

5501/18

2.5036/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 128989

E 128989

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

Additional District Sub-Registrar,
Garia South 24 Parganas

05 NOV 2018

DEED OF SALE

THIS DEED OF SALE is made on this 5th day of November (Two Thousand Seventeen) 2018.

BETWEEN

JAYANTI SENGUPTA having PAN. BWSPS8526E,

নং ২৪০ তারিখ ০০২/১৬/১৬ মূল ৫০০০

খরিদদার

সাং

R.S. Mondal Advocate-
Alipore Judges Court, Cal. 27

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেপুটি
সোনারপুর এ্যা.ডি.এস.আর অফিস
দফা ১৪ কলকাতা



E 158888



Arshim Kanyal.
3044, Peyarabagan.
P.O. - Laxmapur,
P.S. Sonarpur.
Kolkata - 700153
Business.

Additional District Sub-Registrar,
Garia South 24 Parganas

05 NOV 2016

Mb.No. 9748839210, daughter of Late Arun Sengupta, by faith-Hindu, by occupation- Housemaker, by Nationality- Indian, residing at Peyara Bagan, P.O- Laskarpur, P.S- Sonarpur, Kolkata- 7000153, in the dist-24-Parganas(s), hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context here to include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

SMT. MALLIKA BISWAS PAN. BFCPB0513F, Mb. No. 9433948540, wife of Sri Prantosh Biswas , by faith – Hindu, by occupation- House Wife, by Nationality- Indian, residing at 2614, Peyara Bagan, P.O- Laskarpur, P.S- Sonarpur, Kolkata- 7000153, in the dist-24-Parganas(s), hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context here to include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS

1. **ALL THAT** piece and parcel of homestead land measuring 4 (Four) Cottahs a little more or less situated and lying at Mouza-Laskarpur, J.L. No. 57, comprising in C.S. Plot (Dag) Nos. 825(P) & 782 (P), L.O.P. No.473, P.S-Sonarpur, A.D.S.R. Office formerly Sonarpur at present Garia, now within the Limits of The Rajpur Sonarpur Municipality Under Ward No. 31, in the District 24 Parganas (South) was acquired by Smt. Snehalata Sengupta wife of Late Dharendra Nath Sengupta of L.O.P No. 473, Garia Laskarpur,, G.S.Scheme, P.S-Sonarpur, Dist South 24-Parganas by a registered deed of Gift dated 28th day of July' 1992 from The Governor of the State of West Bengal being a refugee displaced from East Pakistan (now Bangladesh) duly registered in the A.D.S.R office at



Additional District Sub-Registrar,
Garia South 24 Parganas

05 NOV 2014

Alipur and recorded in its Book No.1, Volume No. 13, Pages 221 to 224, being No. 956 for the year 1992 and after such deed of gift she constructed tiles shed structure thereon.

2. Said Smt. Snehalata Sengupta during her peaceful possession executed a WILL on 10th Day of September' 1997 wherein she bequeathed the said land with building to her only son Sri Arun Kumar Sengupta and her daughter-in-law Smt. Reba Sengupta and the said will was duly Notarised on 10th day of September' 1997 by the Notary A.K.Sinha, Alipur Judges' Court, Kolkata-700027. Said Smt. Snehalata Sengupta died intestate on 2nd day of November' 1999. Subsequently said Sri Arun Kumar Sengupta died intestate on 18/01/2009 leaving behind his only widow Smt. Reba Sengupta and only daughter Jayanti Sengupta as his legal heirs and successors to his estate. Said Smt. Reba Sengupta died intestate on 23/04/2012 leaving behind her only daughter Jayanti Sengupta the Vendor herein as her legal heirs and successors to her estate. After such demise the said will was granted by the Learned District Delegate at Baruipur, South 24 Parganas as Letter of Administration in Misc, Case No. 8 of 2015(L.A) on 18/05/2018 in favour of said Jayanti Sengupta. After such Letter of Administration Jayanti Sengupta the Vendor herein has become the absolute owner **ALL THAT** piece and parcel of homestead land measuring 4 (Four) Cottahs be the same a little more or less situated and lying at Mouza - Laskarpur, J.L. No. 57, Comprising in C.S. Plot (Dag) Nos. 825(P) & 782 (P), L.O.P. No.473, P.S-Sonarpur, A.D.S.R. Office formerly Sonarpur at present Garia, now within the Limits of The Rajpur Sonarpur Municipality, Under Ward No. 31, in the District 24 Parganas (South).

