

17364/2024

1700/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 678985



which that the Document is admitted of registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

20 NOV 2024

**THIS DEED OF CONVEYANCE** made this 20<sup>th</sup> day of November Two Thousand and Twenty Four **BETWEEN CHITTA RANJAN MONDAL** (having PAN **AEPPM0965D** and **AADHAAR No. 2900 2466 5225**) son of late Nilmoni Mondal, by faith Hindu, by occupation Business, residing at H/I-2/4,

*Chittaranjan Mondal.*

126986

No. \_\_\_\_\_ Sold to: **PANKAJ SHROFF & CO.**  
Address: \_\_\_\_\_ **ADVOCATE**  
Rs. \_\_\_\_\_ **Diamond Heritage, N611, 6th Flr**  
Date: **31 AUG 2024** **18, Strand Road,**  
**Kolkata-700 001**

**SIPRA DE**

Licence No. : **1070**

Code : **1070**

**1, N. S. Road, Kolkata-700 001**

**31 AUG 2024**



Bagulpara, Rajarhat Gopalpur (M), Police Station- Baguihati, Post Office - Aswini Nagar, District: North 24 Parganas, Pincode - 700159, West Bengal (hereinafter referred to as "the **Vendor**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs executors administrators and legal representatives) of the **ONE PART AND (1) BISWAJIT MAJUMDAR** son of Binod Chandra Majumdar (having **PAN AOQPM5108K** and **AADHAAR No. 8947 4111 2658**) by faith Hindu, by occupation Business, residing at A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M), Police Station- Baguihati, Post Office - Baguihati, District: North 24 Parganas, Pincode - 700102, West Bengal, **(2) ASHISH KUMAR DANDAPAT** son of Ajit Kumar Dandapat (having **PAN AGRPD2491H** and **AADHAAR No. 7422 8086 6536**) by faith Hindu, by occupation Business, residing at Baragadra, Police Station- Sarenga, Post Office - Baragarrah, District: Bankura, Pincode - 722150, West Bengal and **(3) SANJAY BANGAL** son of Late Ajit Kumar Bangal (having **PAN AKCPB2483N** and **AADHAAR No. 2282 5296 5419**) by faith Hindu, by occupation Business, residing Tehsil, Bankura, Kulmara, Police Station- Bankura, Post Office - Keshiakole, District: Bankura, Pincode - 722155, West Bengal (hereinafter referred to as "the **Purchasers**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **OTHER PART**:

**WHEREAS:**

- A. At all material times, one Nera Sardar son of late Bhuvan Sardar was the absolute owner of **ALL THAT** the piece or parcel of land containing an area of 10.53 Decimal (equivalent to 06 Cottahs 06 Chittack) more or less out of 40 Decimal situate and lying at and comprising of divided demarcated portion of C.S. Dag No. 5197 recorded in C.S. Khatian No. 565 corresponding to R.S. Dag No. 3210/4665 recorded in R.S. Khatian No. 64 in Mouza Krishnapur, J.L. No. 17, Police Station - Baguihati, District: North 24 Parganas, West Bengal (morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**").
- B. By a *Kobala* (Deed of Conveyance in Bengali language) dated 24<sup>th</sup> July, 1967 made between said Nera Sardar as vendor therein and Arabinda Mondal, Monindra Nath Mondal, Niranjan Mondal and Chitta Ranjan Mondal

*Chittaranjan Mondal*

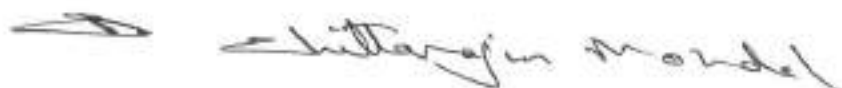


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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 NOV 2024

all sons of late Nilmoni Mondal as purchasers therein and registered with the Sub-Registrar, Cossipur, Dumdum in Book I, Volume No. 83, Pages from 255 to 257, Being No. 6510 for the year 1967, said Nera Sardar for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Arabinda Mondal and three others, land measuring 01.65 Decimal more or less (equivalent to 1 Cottah) comprised in the said Property, absolutely and forever.

