

20/11/22

I-19552/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 486031

16/12/22  
G-23274681

Consent of the Registrar is hereby given in  
regard to the above mentioned document and  
the same is hereby registered in the  
document no. 16/12/22.

District Sub-Register-II  
Alipore, South 24-pargana

16 DEC 2022

## DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** made this the 16<sup>th</sup> day  
of December, Two Thousand and Twenty Two (2022) **BETWEEN**  
**SRI SUNIL CHANDRA DUTTA (PAN. - BHKPD6717K), (AADHAAR NO.**

No. 1800 D. 14/12/22 10007  
Name Rajesh Karan - Adv  
Address Alipore  
Vendor [Signature]

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
16 DEC 2022

Rajesh Karan  
S/o. [Signature]  
Alipore Police Court  
nos-27

484725  
occupat  
Aven  
her  
s

- 484725271961), son of Late Bir Mohan Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at **25/A, Moore Avenue, P.S. - Regent Park, P.O. - Regent Park, Kolkata - 700040** hereinafter called and referred to as the '**VENDOR**' (which expression shall always unless excluded by or repugnant to the context or the subject be deemed to mean and include his heirs, executors, administrators, legal representatives, receivers and assigns) of the **FIRST PART**.

**AND**

(1) **SRI PRIYANGSHU MONDAL (PAN NO - GRTPM1205D), (AADHAAR NO - 743249310592)**, son of Uttam Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at **29, M. B. Sarani, P.O. & P.S. - Regent Park, Kolkata - 700040** (2) **SRI DIPAK MONDAL (PAN NO - ANCPM6982G), (AADHAAR NO. - 957942077999)**, son of Rash Behari Mondal, by faith - Hindu, by occupation - Business, Residing at **34, K.M.N Road, P.O. & P.S. - Regent Park, Kolkata - 700040** hereinafter called and referred to as the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the context to be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

**WHEREAS** One **Dhirendra Nath Mondal** got **ALL THAT** piece and parcel of land comprised in **Mouza - Sibpur, Khatlan No. 248,** under **Dag No. - 235, Touzi No. - 151, J.L. No. - 42, Sub Registry office Alipore,** under **Kolkata Municipal Corporation, Ward No. - 97, KMC Premises No. - 25A, Manick Bandopadhyay Sarani, P.S - Regent Park, Kolkata - 700040,** being **Assesseess No. 210970805527, Dist. 24 pgs (s)** by a Deed executed on **25.05.1951** from One **Ram Gopal Das Naskar & others** which was registered in the office of **Sub Registry office Alipore** and recorded in **Book No. I, Volume No. 93, Pages 68 to 72, Being No. 5383,** for the year **1954** and by way of **Deed** from **Nihar Bala Dasi** which was registered in the office of **Sub Registry office Alipore** and recorded in **Book No. I, Volume No. 13, Pages 155 to 160, Being No. 491,** for the year **1954** and by virtue of a deed of conveyance **Being no. 3401** for the year **1951.**

**AND WHEREAS** said **Dhirendra Nath Mondal** while seized and possessed of the said land he sold, conveyed, transferred of said land to an unto in favour of **Nihar Bala Debi** by a Deed of Conveyance on **22.04.1954** which was registered in the office of **Sub Registry office Alipore** and recorded in **Book No. I, Volume no. 21, Pages 182 to 185, Being No.1123,** for the year **1954.**

**AND WHEREAS** said **Nihar Bala Debi** while seized and possessed of the said land she died intestate leaving behind his three sons namely **Bishnu Das Maitra, Debdas Maitra, Shyamal Das Maitra & Sefali Maitra** as her only legal heirs and successors.

**AND WHEREAS** said **Bishnu Das Maitra, Debdas Maitra, Shyamal Das Maitra & Sefali Maitra** become absolute joint owners of said land by way of inheritance left by their mother and they while seized and possessed of the said land they sold, conveyed, transferred of land measuring **03 Cottahs more or less** to One **Smt. Indira Chakraborty**, wife of **Sri Sunil Chandra Chakraborty of C.S.12/3, Glof Green Arban Complex, Kolkata - 700040** by a Deed of Conveyance on **16/04/1961** which was registered in the office of Sub Registry office Alipore and recorded in **Book No. I, Volume No.54, Pages 219 to 222, Being No.3167, for the year 1961.**

**AND WHEREAS** after purchase said **Smt. Indira Chakraborty** become absolute sole owner of said land she mutated her name in the **Kolkata Municipal Corporation** and she paid taxes regularly to the appropriate authority and she already sold, transferred and conveyed land measuring **1 Cottah 8 Chittaks more or less** various buyer and sold remaining portion of **ALL THAT** piece and parcel of land measuring **1 Cottah 8 Chittaks more or less** including common passage in **Mouza- Sibpur, Khatian No. 248, Dag No. 235, Touzi No. 151, J.L.**

