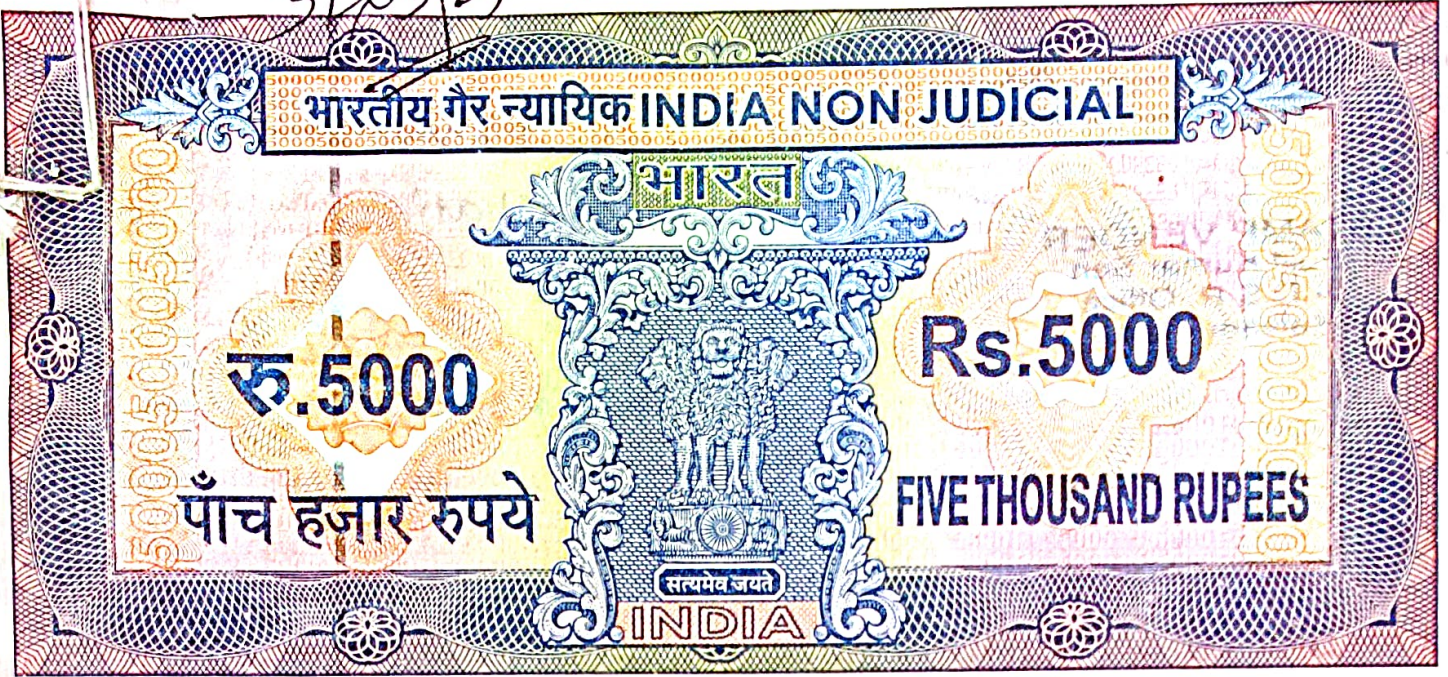


31/03/25

I-3217/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 687626

L 687626

M.V-83170/518  
Q-1914978

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

04/07/2025

04/07/2025

Add. Dist. Sub Registrar  
Kalyani, Nadia

04 JUL 2025

## DEED OF SALE

Adv

04 JUL 2025

48

Sl. No. .... Date .....

Name ..... Value 5000/-

Address .....

Tahamina Khatun  
Naihati



STAMP VENDER  
Sujit Kumar Sen  
A.D.S.R. Office  
Kalvani, Nadia.

Tahamina Khatun  
Naihati.