- C. Subsequently, by another *Kobala* (Deed of Conveyance in Bengali language) dated 14<sup>th</sup> August, 1967 made between said Nera Sardar as vendor therein and said Arabinda Mondal, Monindra Nath Mondal, Niranjana Mondal and Chitta Ranjan Mondal as purchasers therein and registered with the Sub-Registrar, Cossipur, Dumdum, in Book I, Volume No. 99, Pages from 132 to 134, Being No. 7220 for the year 1967, said Nera Sardar for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto said Arabinda Mondal and three others, land measuring 08.88 Decimal more or less (equivalent to 05 Cottahs 06 Chittacks) comprised in the said Property, absolutely and forever.
- D. By a *Bantannama Patra* (Deed of Partition in Bengali language) dated 17<sup>th</sup> October, 1985 made between said Arabinda Mondal, Monindra Nath Mondal, Niranjana Mondal and Chitta Ranjan Mondal and registered with the Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 143, Pages 351 to 376, Being No. 7600 for the year 1985, the above-named owners of the said Property mutually allocated several properties amongst themselves including the said Property and pursuant to such allocation, the said Property (comprising of two demarcated plots of land along with a ten feet wide internal passage running between the two plots of land) was granted conveyed and allocated unto and in favour of Niranjana Mondal and Chitta Ranjan Mondal in equal shares absolutely and forever to the exclusion of Arabinda Mondal and Monindra Nath Mondal.
- E. By a *Daanpatra* (Deed of Gift in Bengali language) dated 15<sup>th</sup> July, 2002 made between said Niranjana Mondal as donor therein and said Chitta Ranjan Mondal (being the Vendor hereto) as donee therein and registered with the Additional District Sub-Registrar, Bidhan Nagar in Book No. I,

 Chittaranjan Mondal

Volume No. 503, Pages from 137 to 159, Being No. 08992 for the year 2002, said Niranjan Mondal in consideration of his natural love and affection towards his brother, granted conveyed transferred assigned and assured, by way of gift, unto and to the said Chitta Ranjan Mondal, his entire share in the said Property measuring 05 Decimal more or less (equivalent to 03 Cottahs 14 Square feet) together with all its right title and interest in the ten feet wide internal passage on the north thereof and also together with the existing structures thereat, absolutely and forever.

- F. In the premises, said Chitta Ranjan Mondal (being Vendor hereto) became the absolute owner and is in 'khas' vacant peaceful possession of the said Property measuring 10.53 Decimal more or less and the said Chitta Ranjan Mondal caused to be recorded his name as 'raiya' in respect thereof in the R.S. Record of Rights vide R.S. Khatian No. 64.
- G. The Vendor has agreed to sell and the Purchasers have agreed to purchase the said Property, free from all encumbrances mortgage charges attachments lien lispendens leases tenancies occupancy-rights bargadars uses debutter trust acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof at or for the consideration of Rs.2,20,00,000/- (Rupees two crore twenty lakh) only.

**1. NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.2,20,00,000/- (Rupees two crore twenty lakh) only by the Purchasers to the Vendor in hand and well and truly by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser), the Vendor hereto doth hereby grant sell convey transfer assign and assure unto and to the Purchasers hereto, **ALL THAT** piece and parcel of land containing an area of 10.53-Decimal situate lying at and comprising of divided demarcated portion of R.S. Dag No. 3210/4665 recorded in R.S. Khatian No.64, in Mouza Krishnapur, J.L. No. 17, Police Station – Baguihati, District: North 24

*Chittaranjan Mondal*

Parganas, West Bengal together with the existing structures thereat (morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**") **TOGETHER WITH** all and singular tangible and intangible assets edifices fixtures gates courts courtyards compound walls areas sewers drains ways paths passages fences hedges ditches trees water water-courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest inheritance use trust possession easements quasi easements privileges claims and demands whatsoever of the Vendor into and upon the entirety of the said Property **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the said Property or any of them or any part or share thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit or at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges attachments liens lis pendens leases tenancies occupancy-rights bargadars uses debutters trusts acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary, the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be without any manner of

*Chittaranjan Mondal*

encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendor hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor hath now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, lis-pendens, *uses*, *debutter*s, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person

*Chittarajan Mondal.*

or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former or other estate right title interest claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, lis-pendens, uses, *debutters*, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment and liabilities whatsoever or howsoever made done occasioned or suffered by the Vendor or his predecessors-in-title or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the Property hereby granted conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the Property hereby granted and conveyed or expressed or intended so to be or any part thereof unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**3. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:

- a) **THAT** the Property hereby granted and conveyed or expressed or intended so to be or any of them or any part or share thereof is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Act or otherwise whatsoever and there is no certificate case or proceedings pending against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.

