

5030/23

I-4988/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 8 12/1357657/23

AH 540316

11.24
8v
06.6.23

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Mouza: Sultanpur

P.S.: Baruipur

Mallickpur Gram Panchayat

District – South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

SALE DEED

06 JUN 2023

11/06/23 11:24 AM

THIS DEED OF SALE is made on this the 12th day of June Two Thousand and Twenty-Three (2023) A.D.

BETWEEN

EBADULLA MONDAL (PAN – BCHPM7098C/ AADHAAR No. 2291 2369 3805), son of Mohammad Ali Mondal, by occupation –Business, by faith – Muslim, by Nationality-Indian, resident of Hariharpur, Beniadanga, Dey Dutta Para, P.S.- Baruipur P.O.- Mullickpur, District- South 24 Parganas, West Bengal -700145, hereinafter referred to as the **VENDOR**

As

33830

No
Name
ASHOK KUMAR SINGH
ADVOCATE
Address
GO HOUSE, 2, HARE STREET
6TH FLOOR, CALCUTTA-700 001

Rs.

24 Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

24 MAY 2023

Amal Kr. Saha
Licensed Stamp
Vendor



Adl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

Identify by me: —

Arun Bhattacharya
Sp. Sri Narayan Ch. Bhattacharya
Uttarayan, P.O. Mallikpur
P.S. Baruipur
Kot 700145.

(which term or expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

MR. RAM NARESH AGARWAL [PAN - ACYPA1903G/ Aadhaar No. 594889630890 and Mobile No. 9831718888], son of Nand Kishore Agarwal, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 135G, S.P. Mukherjee Road, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, District South 24 Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

THE PROPERTY: ALL THAT piece and parcel of Sali land admeasuring 7 (Seven) decimals out of 29 (Twenty-Nine) decimals being un-demarcated part of R.S./L.R. Plot No. 353 appertains to L.R. Khatian Nos. 2310 of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District- South 24 Parganas, West Bengal - 700145, TOGETHER WITH all rights liberties privileges easements and quasi-easements whatsoever attached and belonging thereto (herein after referred to as **the said landed property** more particularly described in the Schedule below and herein intended to be sold).

WHEREAS:

- A. The Vendor herein is the lawful owner in respect of the said landed property, as acquired by purchased as described in the Schedule - "A" below.

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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

MBE/MP/NE

21.05.23

- B. The Vendor herein pursuant to the agreement for sale dated 05.05.23 desired to sell the said landed property filled up till the road level, at and for the consideration of Rs. ^{6,09,000/-} ~~9,45,000/-~~ (Rupees ^{Six Lakh Nine Thousand} ~~Nine Lakh and Forty-Five Thousand~~ only) free from all encumbrances;
- C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring ⁷ (Seven) decimals at and for the said consideration of Rs. ^{6,09,000/-} ~~9,45,000/-~~ (Rupees ^{Six Lakh Nine Thousand} ~~Nine Lakh and Forty-Five Thousand~~ only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- D. However, pursuant to the terms of the agreement, the Vendor failed to commence developing the land to the extent of road level within the agreed time of 15 days, where after the purchaser herein vide its letter dated 21.05.23 informed the same to the Vendor and took proper steps to register the land in its own favour. The Purchaser incurred/ will incur an expenditure of around Rs. 3,36,000/- (Rupees Three Lakh Thirty-Six Thousand Only) which as agreed has been deducted from the total consideration to be paid to the Vendor.
- E. Now, the concerned parties herein have agreed that out of the total consideration agreed upon above, Rs. 6,09,000/- (Rupees Six Lakh and Nine Thousand Only) is to be paid on account of land purchase and rest Rs. 3,36,000/- (Rupees Three Lakh Thirty-Six Thousand Only) has been appropriated on account of land development charges.
- F. The purchaser has this day paid the entire consideration as per memo below to the Vendor equally and now there is no impediment to execute and register the conveyance by the Vendor in favour of the

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Asst. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

Purchaser, the Vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 6,09,000/- (Rupees Six Lakh Nine Thousand only) paid by the Purchaser to the Vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali (Agricultural) Land admeasuring 7(Seven) decimals out of 29 decimals being the un-demarcated part of said R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 2310, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the

WITNESSES

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Adal. District Sub-Registrar
Barulpur, South 24 Parganas