2

688788



*[Handwritten signature]*

Addl. Dist. Sub Registrar  
Kalyani, Nadia

04 JUL 2025

**Under P.S. Kalyani,  
Plot No.163, Sub-Block No. B-12,  
Block-B, Area- 5(five) Cottahs  
NIL Chhattaks 23(Twenty-Three) Sq.ft  
of land along with House building standing thereon.**

**THIS DEED OF SALE** is made this 4th day of July, 2025 A.D

**BETWEEN**

- 1. SHRI BAPPA DAS, PAN AJZPD6744N, Aadhaar no. 6396 9594 2695**, Son of Asutosh Das, by faith Hindu, by occupation – Business, by Nationality Indian, residing at B-18/162, Kalyani, under P.O. & P.S. Kalyani, District: Nadia, Pin- 741235, State of West Bengal,
- 2. SHRI BIJOY KUMAR MONDAL, PAN AFGPM7230M, Aadhaar no. 4467 6878 2742**, Son of Late Satya Charan Mondal, by faith Hindu, by occupation – Retired Person, by Nationality – Indian, residing at Prantik Abasan, Raja Commercial Complex, Kavi Iswar Gupta Lane, Buddhapark, under P.O. & P.S. Kalyani, District: Nadia, Pin- 741235, State of West Bengal, hereinafter jointly referred to as the **VENDORS** (which expression shall, unless repugnant to the subject or context, included their heirs, successors, assigns and legal representatives) **of the ONE PART**

**AND**

**TAHAMINA KHATUN, PAN DQKPK3104A, Aadhaar no. 4482 6207 6317**, wife of Nur Islam, daughter of Sekh Ebrahim, by faith: Islam, by occupation: Business, by Nationality Indian, residing at Village: Shalidaha, P.O. & P.S. Naihati, District: North 24 Parganas, West Bengal, Pin- 743145, hereinafter referred to as the **PURCHASER** (which expression shall, unless repugnant to the subject or context, include her heirs, successors, assigns and legal representatives) of the **OTHER PART.**



**WHEREAS** a Government built house property with revenue free total 5 (five) Cottahs NIL Chattaks 23(Twenty Three) Square feet of land in the Township of Kalyani, being Plot No. 163 in Sub-Block No. B-12 of Block No. 'B', under P.O & P.S. Kalyani, District: Nadia, is seized and possessed of or otherwise well and sufficiently entitled as absolute owner to the messuage, tenement or dwelling house, land hereditaments and premises, herein after fully set forth and described and intended to be hereby granted transferred and conveyed.

**AND WHEREAS** ultimately on full and final payment of the agreed consideration money, the Governor of the State of West Bengal through the pen of the Estate Manager & Ex-Officio Assistant Secretary to the Government of West Bengal, Metropolitan Development Department (now U.D. Department) sold and transferred the below scheduled property to Smt. Namita Sarkar, Wife of Late Amal Krishna Sarkar, by means of an Indenture, which was registered at the Office of the A.D.S.R. Kalyani, being Deed No. 3664 for the year 1990, recorded in Book No. I, Volume No. 42, Page No. 393 to 400 and thus said Smt. Namita Sarkar acquired absolute right title and interest and became the owner and possessor of the below schedule property.

**AND WHEREAS** the said plot of land was demarcated and measured in the site to be an area of 5 (five) Cottahs NIL Chattaks 23(Twenty-Three) Square feet and possession of the plot with Government built house thereon was delivered by the Government of West Bengal to the said Smt. Namita Sarkar.

**AND WHEREAS** subsequently, said Smt. Namita Sarkar, Wife of Late Amal Krishna Sarkar, died intestate on 13.01.2020, leaving behind Shri Sagar Mondal (Grandson of her predeceased married daughter Smt. Purnima Mondal) as her only legal heirs and successors. Be it mentioned here that only daughter of said Namita Sarkar namely, Purnima Mondal, wife of Subhendu Mondal died on 12.11.2018. Husband of Purnima Mondal

*Adm*

namely Subhendu Mondal also died on 31.08.2023, leaving behind his only son namely, Shri Sagar Mondal, who got the said plot of land as per the Hindu law of inheritance. The name of said Shri Sagar Mondal was duly recorded in the office record of the Kalyani Municipality vide no. KLN/22-24/MU/001176/149984, dated 08.01.2024.

**AND WHEREAS** during ownership and possession of said Shri Sagar Mondal, he sold and transferred his entire right title and interest in the below scheduled freehold land with building standing thereon to its present joint owners namely, **Shri Bappa Das and Shri Bijoy Kumar Mondal, i.e. the VENDORS** above named, vide a deed of sale, being No. 1303600387 for the year 2024, recorded in Book No. I, Volume No. 1303-2024, Pages 6430 to 6449, registered in the office of the A.D.S.R of Kalyani, District: Nadia.