*Chittaranjan Mondal*

- b) **AND THAT** the said Property or any of them or any part or share thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Government or any Public or Statutory body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any of them or any part or share thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any of them or any part thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise on the Vendor to grant sell convey transfer assign and assure the Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** there is no action, suit, appeal or litigation in respect of the said Property or any of them or any part or share thereof pending in any court of law and that no person has claimed any right title interest or possession whatsoever in or in respect of the Property hereby granted sold conveyed transferred assigned and assigned or expressed or intended so to be or any of them or on any part or share thereof and save and except the Vendor no other person has or can claim any share right title or interest whatsoever in the said Property or any of them or any part thereof.
- f) **AND THAT** all municipal and other rates and taxes, khajana/land revenue and other outgoings, cess and impositions payable in respect of the said Property till the date of execution hereof have been duly paid and there is no amount in arrears or outstanding in connection therewith and in case any such outgoing is found to be due and payable in respect of the said Property or any of them or any part thereof, the same shall be forthwith

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 Uttaran Mandal.

paid by the Vendor on a demand being raised by the Purchasers upon the Vendor.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Property)**

**ALL THAT** piece and parcel of 'bastu' land containing an area of 10.53 Decimal more or less situate lying at and comprising of divided demarcated portion of C.S. Dag No. 5197 recorded in C.S. Khatian No. 565 corresponding to R.S. Dag No. 3210/4665 recorded in R.S. Khatian No. 64 in Mouza Krishnapur, J.L. No. 17, Police Station- Baguihati (formerly Rajarhat), Pincode - 700159, within the jurisdiction of Bidhannagar Municipal Corporation, in the District of North 24 Parganas together with two Pucca Sheds containing an aggregate area of 200 Square feet more or less. The said Property is delineated in the plan annexed hereto duly bordered thereon in "RED" and is butted and bounded as follows:

ROAD ZONE : (Rabindrapally - Majher para)

On the **North** : By R.S. Dag No. 3221 of Mouza Krishnapur;  
On the **South** : By remaining portion of R.S. Dag No. 3210/4665 of Mouza Krishnapur;  
On the **East** : By R.S. Dag No. 3211 of Mouza Krishnapur;  
On the **West** : By R.S. Dag No. 3210 of Mouza Krishnapur.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

• *Bidhannagar Mandal.*

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED** by the abovenamed **VENDOR, CHITTA RANJAN MONDAL** at Kolkata.

*Chittaranjan Mondal*

**SIGNED SEALED AND DELIVERED** by the abovenamed **PURCHASERS**, at Kolkata.

*Omajimondal*

*Ashish Keesam Dandapat*

*Sanjay Bangal*

Witnesses to the above executants:

1. *Arup Das* (ARUP DAS)  
Samaipally, Kestopur, Kolkata - 700102

2. Sayantani Sarker  
PO-Hridaypur, village Haritampur  
Kolkata - 700127

Drafted by me and approved by all the parties:

*Ankit Shroff*  
Ankit Shroff, Advocate  
C/o Pankaj Shroff & Co.,  
Diamond Heritage, N611, 6<sup>th</sup> floor,  
16 Strand Road, Kolkata - 700001  
Enrolment No. F/66/2008  
Calcutta High Court

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the within named Purchasers the within mentioned sum of Rs.2,20,00,000/- (Rupees two crore twenty lakh) only being the consideration in full payable under these presents as follows:

| By or out of<br>Pay<br>Order/Cheque<br>No./RTGS | Date       | Bank       | Amount<br>(Rs.) |
|-------------------------------------------------|------------|------------|-----------------|
| 000303                                          | 30.08.2024 | ICICI Bank | 36,00,000/-     |
| RTGS                                            | 23.09.2024 | IDFC Bank  | 50,00,000/-     |
| 000304                                          | 23.09.2024 | ICICI Bank | 20,00,000/-     |
| 000305                                          | 25.09.2024 | ICICI Bank | 10,00,000/-     |
| 000307                                          | 04.10.2024 | ICICI Bank | 50,00,000/-     |
| 000308                                          | 07.10.2024 | ICICI Bank | 50,00,000/-     |
| 000319                                          | 19.11.2024 | ICICI Bank | 1,80,000/-      |
|                                                 |            |            | 2,17,80,000/-   |
|                                                 |            | TDS @1%    | 2,20,000/-      |
|                                                 |            | Total:     | 2,20,00,000/-   |