**No. 42, Sub Registry office Alipore, under Kolkata Municipal Corporation, Ward no. 97, KMC Premises no. 25A, Manick Bandopadhyay Sarani, P.S - Regent Park, Kolkata- 700040, being Assesseess. 210970805527, Dist. 24 pgs (s) to an unto in favour of Vendor herein namely Sri Sunil Chandra Dutta by a Bengali Kobala Dalil on 19<sup>th</sup> August, 1981 which was registered in the office of District sub Registrar at Alipore and recorded in Book No. I, Volume no. 321, Pages 7 to 14, being No. 9862, for the year 1981.**

**AND WHEREAS** after purchase the said property said Present Vendor herein mutated his name in the Kolkata Municipal Corporation vide **K.M.C. Premises No. 25A, Manick Bandopadhyay Sarani, Kolkata - 700040, Ward No. 97** and he has in peaceful possession, occupation, enjoyment over the said property and said property is free from all encumbrances.

**AND WHEREAS** now being in need of urgent money the Present Owner herein declared to sale of **ALL THAT** piece and parcel of land including common passage **1 Cottah 8 Chittaks more or less** together with structure thereon measuring 200 Sq.ft. comprised in **Mouza- Sibpur, Khatlan No. - 248, under Dag No. - 235, Touzi No. - 151, J.L. No. - 42, Sub Registry office Alipore, under Kolkata Municipal Corporation, Ward No. 97, KMC Premises No. 25A, Manick**

**Bandopadhyay Sarani, P.S - Regent Park, Kolkata - 700040,**  
 being **Assesseess. 210970805527, Dist. 24 pgs (s)** with all user right  
 of common passage separate entry for ingress arid egress with all  
 easement rights which is morefully particularly mentioned in the in the  
 Schedule below and more particular shown in **RED** border in the  
 annexed plan hereto at market price **Rs. 33,00,000/- (Rupees Thirty  
 Three lakhs)** only and the Purchasers herein coming to known the  
 same accepted the offer and agreed to purchase the same with  
 proposed price of the Vendor free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** as follows :-

In pursuance of the said deed and in consideration of the said  
 sum of **Rs. 33,00,000/- (Rupees Thirty Three lakhs)** only paid by the  
 Purchasers to the Vendor at or before the execution of these presents  
 the receipt whereof the vendor doth hereby as well as by the receipt and  
 memo hereunder written , admit and acknowledge and of and from the  
 payment of the same and every part thereof forever release, discharges  
 and acquit the Purchasers and the said land with the standing crops  
 thereon, the vendor do hereby grant, sell, transfer, convey, assign and  
 assure unto the Purchasers the said **ALL THAT** piece and parcel of  
 land including common passage **1 Cottah 8 Chittaks more or less**  
 together with structure thereon measuring 200 Sq.ft. comprised in  
**Mouza- Sibpur, Khatlan No. - 248, under Dag No. - 235, Touzi No.**

- 151, J.L. No. - 42, Sub Registry office Allpore, under Kolkata Municipal Corporation, Ward No- 97, KMC Premises No. 25A, Manick Bandopadhyay Sarani, P.S - Regent Park, Kolkata- 700040, being Assesseess. 210970805527, Dist. 24 pgs (s) morefully described in the schedule hereunder written and delineated on the Map or Plan annexed hereto and bordered '**RED**' thereon and hereinbefore as well as hereinafter called the "**Said Property**" or howsoever otherwise the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said land with tile shed or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel of member thereof or appurtenant thereto **AND** the or reversions, use trust property, claim and demand whatsoever both at law and in equity of the vendor into upon or in respect of the said property or any part thereof **AND** all deeds, pattas, muniments, writings and evidences of title relating to the said land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the vendor or any person or persons from whom the vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said land with standing crops and all and singular, the lands,



*hereditaments, misusages, benefits, rights, properties hereby sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claims, requisitions, acquisitions, vesting and alignments whatsoever.*

**THE VENDOR DOETH HEREBY COVENANT WITH THE  
PURCHASERS AS FOLLOWS:**

1. *That notwithstanding any act, deed, matter or things whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said property with benefits and rights hereby granted sold, conveyed, transferred assigned and assured unto and to the Purchasers in the manner aforesaid.*
  