**AND WHEREAS** the 'VENDORS' above named, i.e. the parties of the First Part have become the joint owners and possessors of the said 5(five) Cottahs NIL Chhattaks 23(Twenty-Three) Square feet of free hold land with house building standing thereon, which is specifically mentioned in the scheduled below. The names of the present Vendors have not yet been recorded in the office record of the Kalyani municipality till date, but they are paying up to date tax in respect of the below schedule property and are in enjoyment of the same.

**AND WHEREAS** the VENDORS above-named are in urgent need of money and was willing to transfer the below scheduled property for a suitable consideration and proposed to transfer their respective right, title and interest of the below Scheduled plot of land along with the single storied house building standing thereon at a suitable consideration to the PURCHASER above named.

**AND WHEREAS** the PURCHASER above named expressed her intention to purchase the below scheduled property and has

offered a sum of Rs. 80,00,000/- (Rupees EightyLakh) only as total consideration for the same and the VENDORS above named have agreed to sell out his entire right, title, interest of the below scheduled property, measuring 5(five) Cottahs NIL Chhattaks 23(Twenty-Three) Square feet of free hold land in the Town ship of Kalyani with a single storied house building standing thereon under P.S. Kalyani, District: Nadia, more specifically described in the schedule below, to the PURCHASER above named at the said price considering the same as highest market price .

**NOW THIS DEED WITNESSES** that in consideration of the total sum of Rs. 80,00,000/- (Rupees EightyLakh) only, paid by the PURCHASER to the VENDORS simultaneously with the execution of this present, the receipt whereof the VENDORS hereby admit and acknowledge, the VENDORS doth hereby grant, convey, sell, transfer, assign and assure unto and to the use of the PURCHASER, freely and voluntarily, all that piece and parcel of free hold land, measuring 5(five) Cottahs NIL Chhattaks 23(Twenty-Three) Square feet with house building standing thereon, under Kalyani Municipality, P.S. Kalyani, Dist. Nadia, more specifically mentioned and described in the schedule hereto **TOGETHER WITH** all easements and appurtenances whatsoever to the sold property belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto **AND** all the estate, right, title, interest, claim and demand whatsoever of the VENDORS, unto or upon the sale property and every part thereof in law and in equity is hereby absolutely transferred to the PURCHASER by way of sale with all powers and liberties **TO ENTER UPON AND TO HAVE, HOLD, OWN AND POSSESS** the same unto and to the use of the PURCHASER, absolutely and forever together with title deeds and other evidence of title of the sale property.

**AND the VENDORS** hereby deliver possession of the sold property unto and in favour of the PURCHASER, **TO HAVE AND TO HOLD** the same peaceably and quietly for hersole use and

*AD*  
*ADH*

benefit absolutely and unconditionally forever, without any claim or demand whatsoever from the VENDORS or any person claiming through or under them.

**AND the VENDORS** further covenant that they will, at the request and costs of the PURCHASER, her heirs, executors, administrators or assigns, do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the sold property in favour of the PURCHASER above named and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of free hold land measuring 5(Five) Cottahs NIL Chhattaks 23(Twenty-Three) Square feet with a double storied house building standing thereon, being Plot No. 163, in Sub Block No. B-12 of Block No. 'B' in the Kalyani Town ship, Sub Division Kalyani, under post and police station Kalyani, in the District of Nadia, the building is measuring 1600 square feet, out of which 760 Sq.ft. in the Ground Floor & 840 Sq.ft. in the First Floor, which is butted and bounded by:

On the North: 30 feet wide Road,  
On the South: House No. B-12/172,  
On the East: House No. B-12/164,  
On the West: House No. B-12/162,

IN WITNESS WHEREOF the VENDORS and the PURCHASER have hereunto set and subscribed their respective hands, the day, month and year first above-written.

Two self-attested passport size photograph and impression of ten fingers of the respective hands of both the Parties are annexed herewith in a separate sheet, which do form the part and parcel of this Deed. This Deed of Sale completed in 7 pages. This Deed is drawn on Non-Judicial stamp paper worth Rs. 5,000/- and deficit stamp duties paid government through on-line payment.