(Rupees two crore twenty lakh) only

**Witnesses:**

1) *[Signature]*

2) Sayantani Sarkar

*[Signature]*

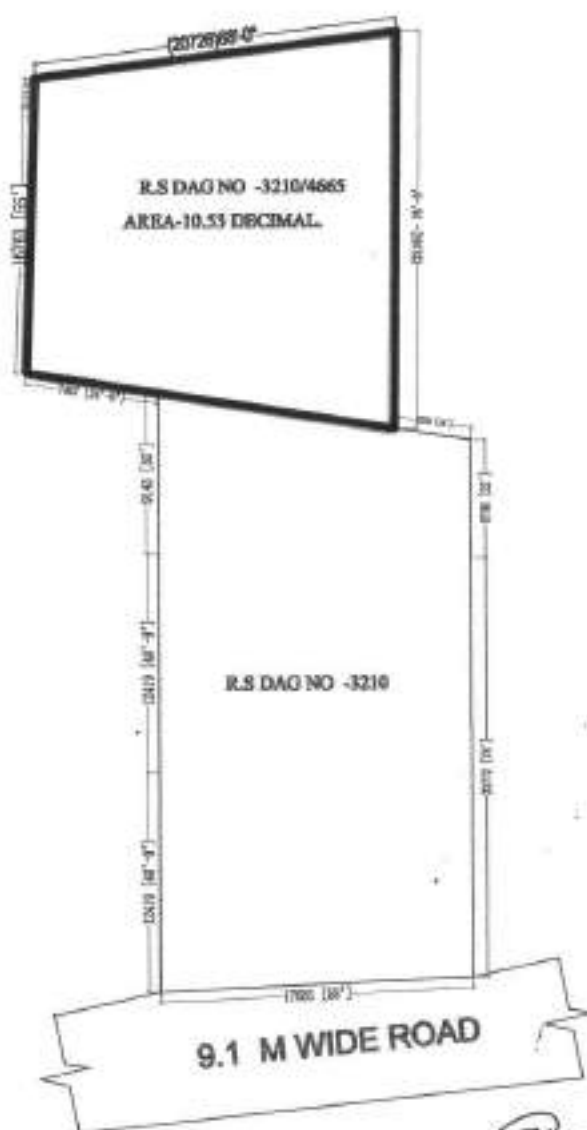
(Vendor)

**SITE PLAN OF A PIECE OF LAND AT MOUZA- KRISHNAPUR, J. L. NO.-17, R.S  
DAG NO - 3210/4665, L.R DAG-5673, P.S.-BAGULATI, WARD NO-25, BROUGH- IV,  
, DIST-24 PARGANAS(N), "WITHIN BIDHANNAGAR MUNICIPAL CORPORATION"**

**NAME OF SELLER :- 1)CHITTARANJAN MONDAL.**

**NAME OF PURCHASERS :- 1) ASHISH KUMAR DANDAPAT,  
2) BISWAJIT MAJUMDAR,  
3) SANJAY BANGAL**

**AREA OF LAND IN (DEED) = 10.53 DECIAL.**



*Ashish Kumar Dandapat*

*Chittaranjan Mondal*

*Sanjay Bangal*

**SIG. OF SELLERS**

**SIG. OF PURCHASERS**

| Finger prints of the above executant                                                                                                          |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Chittaranjan Mondal</i><br><i>Chittaranjan Mondal</i> |  |  |  |  |  |
|                                                                                                                                               | Little                                                                            | Ring                                                                              | Middle<br>(Left Hand)                                                              | Fore<br>Hand)                                                                       | Thumb                                                                               |
|                                                                                                                                               |  |  |  |  |  |
|                                                                                                                                               | Thumb                                                                             | Fore                                                                              | Middle<br>(Right Hand)                                                             | Ring<br>Hand)                                                                       | Little                                                                              |