3. Being urgent need of money to purchase another plot of land the vendor herein Jayanti Sengupta offered to sell **ALL THAT** piece and parcel of Bastu land measuring 2 cottahs more or less out

of 4 Cottahs be the same a little more or less together with 200sq.ft Tiles Shed structure standing thereon at Mouza-Laskarpur, J.L. No. 57, comprising in C.S. Plot (Dag) Nos. 825(P) & 782 (P), L.O.P. No.473, P.S-Sonarpur, A.D.S.R. Office formerly Sonarpur at present Garia, now within the Limits of The Rajpur Sonarpur Municipality Under Ward No. 31, in the District 24 Parganas (South) at and for the total consideration a sum of Rs.12,00,000/- (Rupees Twelve Lakh) Only in favour of the present purchaser herein.

4. In pursuance of the said offer and acceptance the purchaser has requested the vendor to execute the Deed of Sale in respect of the said land measuring 2 cottahs more or less out of 4 Cottahs be the same a little more or less together with said building at Mouza - Laskarpur, J.L. No. 57, comprising in C.S. Plot (Dag) Nos. 825(P) & 782 (P), L.O.P. No.473, P.S-Sonarpur, A.D.S.R. Office formerly Sonarpur at present Garia, now within the Limits of The Rajpur Sonarpur Municipality, Under Ward No. 31, in the District 24 Parganas (South) as fully and particularly described in the Schedule hereunder written and as shown and delineated in the map or plan annexed hereto and thereon bordered RED colour with free from all encumbrances in favour of the Purchaser at and for the total consideration the sum of Rs.12,00,000/- (Rupees Twelve Lakh) Only which the vendor do hereby admit and acknowledge and of and from the payment of the same and every part thereof hereby acquit release and discharge forever to the purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said consideration the sum of **Rs.12,00,000/- (Rupees Twelve Lakh) Only** on or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder grant, admit and acknowledge and of and from the

same doth hereby for ever release as the purchaser as well as the said property) hereby transferred, the Vendor do hereby grant sell, convey, transfer, assign and assure unto the purchaser ALL THAT the piece and parcel of said land measuring 2 cottahs more or less out of 4 Cottahs be the same a little more or less together with said building at Mouza -Laskarpur, J.L. No. 57, comprising in C.S. Plot (Dag) Nos. 825(P) & 782 (P), L.O.P. No.473, P.S-Sonarpur, A.D.S.R. Office formerly Sonarpur at present Garia, now within the Limits of The Rajpur Sonarpur Municipality, Under Ward No. 31, in the District 24 Parganas (South) and hereinafter referred to as the said property **OR HOWSOEVER OTHERWISE** the said land now are or is at any time heretofore were or was situated butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** the areas, yards, ways, paths, passages, water, water courses, drains, lights, rights, liberties, easements privileges, advantages, appendages and appurtenances whatsoever to the said property belonging to or in any way appertaining to or with the same or any part thereof held, used, occupied, enjoyed or reputed to belong or appertaining thereto and the reversion or reversions remainder or remainders and all the estate, right, title, claim, demand, whatsoever both at law and equity of the Vendor to the said property **TOGETHER WITH** all rights, liberties to the purchaser to pass and re-pass with or without vehicles without any interruption over and along to use the surface drain by connecting therewith the water drain of the said land and also right to have water connection to the said land with building and also together with the right to take gas, electric, telephone, and other connection to the said land **TO HAVE AND TO HOLD** the said land hereby granted, conveyed transferred assigned, assured or intended so to be together with the right, liberties, easement, privileges appendages and appurtenances thereto belonging as aforesaid unto the purchaser absolutely and for ever and free from

all encumbrances, liens and lispens and the Vendor doth hereby covenant with the purchaser that notwithstanding any act, deed, matter or things whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor now has herself good right, full power and lawful and absolutely authority to grant, convey, transferred assigned and assure the said property with structure and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid and that the purchaser shall and will at all times hereafter peaceably and quietly hold possess and enjoy the said land with structure without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of her predecessors in title and that free and clear and freely and clearly and absolutely discharged with in all the respect saved harmless and kept indemnified against all estates and encumbrances created by her or any of their predecessors in title and all persons rightfully having or claiming any estate or interest either at law or equity in and to the said land or any part thereof shall and will from time to time and at all times hereinafter upon the request and at the cost of purchaser make do execute cause to be made done executed all such further acts deeds, conveyances, transfers, assignments and assurances for the better and more effectually granting conveying, transferring, assigning, assuring the said land hereby granted and conveyed or and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser, do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever any part thereof unto the purchaser as by herself shall be reasonably required and the Vendor further covenants that her heirs, executors, administrators, legal representatives and assigns shall for further and more perfectly assuring conveying the said land with structure and every portion thereof in manner aforesaid according to the true intent and meaning of these present.