*AM?*  
*AM*

**MEMO OF CONSIDERATION**

Consideration money of Rs. 80,00,000/-/(Rupees Eighty Lakhs) only paid by the PURCHASER as full and final consideration money by way of RTGS from UCO Bank, Mamudpur Branch, which is hereby acknowledged by the VENDORS above named.

1. Bappa Das

2. Brij Kr Iner

(Signature of the VENDORS)

In presence of the witnesses:

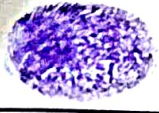
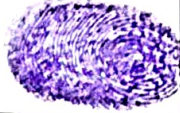









1. Sagar Mondal, B-12/163 Kalyani Nasha.

2. [Signature], 7.14 Colony Ward No. 1, Kalyani

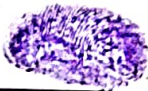
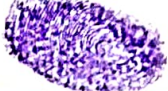
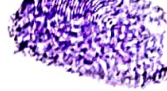
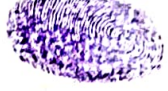
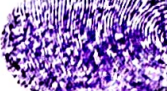

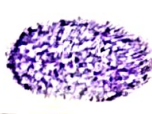
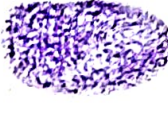
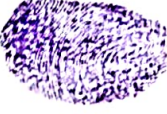


Drafted and prepared as per the statements and documents supplied by the Vendors and Purchaser:

Anwar Hossain Mandal  
Advocate Cal H. Court  
En no 901/889/02


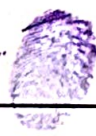

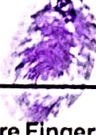
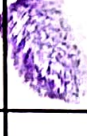

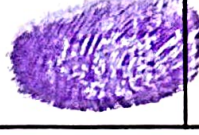




# SPECIMEN FROM FOR TEN FINGERPRINTS

						 <i>Beppa Das</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Beppa Das*

Left Hand						 <i>Biju K M</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me. *Biju K M*

Left Hand						 <i>Tahamina Khatun</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Tahamina Khatun*

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

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



192025260143051088

Details

GRN:	192025260143051088	Payment Mode:	SBI Epay
GRN Date:	04/07/2025 12:39:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4094288027155	BRN Date:	04/07/2025 12:39:21
Gateway Ref ID:	CHT9174409	Method:	State Bank of India NB
GRIPS Payment ID:	040720252014305107	Payment Init. Date:	04/07/2025 12:39:10
Payment Status:	Successful	Payment Ref. No:	2001914978/5/2025

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mrs TAHAMINA KHATUN  
Address: NAIHATI  
Mobile: 7501685399  
Period From (dd/mm/yyyy): 04/07/2025  
Period To (dd/mm/yyyy): 04/07/2025  
Payment Ref ID: 2001914978/5/2025  
Dept Ref ID/DRN: 2001914978/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001914978/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	497251
2	2001914978/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	83719
			<b>Total</b>	<b>580970</b>

IN WORDS: FIVE LAKH EIGHTY THOUSAND NINE HUNDRED SEVENTY ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1303-03217/2025	Date of Registration	04/07/2025
Query No / Year	1303-2001914978/2025	Office where deed is registered	
Query Date	04/07/2025 10:58:34 AM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	K K GHOSH Kalyani, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7501685399, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 83,70,518/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,02,251/- (Article:23)	Rs. 83,719/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :






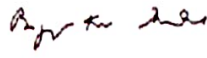
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B12(R) Arterial Road, Mouza: Block-B12(R), JI No: 0, Pin Code : 741235

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-163		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	5 Katha 23 Sq Ft	71,70,518/-	71,70,518/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.3027Dec	71,70,518 /-	71,70,518 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	8,29,482/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 760 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 840 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	8,29,482 /-	12,00,000 /-	