| Finger prints of the above executant                                                                                            |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Anjan Kumar</i><br><i>Anjan Kumar</i> |  |  |  |  |  |
|                                                                                                                                 | Little                                                                              | Ring                                                                                | Middle<br>(Left Hand)                                                                | Fore<br>Hand)                                                                         | Thumb                                                                                 |
|                                                                                                                                 |  |  |  |  |  |
|                                                                                                                                 | Thumb                                                                               | Fore                                                                                | Middle<br>(Right Hand)                                                               | Ring<br>Hand)                                                                         | Little                                                                                |

| Finger prints of the above executant                                                                                                        |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  <p>Ashish Kumar Dandapat</p> <p>Ashish Kumar Dandapat</p> |  |  |  |  |  |
|                                                                                                                                             | Little                                                                            | Ring                                                                              | Middle<br>(Left Hand)                                                              | Fore<br>Hand)                                                                       | Thumb                                                                               |
|                                                                                                                                             |  |  |  |  |  |
|                                                                                                                                             | Thumb                                                                             | Fore                                                                              | Middle<br>(Right Hand)                                                             | Ring<br>Hand)                                                                       | Little                                                                              |

| Finger prints of the above executant                                                                                          |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>Sanjay Bangal</p> <p>Sanjay Bangal</p> |  |  |  |  |  |
|                                                                                                                               | Little                                                                              | Ring                                                                                | Middle<br>(Left Hand)                                                                | Fore<br>Hand)                                                                         | Thumb                                                                                 |
|                                                                                                                               |  |  |  |  |  |
|                                                                                                                               | Thumb                                                                               | Fore                                                                                | Middle<br>(Right Hand)                                                               | Ring<br>Hand)                                                                         | Little                                                                                |



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



192024250281778628

GRN Details

|                        |                     |                     |                         |
|------------------------|---------------------|---------------------|-------------------------|
| GRN:                   | 192024250281778628  | Payment Mode:       | SBI Epay                |
| GRN Date:              | 20/11/2024 09:34:33 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :                  | 5104274250035       | BRN Date:           | 20/11/2024 09:35:54     |
| Gateway Ref ID:        | CHR6922202          | Method:             | State Bank of India NB  |
| GRIPS Payment ID:      | 201120242028177859  | Payment Init. Date: | 20/11/2024 09:34:33     |
| Payment Status:        | Successful          | Payment Ref. No:    | 2002856033/4/2024       |
| [Query No*/Query Year] |                     |                     |                         |

Depositor Details

|                           |                                                                  |
|---------------------------|------------------------------------------------------------------|
| Depositor's Name:         | Mr ASHISH KUMAR DANDAPAT                                         |
| Address:                  | BARAGADRA, P.O- BARAGARRAH, P.S- BANKURA, WEST BENGAL, PIN722150 |
| Mobile:                   | 9064798519                                                       |
| Period From (dd/mm/yyyy): | 20/11/2024                                                       |
| Period To (dd/mm/yyyy):   | 20/11/2024                                                       |
| Payment Ref ID:           | 2002856033/4/2024                                                |
| Dept Ref ID/DRN:          | 2002856033/4/2024                                                |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002856033/4/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1540020    |
| 2       | 2002856033/4/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 220014     |
| Total   |                   |                                          |                    | 1760034    |

IN WORDS: SEVENTEEN LAKH SIXTY THOUSAND THIRTY FOUR ONLY.

### Major Information of the Deed

|                                         |                                                                                                                                                                                           |                                                                       |            |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------|
| Deed No :                               | I-1904-17001/2024                                                                                                                                                                         | Date of Registration                                                  | 20/11/2024 |
| Query No / Year                         | 1904-2002856033/2024                                                                                                                                                                      | Office where deed is registered                                       |            |
| Query Date                              | 11/11/2024 6:01:34 PM                                                                                                                                                                     | A.R.A. - IV KOLKATA, District: Kolkata                                |            |
| Applicant Name, Address & Other Details | Pankaj Shroff And Company<br>Diamond Heritage, N611, 16 Strand Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062486917, Status : Solicitor firm |                                                                       |            |
| Transaction                             |                                                                                                                                                                                           | Additional Transaction                                                |            |
| [0101] Sale, Sale Document              |                                                                                                                                                                                           | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] |            |
| Set Forth value                         |                                                                                                                                                                                           | Market Value                                                          |            |
| Rs. 2,20,00,000/-                       |                                                                                                                                                                                           | Rs. 2,20,00,000/-                                                     |            |
| Stampduty Paid(SD)                      |                                                                                                                                                                                           | Registration Fee Paid                                                 |            |
| Rs. 15,40,120/- (Article:23)            |                                                                                                                                                                                           | Rs. 2,20,098/- (Article:A(1), E)                                      |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                                            |                                                                       |            |