2. *And that notwithstanding any act, deed, matter or things done as aforesaid, the good right, full power, absolute authority and indefeasible title to grant, sale, convey, transfer, assign and assure the said land and all properties rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or*

*expressed or intended so to be unto and to the Purchasers, in the manner aforesaid, according to the true intend and meaning of this presents.*

3. *And That the said land and all other rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting, leases, lispens, uses, trust made or suffer by the vendor or any person or persons having or lawfully claiming any estate or interest in the said land from under or in trust for the vendor.*
4. *And That the vendor has at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said land to the Purchasers along with standing crops thereon and the vendor has no claim of any nature whatsoever against the Purchasers.*
5. *And That the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said land with building and every part thereof and receive the rents, issues and profits thereof and all other benefit rights and properties hereby granted, sold, conveyed,*

*transferred, assigned and assured or expressed or intended so to be, unto and to the Purchasers without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or equitably claiming any right or estate therein from under or in trust from the Vendor.*

6. *And That free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost of the said expenses of the vendor well and sufficiently entitled saved and indemnified of from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the vendor or any of his predecessors in title or any person lawfully or equitably claiming as aforesaid.*
  
7. *And That the vendor shall indemnify and keep the Purchasers absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting attachments, lispendens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the vendor or any person lawfully of equitably or rightfully claiming as aforesaid in respect of the said land or any part thereof.*


8. **AND ALSO THAT** *the vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said land or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers, do and execute and cause to be done and executed all such acts, deeds, matters, or things whatsoever for further better or more perfectly assuring the said land and every part thereof and other benefits and rights, hereby granted, sold conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid, as shall or may be reasonably required.*
9. **AND ALSO THAT** *the actual physical possession of the said land has been handed over by the Vendor to the Purchasers on the date of registration of this sale deed.*
10. **AND ALSO THAT** *all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said land for the period prior to the date of execution of this sale deed shall be paid*

and borne by the Vendor and thereafter the same shall be paid and borne by the Purchasers.


11. **AND ALSO THAT** the Vendor hereby agrees and assures the Purchasers to help and assist them in getting the land transferred/mutated in the relevant department and any other concerned department and/or the Purchasers shall have full right to get the land transferred/mutated in their own names from the concerned department on the basis of this Sale Deed even in the absence of the Vendor.

12. **AND ALSO THAT** the Purchasers shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said land from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Vendor.

13. **AND ALSO THAT** the Vendor shall deliver the all-original title deed/deeds, mutation certificate and all other documents relating



to the said property in favour of Purchasers on or before registration of sale deed.

14. **AND ALSO THAT** the Vendor hereby declares and assures to the Purchasers that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.
15. **AND ALSO THAT** the vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said land and other benefit and rights, hereby granted, sold, conveyed, transferred, assigned assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.
16. **AND ALSO THAT** If any of the representations or covenants made hereinbefore by the Vendor are subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the purchasers.
- 

**THE SCHEDULE OF THE PROPERTY****(SAID LAND HEREBY SOLD)**

**ALL THAT** piece and parcel of land including common passage **1 Cottah 8 Chittaks more or less** together with structure thereon measuring **200 Sq.ft.** more or less with cemented floor comprised in **Mouza- Sibpur, Khatian No. 248, under C.S. Dag No. - 235, Touzi No. - 151, J.L. No. - 42, Sub Registry office Alipore,** under Kolkata Municipal Corporation, **Ward No. - 97, KMC Premises No. 25A, Manick Bandopadhyay Sarani, P.S. - Regent Park, Kolkata - 700040,** being **Assesseess. 210970805527, Dist. 24 pgs (s)** Shown and delineated by **RED** border line in site plan annexed hereto which is to be treated as part and parcel of **THIS INDENTURE** including freely egress and ingress over the common passage and all sorts of the easement rights attached along with Electric Line, Water connection, Telephone/Cable, and all facilities provided by K.M.C hereto butted and bounded by :-

**ON THE NORTH** : 24A, Moore Avenue

**ON THE SOUTH** : 20, Moore Avenue.

**ON THE EAST** : Land of other.

**ON THE WEST** : 12ft common passage.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

**BY THE VENDOR HERETO AT KOLKATA**

in presence of :-

**WITNESSES :**

1. Sandip Dutta.  
25/A, Moore Avenue  
KOL-40

2. Nipal Halder  
Sp. Lt. Ram Nihar Halder  
Enderhat, Nayabad.  
Kolkata - 700000

*Sunil Ch. Datta*

**SIGNATURE OF THE VENDOR**

1) *Priyangshu Mondal.*

2) *Dipak Mondal*

**SIGNATURE OF THE PURCHASERS**

**DRAFTED BY ME**

*Rajesh Kumar*  
MP. 29/4/09

**ADVOCATE**

**Alipore Police Court**

**Kolkata-700 027**



**MEMO OF CONSIDERATION**

**RECEIVED** of and from within named Purchasers the within mentioned sum of **Rs. 33,00,000/- (Rupees Thirty Three lakhs)** only being the full consideration money as per Memo below:-

