

02582/2022

D-02532/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 294750

Q.No: 2/1067880/2022

V. Case No: 259, dt. 08-09-2022

স্বাক্ষরিত নথি নং ২/১০৬৭৮৮০/২০২২
যা'র অন্তর্গত স্বাক্ষরিত নথি এবং
সংশোধন নথি সংশ্লিষ্ট নথি
সংক্রান্ত নথি এই নথির অঙ্গ
বিশেষ।

The signature sheet and the
endorsement sheets attached with the this
document are the part of this document

11/09/2022
Addl District Sub Registrar
Bareilly-24 Pgs (N)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 08th
day of April 2022 (Two Thousand Twenty Two)

Contd ... 2

431.

5000/- 6/4/2022

207000

নাম :-

Alpana Debnath

পাঠ :-

E Book

বানা :-

Titagarh

ভাঙ্গা ২৪ পরে

স্বাক্ষর সোমা ভৌমিক

এ ডি. এস. আর ব্যারাকপুর

বি. সোম

স্বাক্ষর সোমা ভৌমিক

টি ডি নং

ডায়েরী নং

21/4/2022

সিটি এন্ডে টাকস ই-এ

৩, ৫০' ০০০

Monish Kumar Mondal

V.C. TINo

1086

Monish Kumar Mondal

1087

Sumit Kumar Mondal

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Anita Saha

1089

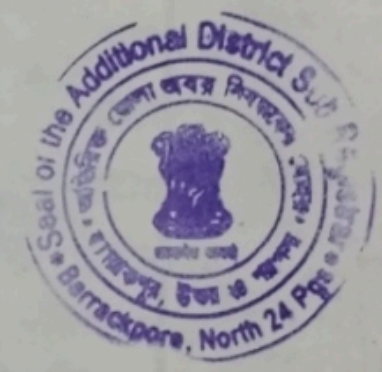
L.T.I. of Hasi Saha
by the Pen of Ramon Saha

1090

Alpana Debnath

1091

Bira Dutta Roy



Addl Dist Sub-Registrar,
Barrackpore North 24 Pps

08 APR 2022

- 1) **MONISH KUMAR MONDAL**, PAN: **ADPPM6024J**, Son of Late Sudha Sindhu Mondal By Faith - Hindu, By Nationality - Indian, By Occupation - Retired, **Residing at:-** Flat No. 41, Block - 6, Shrachi Garden, 251/1, Nagendranath Road, Post Office - Dum Dum, Police Station - Dum Dum, District - 24 Parganas (North), Pin - 700028, 2) **SUMIT KUMAR MONDAL**, PAN: **AGXPM5597R**, Son of Late Sudha Sindhu Mondal, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, **Residing at:-** Holding No. 339, Rmachanadra Path, Kanthadhar, Post Office - Ichapore Nawabgunj, Police Station - Noapara, District - 24 Parganas (North), Pin - 743144, 3) **SMT. HASI SAHA**, PAN: **CMOPS9017F**, Wife of Gobinda Lal Saha, Daughter of Late Sudha Sindhu Mondal, By Faith - Hindu, By Nationality - Indian, By Occupation - Housewife, **Residing at:-** 2, M.G. Road, Post Office - Khardah, Police Station - Khardah, District - North 24 Parganas, Kolkata - 700117. 4) **SMT. ANITA SAHA**, Daughter of Late Sudha Sindhu Mondal, PAN: **BZPPS0339M**, Wife of Alope Saha, By Faith - Hindu, By Nationality - Indian, By Occupation - Housewife, **Residing at:-** 8/19, Fern Road, Ballygaunge, Kolkata - 700019, hereinafter jointly called the "**VENDORS**" (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors, executors, administrators and assigns).

AND

- 1) **SMT. ALPANA DEBNATH**, PAN **AFCPD0595A**, Wife of Sri. Mrinal Debnath, Residing at - 36/29, Anandapuri, E- Road, Post Office - Nonachandanpukur, Barrackpore, Police Station - Titagarh, District - 24 Parganas (North), Kolkata - 700122, Pin Code - 700122, 2) **SMT. BIVA DUTTA ROY**, PAN **AHCPD3404E**, Wife of Sri. Dipankar Dutta Roy, residing at : Udayanpally, Post Office - Ichapore Nawabgunj, Police Station - Noapra, District - North 24 Parganas, Pni Code - 743144, 3) **SUNANDA DUTTA ROY**, PAN **CVKPD0789C**, Daughter of Sri. Dipankar Dutta Roy, residing at : Udayanpally, Post Office - Ichapore Nawabgunj, Police Station - Noapra, District - North 24 Parganas, Pin Code - 743144, 4) **ARKADEB ROY**, PAN **FKEPR5236J**, Son of Sri. Tapas Roy, Residing at - Kalicharan Roy Lane, Post Office - Ichapore

Handwritten signature and initials in the bottom left corner.