### Land Details :

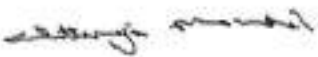
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Krishnapur Road, Road Zone : (Rabindrapally -- Majher Para) , Mouza: Krishnapur, JI No: 17, Pin Code : 700159

| 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-3210/4665 | RS-64          | Bastu                 | Bastu        | 10.53 Dec               | 2,10,00,000/-         | 2,10,00,000/- Width of Approach Road: 16 Ft., |
| Grand Total : |              |                |                       | 10.53Dec     | 210,00,000 /-           | 210,00,000 /-         |                                               |

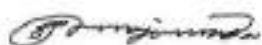
### Structure Details :

| Sch No                                                                                                                                            | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                | On Land L1        | 100 Sq Ft.        | 5,00,000/-              | 5,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| S2                                                                                                                                                | On Land L1        | 100 Sq Ft.        | 5,00,000/-              | 5,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                           |                   | 200 sq ft         | 10,00,000 /-            | 10,00,000 /-          |                           |

**Seller Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                      | Name,Address,Photo,Finger print and Signature                                                                                                                                          |                                                                                                                |                                                                                                                                      |                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                          | Name                                                                                                                                                                                   | Photo                                                                                                          | Finger Print                                                                                                                         | Signature                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Mr CHITTA RANJAN MONDAL</b><br>Son of Late Nilmoni Mondal<br>Executed by: Self, Date of Execution: 20/11/2024<br>, Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office | <br><small>20/11/2024</small> | <br><small>LTI</small><br><small>20/11/2024</small> | <br><small>20/11/2024</small> |
| H/I-2/4, Baguipara, Rajarhat Gopalpur (M), City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: AExxxxxx5D, Aadhaar No: 29xxxxxxxx5225, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office |                                                                                                                                                                                        |                                                                                                                |                                                                                                                                      |                                                                                                                 |

**Buyer Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Name,Address,Photo,Finger print and Signature                                                                                                                                              |                                                                                                                  |                                                                                                                                        |                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Name                                                                                                                                                                                       | Photo                                                                                                            | Finger Print                                                                                                                           | Signature                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr BISWAJIT MAJUMDAR</b><br>Son of Mr Binod Chandra Majumdar<br>Executed by: Self, Date of Execution: 20/11/2024<br>, Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office  | <br><small>20/11/2024</small> | <br><small>LTI</small><br><small>20/11/2024</small> | <br><small>20/11/2024</small> |
| Son of Mr Binod Chandra Majumdar A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur (M), City:- , P.O:- KRISHNAPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AOxxxxxx8K, Aadhaar No: 89xxxxxxxx2658, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office |                                                                                                                                                                                            |                                                                                                                  |                                                                                                                                        |                                                                                                                   |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Name                                                                                                                                                                                       | Photo                                                                                                            | Finger Print                                                                                                                           | Signature                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr ASHISH KUMAR DANDAPAT</b><br>Son of Mr Ajit Kumar Dandapat<br>Executed by: Self, Date of Execution: 20/11/2024<br>, Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office | <br><small>20/11/2024</small> | <br><small>LTI</small><br><small>20/11/2024</small> | <br><small>20/11/2024</small> |

Son of Mr Ajit Kumar Dandapat Baragadra, City:- , P.O:- Baragarrah, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx1H, Aadhaar No: 74xxxxxxxx6536, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024  
 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office

| 3 | Name                                                                                                                                                                                               | Photo                                                                             | Finger Print                                                                                         | Signature                                                                                        |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|   | <b>Mr SANJAY BANGAL</b><br>(Presentant)<br>Son of Late Ajit Kumar Bangal<br>Executed by: Self, Date of Execution: 20/11/2024<br>, Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office |  | <br>Captured<br>LTI | <br>20/11/2024 |