**MEMO**

SL.No	Name Of The Bank	Mode Of Payment	Date	Amount
1.	HDFC	RTGS/HDFCR52022 121266894148	12.12.2022	<b>8,00,000/-</b>
2.	HDFC	RTGS/HDFCR52022 121266893341	12.12.2022	<b>8,00,000/-</b>
3.	HDFC	RTGS/HDFCR52022 121367147206	12.12.2022	<b>8,50,000/-</b>
4.	HDFC	RTGS/HDFCR52022 121367148033	12.12.2022	<b>8,50,000/-</b>
<b>TOTAL -</b>				<b>33,00,000/-</b>

**Rs. 33,00,000/- (Rupees Thirty Three lakhs) only**

**WITNESS :**

1. Sardip Dutta.

2. Neel Haldar.

Sunil Ch. Datta

**SIGNATURE OF THE VENDOR**

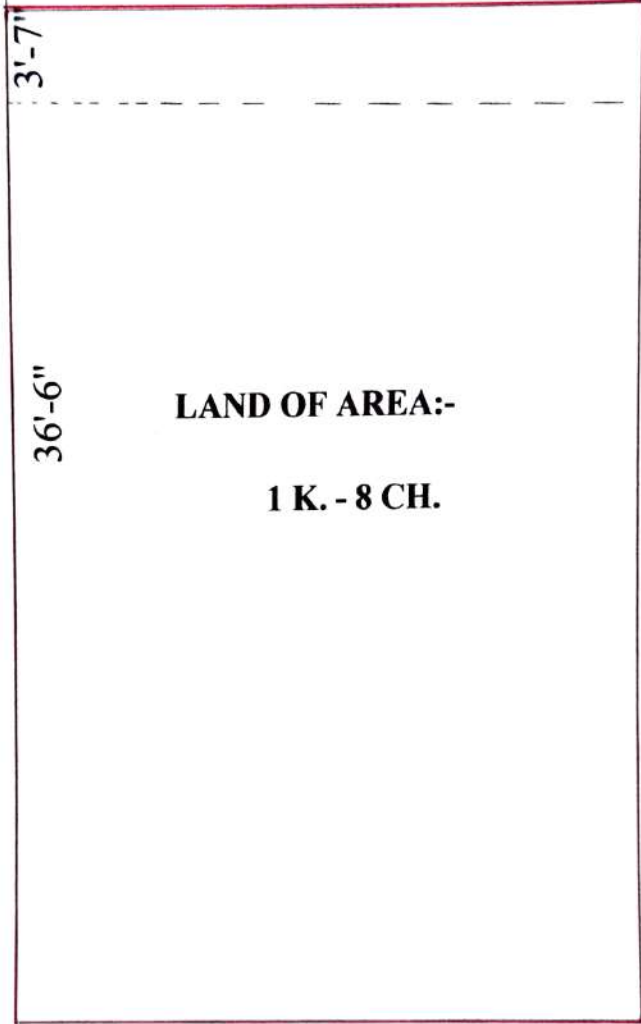
THE PLAN OF C.S PLOT ON.-235, IN MOUZA NO.- SHIBPUR, J.L. NO.- 42 UNDER,  
NOTIFICATION NO.-248, TOWZI NO .-151, P.S. REGENT PARK, ( OLD TOLLYUNGE)  
OF NO.- 25 MOOR AVENUE. KOLKATA , - 700040.

SCALE:- 1" = 10 FEET

24 A MOORE AVENUE



26'-6"



4'-0"

35'-0"

K. M.C WIDE ROAD - 12'

K. M.C WIDE ROAD - 12'

LAND OF AREA:-

1 K. - 8 CH.

26'-7"

20 MOORE AVENUE

*Sunil ch. Datta*

*Priyanshu Mondal.*

*Dipak Mondal*

SIGNATURE OF VENDORS

SIGNATURE OF PURCHASERS



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
16 DEC 2022



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

*Sunil Ch. Datta*

SIGNATURE .....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

Little  
Finger



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE ..... *Dilak Mandal*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No. : 2189/71161/59838