Nawabgunj, Police Station - Noapara, District - North 24 Parganas, Pin Code - 743144, hereinafter called the '**PURCHASERS**', (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives, and assigns and nominee or nominees) to the party of the **SECOND PART**.

WHEREAS one Sudha Sindhu Mondal (since deceased), Son of Late Birendra Nath Mondal, became the absolute recorded owner of a piece and parcel of Bastu Land measuring about 47 decimals equivalent to 28 Cottah 06 Chittaks 43 Sq. Ft. appertaining to C.S. Dag No. 1860 corresponding to R.S. Dag No. 1860/8107, J.L. No. 03, Mouza - Ichapore, Police Station - Noapara, District - North 24 Parganas, hereinafter referred to as the "**AFORESAID PROPERTY**".

AND WHEREAS said Sudha Sindhu Mondal (since deceased) after being the absolute owner of the Aforesaid Property duly recorded his name with the Office of the B.L. & L.R.O wherefrom the R.S. Khatian was opened in his name in the respect of the Aforesaid Property as 4877.

AND WHEREAS subsequently, the relevant L.R. Record of Rights has also been published in the name of Sudha Sindhu Mondal in respect of the Aforesaid Property with the L.R. Dag No. 3542, under L.R. Khatian No. 9039, under Mouza - Ichapore.

AND WHEREAS said Sudha Sindhu Mondal while was enjoying the remaining portion of the Aforesaid Property further duly transferred a piece and parcel of Bastu land measuring about 05 Cottah 10 Chittak 25 Sq. Ft. appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S. Khatian No. 4877 corresponding to L.R. Khatian No. 9039, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 339, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code -

743144 in favour of his son, named, Monish Kumar Mondal, being the Vendor No. 1 hereinabove, by way of Gift out of natural love & affection through execution of a valid Deed of Gift on 13.05.1988 as was registered at the Office of the A.D.S.R. Barrackpore, wherein the same was entered into Book No. 1, Volume No. 57, Pages 227 to 236, being No. 3077, for the year 1988, as well as delivered the physical possession therein after keeping the remaining portion of the aforesaid property within his possession.

AND WHEREAS said Sudha Sindhu Mondal while was enjoying the remaining portion of the aforesaid property further duly transferred a well demarcated portion therefrom measuring about 01 Cottah 13 Chhitak 33 Sq. Ft. with the right to use the 8 Ft. wide land for egress and ingress, appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877 corresponding to L.R. Khatian No. 9039, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 339, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, to his daughter, named, Smt. Anita Saha, being the Vendor No. 4 herein above by way of Gift out of natural love & affection through execution of a valid Deed of Gift on 07.08.1990 as was registered at the Office of the A.D.S.R. Barrackpore wherein the same was entered into Book No. 1, Volume No. 77, being No. 4249 for the year 1990, as well as delivered the physical possession therein after keeping remaining portion under his possession.

AND WHEREAS said Sudha Sindhu Mondal while was enjoying the remaining portion of the aforesaid property further duly transferred a well demarcated portion therefrom measuring about 02 Cottah 00 Chittak 04 Sq. Ft. with the right to use the 8 Ft. wide land for egress and ingress, appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877 corresponding to L.R. Khatian No. 9039, J.L. No. 03, Re Sa



No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 339, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, to his daughter, named, Smt. Hasi Saha, being the Vendor No. 3 herein above, by way of Gift out of natural love & affection through execution of a valid Deed of Gift on 07.08.1990 as was registered at the Office of the A.D.S.R. Barrackpore wherein the same was entered into Book No. I, Volume No. 77, Pages 393 to 400, being No. 4248 for the year 1990, as well as delivered the physical possession therein after keeping remaining portion under his possession.

AND WHEREAS said Sudha Sindhu Mondal during his lifetime also settled a portion of well demarcated land form the aforesaid property through Lease measuring about 3 Cottah to Tata Telecom.