06 JUN 2023

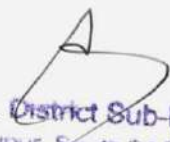
NOT AFFECTED

same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now is or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and

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Addl. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

W. B. R. & M. J. R.

that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every

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Addl. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

WITNESSETH

part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. In case any parcha or deeds be related to other properties which are not conveyed by such seller/Vendor, then such seller/Vendor shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the Vendor are found to misuse any deed/chain deed as aforesaid and thereby title of the aforesaid land is affected the Vendor shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost, charges expenses if any, suffered by any reason of any misuse of title deed/chain deed relating to the said landed property of title of the Vendor.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor' and 'the Purchaser' shall mean and include their and each of

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Addl. District Sub-Registrar
Beruipur, South 24 Parganas

00 JUN 2023

their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor has paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

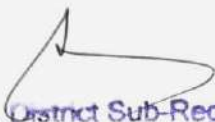
THE SCHEDULE - "A" ABOVE REFERRED TO
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Narayan Das Gayen was the recorded owner of Sali land admeasuring 29 (Twenty-Nine) decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal -

As

NOTARY PUBLIC




Addl. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

700145

- 700145;
- B. By the Deed of Sale dated 13.07.1990, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 70, pages 190 to 192, Being No. 4731 for the year 1990, said Narayan Das Gayen, as Vendor sold, transferred and conveyed in favour of Alauddin Mondal that piece and parcel of remaining land measuring 7 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- C. By the Deed of Sale dated 09.04.1992, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 27, pages 409 to 410, Being No. 2356 for the year 1992, said Alauddin Mondal, as Vendor sold, transferred and conveyed in favour of Jainal Abedin and Ajmira Begam All that piece and parcel of land measuring 05 decimals out of 5 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- D. By the Deed of Sale dated 16.12.1993, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 84, pages 33 to 36, Being No. 7188 for the year 1993, said Alauddin Mondal, as Vendor sold, transferred and conveyed in favour of Abdul Moslem and Mohammad Azam All that piece and parcel of remaining land measuring 02 decimals (wrongfully described as 08 decimals) out of 2 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R.

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Addl. District Sub-Registrar
Barupur, South 24 Parganas

00 JUN 2023

12/1/23

Khatian No. 329, of Mouja- Sultanpur, J.L. No.-17, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, for the consideration mentioned therein absolutely forever and free from all encumbrances;

E. By the Deed of Sale in vernacular dated 19th January, 2023 corresponding to 4th Magh, 142 B.S. registered with the office of DSR-IV Alipur, South 24 Parganas and recorded in Book No. I, Volume No. 1604-2023, pages from 20545 to 20561, Being No. 160400670 for the year 2023, the said Jainal Abedin, Ajmiri Begam, through their constituted Attorney Bablu Sheikh (PAN- EGIPS7054C / Aadhaar Card No. 4342 5879 7960) son of Md. Ahad Ali of Hariharpur, Dey Dutta Para, P.S.- Baruipur P.O.- Mullickpur, District- South 24 Parganas, West Bengal - 700144, duly appointed by the instrument of Power of Attorney dated 17th July, 2022 registered in the office of the A.D.S.R.-IV Alipore, South 24 Parganas recorded in Book No. I, Volume No.1604-2022, from pages 213399 to 213409 being No.6605 for the year 2022 and the said Abdul Moslem and Mohammad Azam through their constituted Attorney said Bablu Sheikh duly appointed by the instrument of Power of Attorney dated 25th August, 2022 registered in the office of the A.D.S.R.-IV Baruipur, South 24 Parganas recorded in Book No. I, Volume No.1611-2022, from pages 204031 to 204040 being No.8627 for the year 2022, as Vendors jointly, sold, transferred and conveyed in favour of Ebadulla Mondal-the vendor herein All that piece and parcel of land measuring 07 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, for the consideration mentioned therein absolutely forever and free from all encumbrances;