To  
Rajesh Laskar

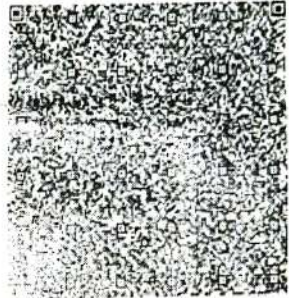
07/11/2012

S/O Nuruddin Laskar  
3 ARUNACHAL  
ROYNAGAR  
Kolkata  
Bansdroni, Budge Budge - I, South 24 Parganas,  
West Bengal - 700070  
9051811216

6894 1032



KA689410323FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8895 4505 1591**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Rajesh Laskar

DOB: 08/02/1984

Male



**8895 4505 1591**

मेरा आधार, मेरी पहचान

## Major Information of the Deed

<b>Deed No :</b>	I-1603-19552/2022	<b>Date of Registration</b>	16/12/2022
<b>Query No / Year</b>	1603-2003274681/2022	<b>Office where deed is registered</b>	
<b>Query Date</b>	18/11/2022 10:35:35 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Rajesh Laskar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status :Advocate		
<b>Transaction</b>	<b>Additional Transaction</b>		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
<b>Set Forth value</b>	<b>Market Value</b>		
Rs. 33,00,000/-	Rs. 33,00,000/-		
<b>Stampduty Paid(SD)</b>	<b>Registration Fee Paid</b>		
Rs. 1,32,020/- (Article:23)	Rs. 33,046/- (Article:A(1), E)		
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



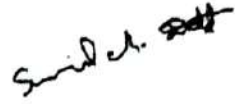
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 25A, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 8 Chatak	32,46,000/-	32,46,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>2.475Dec</b>	<b>32,46,000 /-</b>	<b>32,46,000 /-</b>	

### Structure Details :



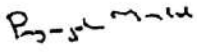
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	54,000/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>54,000 /-</b>	<b>54,000 /-</b>	

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SUNIL CHANDRA DUTTA</b> Son of Mr Bir Mohan Dutta Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office			
16/12/2022	LTI 16/12/2022	16/12/2022	16/12/2022

25/A, Moore Avenue, P.S- Regent Park, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx7K, Aadhaar No: 48xxxxxxxx1961, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature	Signature		
Name	Photo	Finger Print	Signature	
1	<b>Mr PRIYANGSHU MONDAL</b> Son of Mr Uttam Mondal Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office			
	16/12/2022	LTI 16/12/2022	16/12/2022	

Son of Mr Uttam Mondal 29, M. B. Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GRxxxxxx5D, Aadhaar No: 74xxxxxxxx0592, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr DIPAK MONDAL (Presentant)</b> Son of Mr Rashbehari Mondal Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office			
	16/12/2022	LTI 16/12/2022	16/12/2022

Son of Mr Rashbehari Mondal 34, K.M.N Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2G, Aadhaar No: 95xxxxxxxx7999, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJESH LASKAR</b> Son of Mr Nuruddin Laskar Alipore Police Court, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	16/12/2022	16/12/2022	16/12/2022

Identifier Of Mr SUNIL CHANDRA DUTTA, Mr PRIYANGSHU MONDAL, Mr DIPAK MONDAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL CHANDRA DUTTA	Mr PRIYANGSHU MONDAL-1.2375 Dec, Mr DIPAK MONDAL-1.2375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL CHANDRA DUTTA	Mr PRIYANGSHU MONDAL-100.00000000 Sq Ft, Mr DIPAK MONDAL-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160319552 / 2022**

**On 16-12-2022**

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:46 hrs on 16-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DIPAK MONDAL , one of the Claimants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,00,000/-

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

Execution is admitted on 16/12/2022 by 1. Mr SUNIL CHANDRA DUTTA, Son of Mr Bir Mohan Dutta, 25/A, Moore Avenue, P.S- Regent Park, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 2. Mr PRIYANGSHU MONDAL, Son of Mr Uttam Mondal, 29, M. B Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mr DIPAK MONDAL, Son of Mr Rashbehari Mondal, 34, K.M.N Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr RAJESH LASKAR, , , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,046.00/- ( A(1) = Rs 33,000.00/- ,E = Rs 14 00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 33,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 2:13PM with Govt. Ref. No: 192022230216857621 on 15-12-2022, Amount Rs: 33,014/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1981152373 on 15-12-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,32,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 1,31,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1800, Amount: Rs.1,000.00/-, Date of Purchase: 14/12/2022, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 2:13PM with Govt. Ref. No: 192022230216857621 on 15-12-2022, Amount Rs: 1,31,020/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1981152373 on 15-12-2022, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1603-2022, Page from 622325 to 622350  
being No 160319552 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.12.16 15:48:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/16 03:48:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)