AND WHEREAS said Sudha Sindhu Mondal ultimately was enjoying a piece and parcel of well demarcated land measuring about 15 Cottah 14 Chittak 26 Sq. Ft. of the aforesaid property appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877 corresponding L.R. Khatian No. 9039, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 39, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS said Sudha Sindhu Mondal while was enjoying the remaining portion of land of the aforesaid property on exercising all of his valuable right, title, interest and possession therein unfortunately died on 31/01/2006 leaving behind his two sons, Mr. Monish Kumar & Mr. Sumit Kumar Mondal and two daughters, Smt. Hasi Saha & Smt. Anita Saha, being the Vendors herein above, as his only surviving legal heirs as his wife, Ramala

Mondal had predeceased him on 17/05/2004.

AND WHEREAS out of law of inheritance the aforesaid surviving legal heirs of Sudha Sindhu Mondal (since deceased) named, Mr. Monish Kumar Mondal, Mr. Sumit Kumar Mondal, Smt. Hasi Saha & Smt. Anita Saha, being the Vendors hereinabove, have become the joint owners in respect of the remaining portion of the Aforesaid Property measuring about 15 Cottah 14 Chhitak 26 Sq. Ft. each having undivided 1/4th share therein.

AND WHEREAS the aforesaid joint owners being the Vendors hereinabove, for their convenience used a piece and parcel of land measuring about 8 Ft. wide and 100 Ft. 3 Inches in length, thus total measuring about 1 Cottah 1 Chittak 37 Sq. Ft. of the Said Property or their egress and ingress which was duly transferred by them by way of Sale on ~~11/4/2022~~ ^{11/4/2022}, as was registered at the office of A.D.S.R Barrackpore, wherein the same was entered into Bok No. 1, C.D Volume No, Pages, being No. ~~2527~~, for the year 2022 in favour of the Purchasers herein above against valuable consideration amount after keeping the remaining portion of the Said Property measuring about 14 Cottah 12 Chittak 34 Sq. Ft. appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877 corresponding L.R. Khatian No. 9039, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, lying and situated at:- Ramchandra Path, Holding No. 39, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, which has been specifically described in the schedule hereunder written and hereinafter referred to as the SALEABLE PROPERTY.

AND WHEREAS the Vendors after being the absolute joint owners in respect of the Saleable Property are enjoying the same after exercising all of their right, title, interest and possession therein.

AND WHEREAS the Vendors have recorded their names in respect of the Saleable Property with the office of B.OL & L.R.O, Government of West Bengal wherefrom relevant L.R Record of Rights have been published in their names separately with separate Khatian Nos. being 23285, 23286, 23287 and 23288 respectively in respect of their undivided share therein.

AND WHEREAS the Vendors hereinabove having absolute ownership of the Saleable Property coupled with good marketable title free from all encumbrances due to urgent need of money have decided jointly to transfer the Saleable Property at a highest market price of Rs. 1,32,98,989/- (Rupees One Crore Thirty Two Lakhs Ninety Eight Thousand Nine Hundred and Eighty Nine) Only to any intending Purchaser.

AND WHEREAS the Purchaser after coming to know the said intention of the Vendors by accepting the offer have decided to purchase the Saleable Property at the total consideration amount of Rs. 1,32,98,989/- (Rupees One Crore Thirty Two Lakhs Ninety Eight Thousand Nine Hundred and Eighty Nine) Only.

- : NOW THIS INDENTURE WITNESSETH : -

That on acceptance of the Purchasers's offer and in consideration of a sum of Rs. 1,32,98,989/- (Rupees One Crore Thirty Two Lakhs Ninety Eight Thousand Nine Hundred and Eighty Nine) Only paid by the Purchaser to the Vendors simultaneously the execution of this presents (the receipt whereof the said Vendors do hereby admit and acknowledge and also by the Memo of Consideration written hereunder and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser, her heirs, executors, administrators, representatives and assigns and also the property sold by this presents) the aforesaid Vendors as absolute owner doth hereby sell, transfer, grant, convey, assign and assure unto and to the use of

