KIRTANIA 359, P K Guha Road, City:- Dum Dum, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CTxxxxxx7H, Aadhaar No: 65xxxxxxx1599, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Pvt. Residence



Identifier Details :

Name	Photo	Finger Print	Signature
Biswajit Ghosh Son of Late: Sudhin Chandra Ghosh Ganganagar Scoutpara, City:- , P.O:- Ganganagar, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132			

Identifier Of SUSHIL KUMAR SARDA, GOPAL DAS SARDA, GIRDHAR LAL SARDA, BIJOY KUMAR SARDA, SAROJ DEVI MUNDRA, PUSHPA MAJEJI, SUNITA MOHTA, MOHAN LAL SARDA, ASHOK KUMAR SARDA, JAMUNA DEVI BAGRI, SRIKANTA DEVI KOTHARI, SOMA KIRTANIA SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUSHIL KUMAR SARDA	SOMA KIRTANIA SAHA-0.20625 Dec
2	GOPAL DAS SARDA	SOMA KIRTANIA SAHA-0.20625 Dec
3	GIRDHAR LAL SARDA	SOMA KIRTANIA SAHA-0.20625 Dec
4	BIJOY KUMAR SARDA	SOMA KIRTANIA SAHA-0.20625 Dec
5	SAROJ DEVI MUNDRA	SOMA KIRTANIA SAHA-0.20625 Dec
6	PUSHPA MAJEJI	SOMA KIRTANIA SAHA-0.4125 Dec
7	SUNITA MOHTA	SOMA KIRTANIA SAHA-0.20625 Dec
8	MOHAN LAL SARDA	SOMA KIRTANIA SAHA-0.4125 Dec
9	ASHOK KUMAR SARDA	SOMA KIRTANIA SAHA-0.4125 Dec
10	JAMUNA DEVI BAGRI	SOMA KIRTANIA SAHA-0.4125 Dec
11	SRIKANTA DEVI KOTHARI	SOMA KIRTANIA SAHA-0.4125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUSHIL KUMAR SARDA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
2	GOPAL DAS SARDA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
3	GIRDHAR LAL SARDA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
4	BIJOY KUMAR SARDA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
5	SAROJ DEVI MUNDRA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
6	PUSHPA MAJEJI	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
7	SUNITA MOHTA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
8	MOHAN LAL SARDA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
9	ASHOK KUMAR SARDA	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
10	JAMUNA DEVI BAGRI	SOMA KIRTANIA SAHA-18.18181800 Sq Ft
11	SRIKANTA DEVI KOTHARI	SOMA KIRTANIA SAHA-18.18181800 Sq Ft

On 04-07-2022

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

Presented for registration at 19:38 hrs on 04-07-2022, at the Private residence by SUSHIL KUMAR SARDA, one of the Executants.

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 2,16,53,999/-

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

Execution is admitted on 04/07/2022 by 1. SUSHIL KUMAR SARDA, Son of Late SUNDAR LAL SARDA, 25 E, 4th Floor Sundarban, Shakespeer Sarani, P.O: Circus Avenue, Thana: Shakespeer Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. GOPAL DAS SARDA, Son of Late SUNDAR LAL SARDA, 1B, Mayfair Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. GIRDHAR LAL SARDA, Alias Mr GIRADHARLAL SARDA, Son of Late SUNDER LAL SARDA, Residing At The Nest, 4th Floor, Gulmohar Cross Road No. 4, Vileparle West., P.O: JUHU, Thana: JUHU, , Mumbai, MAHARASHTRA, India, PIN - 400049, by caste Hindu, by Profession Business, 4. BIJOY KUMAR SARDA, Son of Late SUNDAR LAL SARDA, P-378, Keyatala Lane, Hal P Rabindra Sarabar., P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 5. SAROJ DEVI MUNDRA, Wife of NAYAN CHAND MUNDRA, 16/1, Devoe Lane, P.O: Dover Lane, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 6. PUSHPA MAJEJI, Alias MAJEJI PUSHPA DEVI, Wife of NAYAN CHAND MUNDRA, 28B, Rowland Road,, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 7. SUNITA MOHTA, Wife of SUNIL MOHTA, 70/a Hazra Road, Ballygunge, Hal P.s. - Rabindra Sarabar., P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 8. MOHAN LAL SARDA, Late KANHAIYA LAL SARDA, 12C, Lord Sinha Road, Middleton Row, P.O: Middleton Row, Thana: Shakespeer Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 9. ASHOK KUMAR SARDA, Alias ASHOK SHARDA, Late KANHAIYA LAL SARDA, 33A, Canal Circular Road, P.O: Kankurgachh Thana: Maniktala, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 10. JAMUNA DEVI BAGRI, K K BAGRI, 10/1E, FL-2, 2B, Diamond Harbour Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 11. SRIKANTA DEVI KOTHARI, Alias SRIKANTA KOTHARI, DWARKA DAS KOTHARI, Hastings Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 12. SOMA KIRTANIA SAHA, Alias SOMA SAHA, SANKAR KIRTANIA, 359, P K Guha Road, P.O: Italgache Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu by Profession Business

Indetified by Biswajit Ghosh, , Son of Late Sudhin Chandra Ghosh, Ganganagar Scoutpara, P.O: Ganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Business


Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,16,600/- (A(1) = Rs 2,16,540/- ,E = Rs ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,16,600/-

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

Online on 04/07/2022 2:15AM with Govt. Ref. No: 192022230065097191 on 04-07-2022, Amount Rs: 54,568/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 511200181 on 04-07-2022, Head of Account 0030-03-104-001-16

Online on 06/09/2022 3:07AM with Govt. Ref. No: 192022230115639101 on 06-09-2022, Amount Rs: 1,62,032/- Bank: Union Bank of India (UBIN0530166), Ref. No. 512491317 on 06-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 10,82,740/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10,77,740/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 7406, Amount: Rs.5,000/-, Date of Purchase: 03/06/2022, Vendor name: Sar Bose

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

Online on 04/07/2022 2:15AM with Govt. Ref. No: 192022230065097191 on 04-07-2022, Amount Rs: 2,13,200/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 511200181 on 04-07-2022, Head of Account 0030-02-103-00

Online on 06/09/2022 3:07AM with Govt. Ref. No: 192022230115639101 on 06-09-2022, Amount Rs: 8,64,540/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 512491317 on 06-09-2022, Head of Account 0030-02-103-00


Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24
PARGANAS
North 24-Parganas, West Bengal

On 26-09-2022

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

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


Prasanta Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal



Major Information of the Deed

Deed No :	I-1525-13899/2022	Date of Registration	26/09/2022
Query No / Year	1525-2001905264/2022	Office where deed is registered	
Query Date	23/06/2022 3:55:19 PM	D.S.R. - III NORTH 24-PARGANAS, District: N 24-Parganas	
Applicant Name, Address & Other Details	Motlubar Rahaman Thana : Deganga, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830710594, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 40,21,875/-	Rs. 2,16,53,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,82,740/- (Article:23)	Rs. 2,16,600/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport - Madhyagram Crossing On Road) , Mouza: Doharia, JI No: 45, Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-371	RS-184	Commercial	Bagan	3.3 Dec	39,67,875/-	2,15,99,999/-	Property is on Road Adjacent to Metal Road,
Grand Total :					3.3Dec	39,67,875 /-	215,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	54,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	54,000 /-	54,000 /-	

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2022, Page from 360184 to 360238

being No. 112513899 for the year 2022.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2022.09.26 15:38:16 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 2022/09/26 03:38:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



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