SCHEDULE ABOVE REFERRED PROPERTY HEREBY
SOLD

ALL THAT piece and parcel of homestead land measuring 2 (Two) cottahs more or less out of 4 Cottahs more or less together with 200 sq.ft Tiles shed structure standing thereon situate and lying at Mouza-Laskarpur, J.L. No. 57, comprising in C.S. Plot (Dag) Nos. 825(P) & 782 (P), L. R. Plot No. 2352 , L. R. Khatian No. 473, L.O.P. No.473, P.S-Sonarpur, A.D.S.R. Office formerly Sonarpur at present Garia, now within the Limits of The Rajpur Sonarpur Municipality Under Ward No. 31, in the District 24 Parganas (South), Road name Peyara Bagan, depicted and delineated in the map or plan annexed hereto and coloured **RED** thereon together with all easement thereon areas yards ways paths passages, water, water courses, drains, lights, rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said plot belonging or in anywise appertaining to or with the same or any part thereof butted and bounded in the manner following :-

On The North By : LOP No. 472

On The South By : LOP No. 474

On The East By : 16 wide Road

On The West By : LOP No. 2617

IN WITNESS WHEREOF parties hereto set and subscribed their hands and seal the day, month and year first above written.

**SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:**

WITNESSES:-

1. Ashim Kanjilal
3044, Peyarabagan,
P.O - Laskarpur
P.S - Sonarpur.
Kolkata - 700153

Jayanti Sengupta

SIGNATURE OF THE VENDOR

2. Prabir Das
Peyarabagan, Laskarpur
Kolkata - 700153

Mallika Biswas

SIGNATURE OF THE PURCHASER

Drafted by me :-

Kalpana Mondal

Advocate, En. No.F/1495/1477/78
Aipore Judges' Court, Kolkata-700027,

Computerised by

Mintu Das
Aipore Judges' Court, Kolkata-700027,

MEMO OF CONSIDERATION

Received on and from the within named purchaser the within mentioned consideration the sum of **Rs.12,00,000/-** (Rupees **Twelve Lakh**) only as per memo below:-

<u>By</u>	<u>No.</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
1. Ch	133072	Allahabad	05/11/18	4,00,000/-
2. Ch	049678	SBI	05/11/18	8,00,000/-
				<u>Rs.12,00,000/-</u>

(Rupees Twelve Lakh) only

WITNESSES:-

1. Ashim Kanjilal
3044, Peyarabagan
P.O - Larkarpur.
Kolkata - 700153

2. Prabir Das
Peyarabagan, Larkarpur
Kat-153.

Jayanti Sengupta
SIGNATURE OF THE VENDOR

Jayanti Sengupta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MALLIKA BISWAS
HARASANKAR DAS

15/12/1975
Permanent Account Number

BFCPB0513F

Mallika Biswas
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं :
आयकर पैन सेवा यूनिट, यटीआईटीएसएल
प्लॉट नं: ३, सेक्टर ११, सी बी डी बेलपुर,
नवी मुंबई-४०० ६१४

Mallika Biswas

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-030323298-1

Payment Mode Online Payment

GRN Date: 04/11/2018 19:30:42

Bank : State Bank of India

BRN : IK00USUZC6

BRN Date: 04/11/2018 19:31:35

DEPOSITOR'S DETAILS

Id No. : 16291000281675/4/2018

[Query No./Query Year]

Name : k s mondal

Contact No. :

Mobile No. : +91 9433308935

E-mail :

Address : alipore judges court south 24 parganas

Applicant Name : Mr K S Mondal

Office Name :

Office Address :

Status of Depositor : Attorney of Executant

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000281675/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	84420
2	16291000281675/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	14914
Total				99334