the said Purchaser, her heirs, executors, administrators, representatives and assigns free from all encumbrances attachments and other defects in title **ALL THAT** a well demarcated piece and parcel of Bastu land measuring about 14 Cottah 12 Chittak 34 Sq. Ft. along with a pucca two storied residential building with cemented floor & R.C.C. Roof having 3406 Sq. Ft constructed area in the Ground Floor & First Floor, 164 Sq. Ft. constructed area in the Stair Room and 452 Sq. Ft. in the Second Floor having R.T. Shed Roof, thus, total covered area about 4022 Sq. Ft., appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877, corresponding to L.R. Khatian Nos. 23285, 23286, 23287 and 23288 respectively, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 39, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, hereinafter referred to as the "**SALEABLE PROPERTY**", which has been specifically described in the Schedule hereunder written which has also been delineated in the map or plan annexed with this deed and bordered in Colour Red thereon **TOGETHER WITH** all homestead, hedges, ditches, ways, water, water courses, lights, liberties, privileges, easements whatsoever to the Saleable Property described in the Schedule below and all the estate, right, title, interest, claim, demand whatsoever of the Vendors into and upon the same and every part thereof in law and in equity **TOGETHER UPON AND TO HAVE AND TO HOLD OWN** the said Saleable Property and every part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser and her executors, administrators, representatives and assigns forever and the Vendors doth hereby or their executors, administrators and representatives, covenants with the Purchaser each of her executors, administrators, representatives and assigns. **THAT**

Handwritten initials/signature

NOTWITHSTANDING any act, deed or thing whatsoever by the Vendors or by any of the predecessors in Title done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant sell convey transfer assign and transferred or expressed or intended so to be unto and to the use of the Purchaser and each of her heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser and each of their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and equitably posses and enjoy the said Saleable Property and every part thereof without any lawful eviction, interruption, claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from or under any of her predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted from exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges liens debts attachments and encumbrances whatsoever made or suffered by the Vendors or by any of her predecessors in Title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably any estates or interests whatsoever in the said property or any part thereof from under or in trust for the Vendors or from or under any of its predecessors in Title shall and will from time to time and at hereafter at the request and costs of the Purchaser or each of her heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the Saleable Property and every part thereof unto and to the use of the Purchaser and each of her heirs, executors, administrators, representatives

*AM
1922*

and assigns according to the true intent and meanings of this Deed as shall or may be reasonably required.

DESCRIPTION OF THE "SALEABLE PROPERTY"

ALL THAT a well demarcated piece and parcel of Bastu land measuring about 14 Cottah 12 Chittak 34 Sq. Ft. along with a pucca two storied residential building with cemented floor & R.C.C. Roof having 3406 Sq. Ft constructed area in the Ground Floor & First Floor, 164 Sq. Ft. constructed area in the Stair Room and 452 Sq. Ft. in the Second Floor having R.T. Shed Roof, thus, total covered area about 4022 Sq. Ft., appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877, corresponding to L.R. Khatian No. 3099 (Old) presently 23285, 23286, 23287 and 23288 respectively, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 339, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, butted and bounded by :-

On the **NORTH** :- Land of Alpana Debnath and Others/Sudhangshu Sen.

On the **SOUTH** :- R.C. Path & Land of Alpana Debnath and Others.

On the **EAST** :- House of Nirmal Sarkar and Land of Alpana Debnath and Others.

On the **WEST** :- House of Swapan Kumar Das/ Monish Kumar Mondal and Others.

(The Saleable Property is delineated by "Red Colour Border" Line in the annexed with Sketch Map, which will be treated as part & parcel of the instant Deed)

AW
BN

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In Presence of the WITNESESS :-

1. *Saikat Chatterjee*
Dehufor

2. *Ranjan Kumar*
BSP

1. *Mouish Kumar Mondal*
2. *Suavit Kumar Mondal*
3. *L.T.I. of Hasi Saha*
4. *BY THE PEN OF Ranjan Kumar*
Amiti Saha

.....
SIGNATURE OF THE VENDORS

1. *Alpana Debbarth*
2. *Bina Dutta Roy*
3. *Sunanda Dutta Roy*
4. *Apkadeb Roy*

.....
SIGNATURE OF THE PURCHASERS

Drafted & Prepared by me :-

Arup Das Gupta
Arup Das Gupta

(ADVOCATE)

Enrollment No. :- F/468/425 of 1989.

Barrackpore Court, Barrackpore,

North 24 Parganas, Kolkata - 700120.