Son of Late Ajit Kumar Bangal Tehsil, Bankura, Kulmara, City:- , P.O:- Keshiakole, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx3N, Aadhaar No: 22xxxxxxxx5419, Status :Individual, Executed by: Self, Date of Execution: 20/11/2024  
 , Admitted by: Self, Date of Admission: 20/11/2024 ,Place : Office

#### Identifier Details :

| Name                                                                                                                                                                                       | Photo                                                                               | Finger Print                                                                                    | Signature                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mr SOUMITRA SARKAR</b><br>Son of Late M C SARKAR<br>DIAMOND HERITAGE, 18 STRAND ROAD, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  | <br>Captured | <br>20/11/2024 |
| Identifier Of Mr CHITTA RANJAN MONDAL, Mr BISWAJIT MAJUMDAR, Mr ASHISH KUMAR DANDAPAT, Mr SANJAY BANGAL                                                                                    |                                                                                     |                                                                                                 |                                                                                                    |

#### Transfer of property for L1

| Sl.No | From                    | To. with area (Name-Area)                                                                 |
|-------|-------------------------|-------------------------------------------------------------------------------------------|
| 1     | Mr CHITTA RANJAN MONDAL | Mr BISWAJIT MAJUMDAR-3.51 Dec,Mr ASHISH KUMAR DANDAPAT-3.51 Dec,Mr SANJAY BANGAL-3.51 Dec |

#### Transfer of property for S1

| Sl.No | From                    | To. with area (Name-Area)                                                                                            |
|-------|-------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1     | Mr CHITTA RANJAN MONDAL | Mr BISWAJIT MAJUMDAR-33.33333300 Sq Ft,Mr ASHISH KUMAR DANDAPAT-33.33333300 Sq Ft,Mr SANJAY BANGAL-33.33333300 Sq Ft |

#### Transfer of property for S2

| Sl.No | From                    | To. with area (Name-Area)                                                                                            |
|-------|-------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1     | Mr CHITTA RANJAN MONDAL | Mr BISWAJIT MAJUMDAR-33.33333300 Sq Ft,Mr ASHISH KUMAR DANDAPAT-33.33333300 Sq Ft,Mr SANJAY BANGAL-33.33333300 Sq Ft |

**Endorsement For Deed Number : I - 190417001 / 2024**

**On 20-11-2024**

**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 15:18 hrs on 20-11-2024, at the Office of the A.R.A. - IV KOLKATA by Mr SANJAY BANGAL, one of the Claimants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,20,00,000/-

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

Execution is admitted on 20/11/2024 by 1. Mr CHITTA RANJAN MONDAL, Son of Late Nilmoni Mondal, H/I-2/4, Baguipara, Rajarhat Gopalpur (M), P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 2. Mr BISWAJIT MAJUMDAR, Son of Mr Binod Chandra Majumdar, A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur (M), P.O: KRISHNAPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 3. Mr ASHISH KUMAR DANDAPAT, Son of Mr Ajit Kumar Dandapat, Baragadra, P.O: Baragarrah, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722150, by caste Hindu, by Profession Others, 4. Mr SANJAY BANGAL, Son of Late Ajit Kumar Bangal, Tehsil, Bankura, Kulmara, P.O: Keshiakole, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession Others

Indetified by Mr SOUMITRA SARKAR, , Son of Late M C SARKAR, DIAMOND HERITAGE, 16 STRAND ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,20,098.00/- ( A(1) = Rs 2,20,000.00/- ,E = Rs 14.00/- ,J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2024 9:35AM with Govt. Ref. No: 192024250281778628 on 20-11-2024, Amount Rs: 2,20,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 5104274250035 on 20-11-2024, Head of Account 0030-03-104-001-16

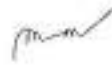
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 15,40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 15,40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 126986, Amount: Rs.100.00/-, Date of Purchase: 31/08/2024, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2024 9:35AM with Govt. Ref. No: 192024250281778628 on 20-11-2024, Amount Rs: 15,40,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 5104274250035 on 20-11-2024, Head of Account 0030-02-103-003-02

  
**Mohul Mukhopadhyay**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 882378 to 882400

being No 190417001 for the year 2024.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.11.27 11:57:01 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 27/11/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.