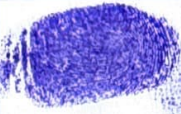
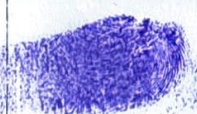
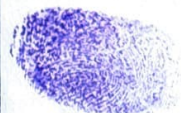
In Words : Rupees Ninety Nine Thousand Three Hundred Thirty Four only

		Thumb	1st finger	Middle finger	Ring finger	Small Finger
Photo	Left hand					
	Right hand					

Name -----

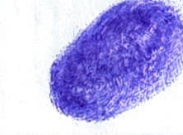
Signature -----



	Left hand					
	Right hand					

Name Jayanti Sengupta

Signature Jayanti Sengupta

	Left hand					
	Right hand					

Name Mallika Biswas

Signature Mallika Biswas

Photo	Left hand					
	Right hand					

Name -----

Signature -----

Major Information of the Deed

Deed No :	I-1629-05036/2018	Date of Registration	05/11/2018
Query No / Year	1629-1000281675/2018	Office where deed is registered	
Query Date	31/10/2018 12:07:03 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	K S Mondal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433308935, 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. 12,00,000/-	Rs. 14,89,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 89,420/- (Article:23)	Rs. 14,914/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kalibazar Road, Mouza: Laskarpur

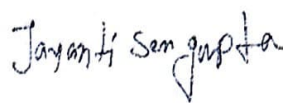
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2352	LR-473	Bastu	Bastu	2 Katha	11,50,000/-	14,29,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	11,50,000 /-	14,29,999 /-	

Structure Details :

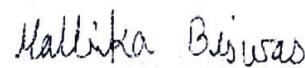
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

Major Information of the Deed :- I-1629-05036/2018-05/11/2018

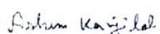
eller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerprint	Signature
1	Smt Jayanti Sengupta Daughter of Late Arun Sengupta Executed by: Self, Date of Execution: 05/11/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Office	 05/11/2018	 LTI 05/11/2018	 05/11/2018
Peyara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BWSPS8526E, Status :Individual, Executed by: Self, Date of Execution: 05/11/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Mallika Biswas (Presentant) Wife of Mr Prantosh Biswas Executed by: Self, Date of Execution: 05/11/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Office	 05/11/2018	 LTI 05/11/2018	 05/11/2018
Wife of Mr Prantosh Biswas Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BFCPB0513F, Status :Individual, Executed by: Self, Date of Execution: 05/11/2018 , Admitted by: Self, Date of Admission: 05/11/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr Ashim Kanjilal Son of Late Tarapada Kanjilal 3044, Peyara Abgan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Jayanti Sengupta, Smt Mallika Biswas	05/11/2018
	

Major Information of the Deed :- I-1629-05036/2018-05/11/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Jayanti Sengupta	Smt Mallika Biswas-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Jayanti Sengupta	Smt Mallika Biswas-200.00000000 Sq Ft

Endorsement For Deed Number : I - 162905036 / 2018

On 31-10-2018

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 14,89,999/-

[Signature]

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 05-11-2018

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 12:22 hrs on 05-11-2018, at the Office of the A.D.S.R. GARIA by Smt Mallika Biswas, Claimant.

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

Execution is admitted on 05/11/2018 by 1. Smt Jayanti Sengupta, Daughter of Late Arun Sengupta, Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 2. Smt Mallika Biswas, Wife of Mr Prantosh Biswas, 2614, Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife Indetified by Mr Ashim Kanjilal, , Son of Late Tarapada Kanjilal, 3044, Peyara Abgan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,914/- (A(1) = Rs 14,900/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,914/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2018 7:31PM with Govt. Ref. No: 192018190303232981 on 04-11-2018, Amount Rs: 14,914/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00USUZC6 on 04-11-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1629-05036/2018-05/11/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 89,420/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 84,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 141, Amount: Rs.5,000/-, Date of Purchase: 01/11/2018, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2018 7:31PM with Govt. Ref. No: 192018190303232981 on 04-11-2018, Amount Rs: 84,420/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK00USUZC6 on 04-11-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1629-05036/2018-05/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 152336 to 152355
being No 162905036 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.11.05 13:09:27 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 05-Nov-18 1:08:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

Certified to be a True Copy

Addl. Dist. Sub-Registrar, Garia
South 24 Parganas

18.01.2021

Checked By
18.01.2021

(This document is digitally signed.)