~: MEMO OF CONSIDERATION :~

RECEIVED from the above named Purchasers a sum of Rs. 13298989/-
(Rupees One Crore Thirty Two Lakhs Ninty Eight Thousand Nine Hundred Eighty Nine) Only as the total consideration amount in the following manner :-

| DATE | CHEQUE NO. | BANK | AMOUNT |
|------------|------------|--------------|--------------------|
| 14.03.2022 | 000012 | Bandhan Bank | 831187.00 |
| 14.03.2022 | 000018 | Bandhan Bank | 831187.00 |
| 14.03.2022 | 000015 | Bandhan Bank | 831186.00 |
| 14.03.2022 | 000015 | Bandhan Bank | 831187.00 |
| 14.03.2022 | 000017 | Bandhan Bank | 831186.00 |
| 14.03.2022 | 000019 | Bandhan Bank | 831186.00 |
| 14.03.2022 | 000020 | Bandhan Bank | 831186.00 |
| 14.03.2022 | 070171 | Canara Bank | 831186.00 |
| 14.03.2022 | 070177 | Canara Bank | 831186.00 |
| 14.03.2022 | 070175 | Canara Bank | 831186.00 |
| 14.03.2022 | 070173 | Canara Bank | 831186.00 |
| 14.03.2022 | 000011 | Bandhan Bank | 831187.00 |
| 15.03.2022 | 248301 | IDBI Bank | 831187.00 |
| 16.03.2022 | 000018 | Bandhan Bank | 831187.00 |
| 18.03.2022 | 070522 | Axis Bank | 831187.00 |
| 21.03.2022 | 000043 | Bandhan Bank | 831192.00 |
| | | | <u>13298989.00</u> |

(Rupees One Crore Thirty Two Lakhs Ninty Eight Thousand Nine Hundred Eighty Nine)

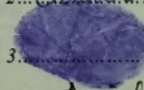
In nthe presence of WITNESSES :-

1. Loi Lal Chakraborty
Secretary

2. Ranjan Kumar
BRP

1. Mouish Kumar Mondal

2. Sumit Kumar Mondal
L.T. of HAS, Saha
by the Pen of Ranjan Kumar

3. 

4. Aniket Saha

V E N D O R S

Drafted & Prepared by me :-

Anup Das Gupta
Anup Das Gupta

(ADVOCATE) /

Enrollment No : F/468/425 of 1989.
Barrackpore Court, Barrackpore,
North 24 Paraganas, Kolkata - 700120

COMPUTER TYPED BY

ANIKET GIRI

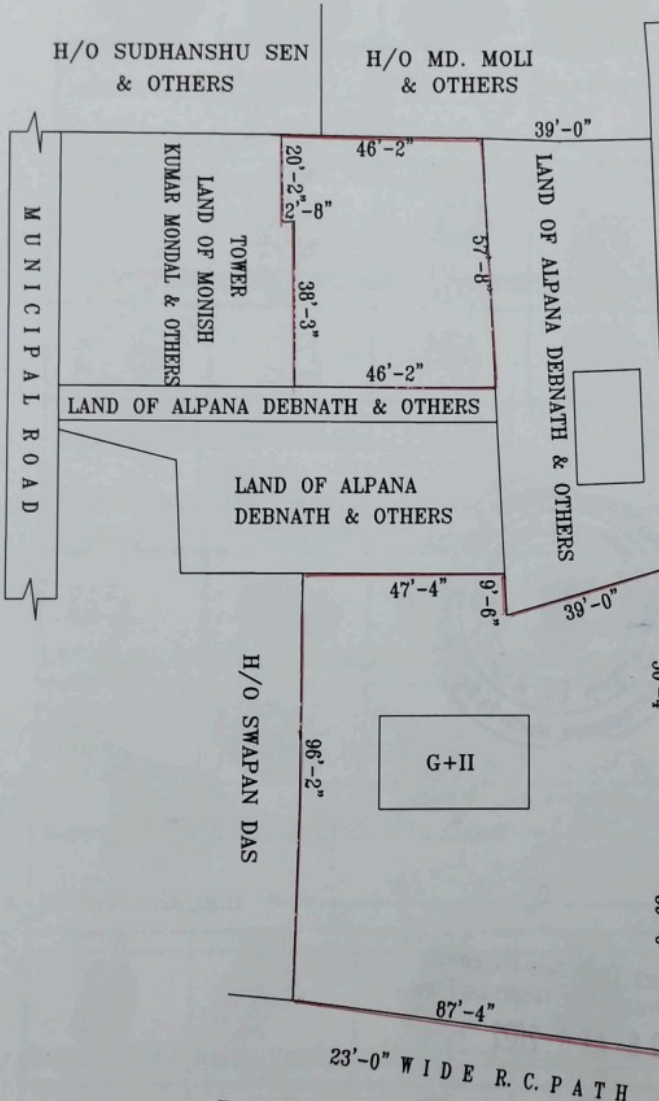
Barrackpore, 24 Paraganas (N)