AS




Addl. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

- F. The said Ebadulla Mondal got his name mutated in the records of the B.L. & L.R. office Baruipur, South 24 Parganas, West Bengal in respect of the said landed property now distinguished as finally published L.R. record-of-rights No.2310, showing nature Shali share 2414 out of 10000 and near equivalent area 7 (Seven) decimals out of 29 decimals;
- G. THUS, in the aforesaid manner said Vendor, became the absolute owner of All That piece and parcel of Sali land admeasuring 7 decimals out of 29 decimals being the un-demarcated part of said R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 2310, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145 together with all rights, lights and privileges, easement, quasi-easements and other benefits attached thereto;

THE SCHEDULE "B" ABOVE REFERRED TO

(THE SAID LANDED PROPERTY)

ALL THAT Sali Land admeasuring 7 (Seven) decimals out of 29 decimals being the un-demarcated part of said R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 2310, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145 shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dags are butted and bounded in the manner following:

On the North : By Dag No. 352 & 351 of Sultanpur Mouza;

On the South : By Dag No. 354 of Sultanpur Mouza;

On the East : By Dag No. 360 of Sultanpur Mouza;

On the West : By Dag No. 216 & 217 of Sultanpur Mouza

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

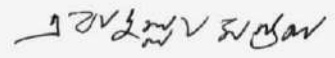
AS.




Addl. District Sub-Registrar
Baranipur, South 24 Parganas

06 JUN 2023

IN WITNESSES WHEREOF the Vendor has executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of: 1. Anirban Bose 197/30, N.S.C. Bose Road Kolkata - 700040 2.  অনির্বান বসু ১৯৭/৩০, ন.স.সি. বসু রোড কলকাতা - ৭০০০৪০	✓  VENDOR  PURCHASER
--	--

Drafted by me and
prepared in my office:


(ASHOK KUMAR SINGH)
Advocate
Reg. No. WB/662/1992
High Court, Calcutta




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 6,09,000/- (Rupees Six Lakh Nine Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

Sr	RTGS No. / Demand Draft No.	Date	Bank Name	Amount (Rs.)
1.	741015	26.05.23	Punjab & Sind Bank	6,04,000.00
2.	000342	15.05.23	DO	5000.00
			TOTAL	6,09,000.00

✓ *Signature*
VENDOR

WITNESSES:

1. *Anirban Bose*
179/30, N.S.C. Base Road
Kolkata - 700040

2. *Signature*
Signature
Signature

AS

WITNESSES




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Little



Ring



Middle
(Left Hand)



Index



Thumb



Thumb



Index



Middle
(Right Hand)



Ring



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Ring



Middle
(Left Hand)



Index



Thumb



Thumb



Index



Middle
(Right Hand)



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(Left Hand)

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Index

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(Right Hand)

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(Left Hand)

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Middle
(Right Hand)

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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010620232007951214

GRIPS Payment Detail

GRIPS Payment ID:	010620232007951214	Payment Init. Date:	01/06/2023 16:46:47
Total Amount:	37784	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3248470338820	BRN Date:	01/06/2023 16:47:07
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAM NARESH AGARWAL
Mobile: 9903035858

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240079512158	Directorate of Registration & Stamp Revenue	37784
Total			37784

IN WORDS: THIRTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240079512158

GRN Details

GRN:	192023240079512158	Payment Mode:	SBI Epay
GRN Date:	01/06/2023 16:46:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3248470338820	BRN Date:	01/06/2023 16:47:07
Gateway Ref ID:	0673023770	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	010620232007951214	Payment Init. Date:	01/06/2023 16:46:47
Payment Status:	Successful	Payment Ref. No:	2001357657/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAM NARESH AGARWAL
Address:	135G SHYAMA PRASAD MUKHERJEE ROAD, KOLKATA - 700026
Mobile:	9903035858
Email:	nikunjsaraf@srijanrealty.in
Period From (dd/mm/yyyy):	01/06/2023
Period To (dd/mm/yyyy):	01/06/2023
Payment Ref ID:	2001357657/1/2023
Dept Ref ID/DRN:	2001357657/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001357657/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	28320
2	2001357657/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	9464
Total				37784

IN WORDS: THIRTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.