**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BAPPA DAS</b> (Presentant ) Son of ASUTOSH DAS Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office		 Captured	
	04/07/2025	LTI 04/07/2025	04/07/2025	
B-18/162 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AJxxxxxx4N, Aadhaar No: 63xxxxxxxx2695, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				
2	<b>Name</b> <b>Mr BIJOY KUMAR MONDAL</b> Son of Late SATYA CHARAN MONDAL Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office		 Captured	
	04/07/2025	LTI 04/07/2025	04/07/2025	
PRANTIK ABASAN, RAJA COMMERCIAL COMPLEX, BUDDAPARK, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx0M, Aadhaar No: 44xxxxxxxx2742, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 , Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>TAHAMINA KHATUN</b> Daughter of SEKH EBRAHIM SALIDAHA, City:- Not Specified, P.O:- SALIDAHA, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: DQxxxxxx4A, Aadhaar No: 44xxxxxxxx6317, Status :Individual, Status : Not Executed			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANWAR HOSSAIN MONDAL</b> Son of ABDUL ZALIL MONDAL MALICHAGAR, City:- Not Specified, P.O:- SIMURALI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741245		 Captured	
	04/07/2025	04/07/2025	04/07/2025

Identifier Of Mr BAPPA DAS, Mr BIJOY KUMAR MONDAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BAPPA DAS	TAHAMINA KHATUN-4.15135 Dec
2	Mr BIJOY KUMAR MONDAL	TAHAMINA KHATUN-4.15135 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BAPPA DAS	TAHAMINA KHATUN-800.00000000 Sq Ft
2	Mr BIJOY KUMAR MONDAL	TAHAMINA KHATUN-800.00000000 Sq Ft

**Endorsement For Deed Number : I - 130303217 / 2025**

**On 04-07-2025**

**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 13:29 hrs on 04-07-2025, at the Office of the A.D.S.R. KALYANI by Mr BAPPA DAS , 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 83,70,518/-

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

Execution is admitted on 04/07/2025 by 1. Mr BAPPA DAS, Son of ASUTOSH DAS, B-18/162 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business, 2. Mr BIJOY KUMAR MONDAL, Son of Late SATYA CHARAN MONDAL, PRANTIK ABASAN, RAJA COMMERCIAL COMPLEX, BUDDAPARK, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person

Indetified by Mr ANWAR HOSSAIN MONDAL, , , Son of ABDUL ZALIL MONDAL, MALICHAGAR, P.O: SIMURALI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741245, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 83,719.00/- ( A(1) = Rs 83,705.00/- ,E = Rs 14.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 83,719/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2025 12:39PM with Govt. Ref. No: 192025260143051088 on 04-07-2025, Amount Rs: 83,719/-, Bank: SBI EPay ( SBlePay), Ref. No. 4094288027155 on 04-07-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,02,251/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 4,97,251/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 48, Amount: Rs.5,000.00/-, Date of Purchase: 04/07/2025, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2025 12:39PM with Govt. Ref. No: 192025260143051088 on 04-07-2025, Amount Rs: 4,97,251/-, Bank: SBI EPay ( SBlePay), Ref. No. 4094288027155 on 04-07-2025, Head of Account 0030-02-103-003-02



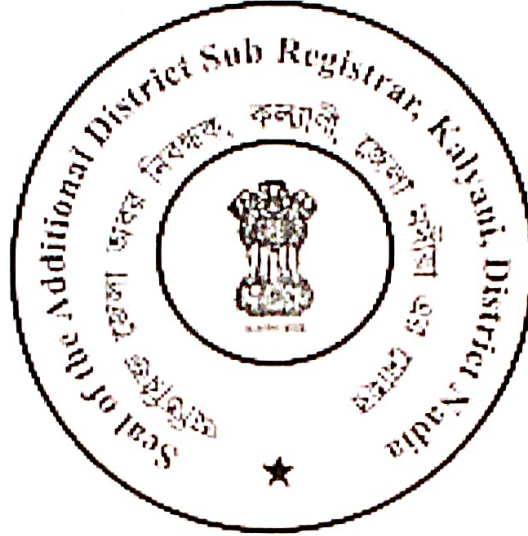
**Abhijit Chatterjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KALYANI**  
**Nadia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2025, Page from 55025 to 55039

being No 130303217 for the year 2025.



*(Handwritten signature)*

Digitally signed by Abhijit chatterjee  
Date: 2025.07.04 15:58:18 +05:30  
Reason: Digital Signing of Deed.

**(Abhijit Chatterjee) 04/07/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KALYANI**  
**West Bengal.**