PLAN OF THE LAND OF MONISH KUMAR MONDAL & OTHERS AT MOUZA- ICHAPUR, ON R. S. DAG NO.-1860/8107,
 DAG NO.-3542, R. S. KHATIAN NO.-4877, L. R. KHATIAN NO.-23285,23286,23287&23288, HOLDING
 NO-339, WARD NO-13 UNDER NORTH BARRACKPORE MUNICIPALITY




AREA-14K.-12CH.-34Sft.

COVERED AREA
 A) R.C.C. ROOF
 1. GR. & 1st. FLOOR-3406 Sft.
 2. STAIR ROOM-164 Sft.
 TOTAL-3570 Sft.
 B) R. T. SHED(2ND FLOOR)-452 Sft.
 TOTAL-4022 Sft.



Alpana Debnath
Biva Dutta Roy
Sunanda Dutta Roy
Arkadeb Roy
 VENDEE:- ALPANA DEBNATH
 BIVA DUTTA ROY
 SUNANDA DUTTA ROY
 ARKADEB ROY

VENDOR:- MONISH KUMAR MONDAL
 SUMIT KUMAR MONDAL
 HASI SAHA
 ANITA SAHA

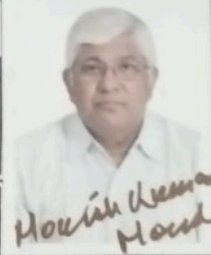
Monish Kumar Mondal
Sumit Kumar Mondal

 L.T.10 F
 Hasi Saha
 by the pen of
 Ananta Saha
Anita Saha

Tapas Roy
TAPAS ROY
 Licentiate Civil Engineer
 L.B.S.
 North Barrackpore Municipality
 Lic. No.*PE14412/12.58.14*

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT Name

| | | | | |
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| LITTLE | RING | MIDDLE | FORE | THUMB |
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| THUMB | FORE | MIDDLE | RING | LITTLE |
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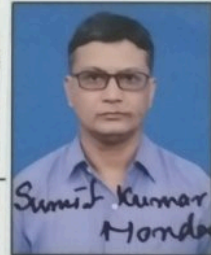


Mouish Kumar Mondal
RIGHT HAND FINGER PRINT

SIGNATURE Mouish Kumar Mondal

2. LEFT HAND FINGER PRINT Name SUMIT KUMAR MONDAL

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|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



Sumit Kumar Mondal
RIGHT HAND FINGER PRINT

SIGNATURE Sumit Kumar Mondal

3. LEFT HAND FINGER PRINT Name

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
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L.T.I. of Hasi Saha
by the Pen Ramon Samanta
RIGHT HAND FINGER PRINT

SIGNATURE L.T.I. of Hasi Saha by the Pen Ramon Samanta

4. LEFT HAND FINGER PRINT Name

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



Anita Saha
RIGHT HAND FINGER PRINT

SIGNATURE Anita Saha

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT Name... ALPANA DEBNATH

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



RIGHT HAND FINGER PRINT

SIGNATURE Alpana Debnath

2. LEFT HAND FINGER PRINT Name... BIYA DUTTA ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

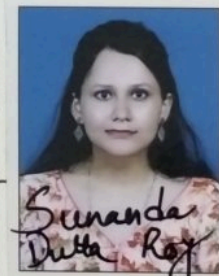


RIGHT HAND FINGER PRINT

SIGNATURE Biya Dutta Roy

3. LEFT HAND FINGER PRINT Name... SUNANDA DUTTA ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



RIGHT HAND FINGER PRINT

SIGNATURE Sunanda Dutta Roy

4. LEFT HAND FINGER PRINT Name... ARKADEB ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



RIGHT HAND FINGER PRINT

SIGNATURE Arkadeb Roy









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15052001067880/2022





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 |
|--------|--|----------|---|--|------------------------|
| 1 | Shri Monish Kumar Mondal 251/1 Nagendra Nath Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028 | Seller |  |  | Monish Kumar Mondal |
| 2 | Shri Sumit Kumar Mondal Ram Chandra Path, City:- , P.O:- Ichapore Nawabgunj, P.S:-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743144 | Seller |  |  | Sumit Kumar Mondal |
| 3 | Smt Anita Saha 8/19 Fern Road, City:- , P.O:- Ballygunj, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 | Seller |  |  | Anita Saha |