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



192023240085135181

GRN Details

GRN:	192023240085135181	Payment Mode:	Online Payment
GRN Date:	06/06/2023 11:52:24	Bank/Gateway:	State Bank of India
BRN :	CKX0960240	BRN Date:	06/06/2023 11:54:36
GRIPS Payment ID:	060620232008513517	Payment Init. Date:	06/06/2023 11:52:24
Payment Status:	Successful	Payment Ref. No:	2001357657/7/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	RAM NARESH AGARWAL
Address:	135G SHYAMA PRASAD MUKHERJEE ROAD TOLLYGUNGE, West Bengal, 700026
Mobile:	9836020067
Contact No:	9830530090
Depositor Status:	Buyer/Claimants
Query No:	2001357657
Applicant's Name:	Mr Ashok Kumar Singh
Identification No:	2001357657/7/2023
Remarks:	Sale, Sale Document Payment No 7
Period From (dd/mm/yyyy):	06/06/2023
Period To (dd/mm/yyyy):	06/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001357657/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	4725
2	2001357657/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	1575
Total				6300

IN WORDS: SIX THOUSAND THREE HUNDRED ONLY.

Major Information of the Deed

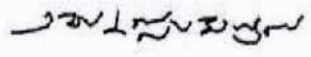
Deed No :	I-1611-04988/2023	Date of Registration	06/06/2023
Query No / Year	1611-2001357657/2023	Office where deed is registered	
Query Date	27/05/2023 11:12:01 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh 2, Hare Street, 6th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830530090, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6,09,000/-		Rs. 11,02,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 33,095/- (Article:23)		Rs. 11,039/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-353	RS-329	Bastu	Shali	7 Dec	6,09,000/-	11,02,500/-	
Grand Total :					7Dec	6,09,000 /-	11,02,500 /-	

Seller Details :

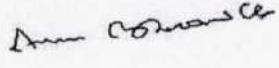
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ebadulla Mondal (Presentant) Son of Mr Mohammad Ali Mondal Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
		06/06/2023	LTI 06/06/2023	06/06/2023

Hariharpur Beniadanga, Dey Dutta Para, City:- , P.O:- Mullickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx8C, Aadhaar No: 22xxxxxxxx3805, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023
 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ram Naresh Agarwal Son of Mr Nand Kishore Agarwal 135G, Shyama Prasad Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Bhowmick Son of Late A Bhowmick Village Mallickpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144			
	06/06/2023	06/06/2023	06/06/2023
Identifier Of Mr Ebadulla Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ebadulla Mondal	Mr Ram Naresh Agarwal-7 Dec

On 06-06-2023

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 11:24 hrs on 06-06-2023, at the Office of the A.D.S.R. BARUIPUR by Mr Ebadulla Mondal ,Executant.

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 11,02,500/-

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

Execution is admitted on 06/06/2023 by Mr Ebadulla Mondal , Son of Mr Mohammad Ali Mondal , Hariharpur Beniadanga, Dey Dutta Para, P.O: Mullickpur, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Indetified by Mr Arun Bhowmick , , Son of Late A Bhowmick , Village Mallickpur, P.O: Mallickpur, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,039.00/- (A(1) = Rs 11,025.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,039/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 4:47PM with Govt. Ref. No: 192023240079512158 on 01-06-2023, Amount Rs: 9,464/-, Bank: SBI EPay (SBlePay), Ref. No. 3248470338820 on 01-06-2023, Head of Account 0030-03-104-001-16

Online on 06/06/2023 11:54AM with Govt. Ref. No: 192023240085135181 on 06-06-2023, Amount Rs: 1,575/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX0960240 on 06-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,095/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 33,045/-

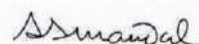
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 33830, Amount: Rs.50.00/-, Date of Purchase: 24/05/2023, Vendor name: A KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 4:47PM with Govt. Ref. No: 192023240079512158 on 01-06-2023, Amount Rs: 28,320/-, Bank: SBI EPay (SBlePay), Ref. No. 3248470338820 on 01-06-2023, Head of Account 0030-02-103-003-02

Online on 06/06/2023 11:54AM with Govt. Ref. No: 192023240085135181 on 06-06-2023, Amount Rs: 4,725/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX0960240 on 06-06-2023, Head of Account 0030-02-103-003-02



Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1611-2023, Page from 103814 to 103835
being No 161104988 for the year 2023.**



Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL
Date: 2023.06.07 11:03:52 +05:30
Reason: Digital Signing of Deed.

Smandal

**(Subhrangshu Shekhar Mandal) 2023/06/07 11:03:52 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.**

(This document is digitally signed.)