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 | Smt Hasi Saha 2 M G Road, City:- , P.O:- Khardaha, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 | Seller |  |  | L.T. 1. 01 Hasi Saha for the pen of Ranjan Saha |
| 5 | Smt Alpana Debnath E Road Anandapuri, City:- Barrackpore, P.O:- N C Pukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 | Buyer |  |  | Alpana Debnath |
| 6 | Smt Biva Dutta Roy Udayanpally, City:- , P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144 | Buyer |  |  | Biva Dutta Roy |
| 7 | Smt Sunanda Dutta Roy Udayanpally, City:- , P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144 | Buyer |  |  | Sunanda Dutta Roy |

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 |
|--------|--|--|---|--|---------------------------|
| 8 | Shri Arkadeb Roy K C Roy Lane, City:- , P.O:- Ichapore Nawabgunj, P.S:-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743144 | Buyer |  |  | Arkadeb Roy 08/09/22 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Ranjan Sarkar Son of Nirmal Sarkar Sadar Bazar, City:- Barrackpore, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 700120 | Shri Monish Kumar Mondal, Shri Sumit Kumar Mondal, Smt Anita Saha, Smt Hasi Saha, Smt Alpana Debnath, Smt Biva Dutta Roy, Smt Sunanda Dutta Roy, Shri Arkadeb Roy |  |  | Ranjan Sarkar 08/04/22 |

(Asis Kumar Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARRACKPORE
North 24-Parganas, West
Bengal



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

GRN Details

GRN: 192022230004389561 Payment Mode: Online Payment
GRN Date: 08/04/2022 12:30:01 Bank/Gateway: State Bank of India
BRN : CKT3580047 BRN Date: 08/04/2022 12:04:28
Payment Status: Successful Payment Ref. No: 2001067880/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mousumi enterprise
Address: Jaffarpur, kol 122
Mobile: 9831603632
Depositor Status: Others
Query No: 2001067880
Applicant's Name: Mrs Alpana Debnath
Identification No: 2001067880/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2001067880/5/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 659970 |
| 2 | 2001067880/5/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 133004 |
| 3 | 2001067880/5/2022 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 4884 |
| | | | Total | 797858 |

IN WORDS: SEVEN LAKH NINETY SEVEN THOUSAND EIGHT HUNDRED FIFTY EIGHT ONLY.

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1505-02532/2022 | Date of Registration | 11/04/2022 |
| Query No / Year | 1505-2001067880/2022 | Office where deed is registered | |
| Query Date | 05/04/2022 6:51:11 PM | A.D.S.R. BARRACKPORE, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Alpana Debnath Anandapuri, Thana : Titagarh, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874202866, Status : Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 1,32,98,988/- | Rs. 1,32,98,990/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 6,64,970/- (Article:23) | Rs. 1,33,004/- (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:- Noapara, Municipality: NORTH BARRACKPORE, Road: Ram Chandra Path, Mouza: Ichapur, , Ward No: 13, Holding No:339 JI No: 3, Pin Code : 743144

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------------|---------------|---------|-----------------------------|-------------------------|-----------------------|---|
| L1 | LR-3542 (RS :-) | LR-23285 | Bastu | Bastu | 3 Katha 11 Chatak 8.5 Sq Ft | 26,91,800/- | 26,91,800/- | Width of Approach Road: 23 Ft., |
| L2 | LR-3542 (RS :-) | LR-23286 | Bastu | Bastu | 3 Katha 11 Chatak 8.5 Sq Ft | 26,91,800/- | 26,91,800/- | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| L3 | LR-3542 (RS :-) | LR-23287 | Bastu | Bastu | 3 Katha 11 Chatak 8.5 Sq Ft | 26,91,799/- | 26,91,800/- | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| L4 | LR-3542 (RS :-) | LR-23288 | Bastu | Bastu | 3 Katha 11 Chatak 8.5 Sq Ft | 26,91,799/- | 26,91,800/- | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 24.4154Dec | 107,67,198 /- | 107,67,200 /- | |
| | | Grand Total : | | | 24.4154Dec | 107,67,198 /- | 107,67,200 /- | |

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1505-2022, Page from 88854 to 88899
being No 150502532 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.04.19 12:31:23 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/04/19 12:31:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)