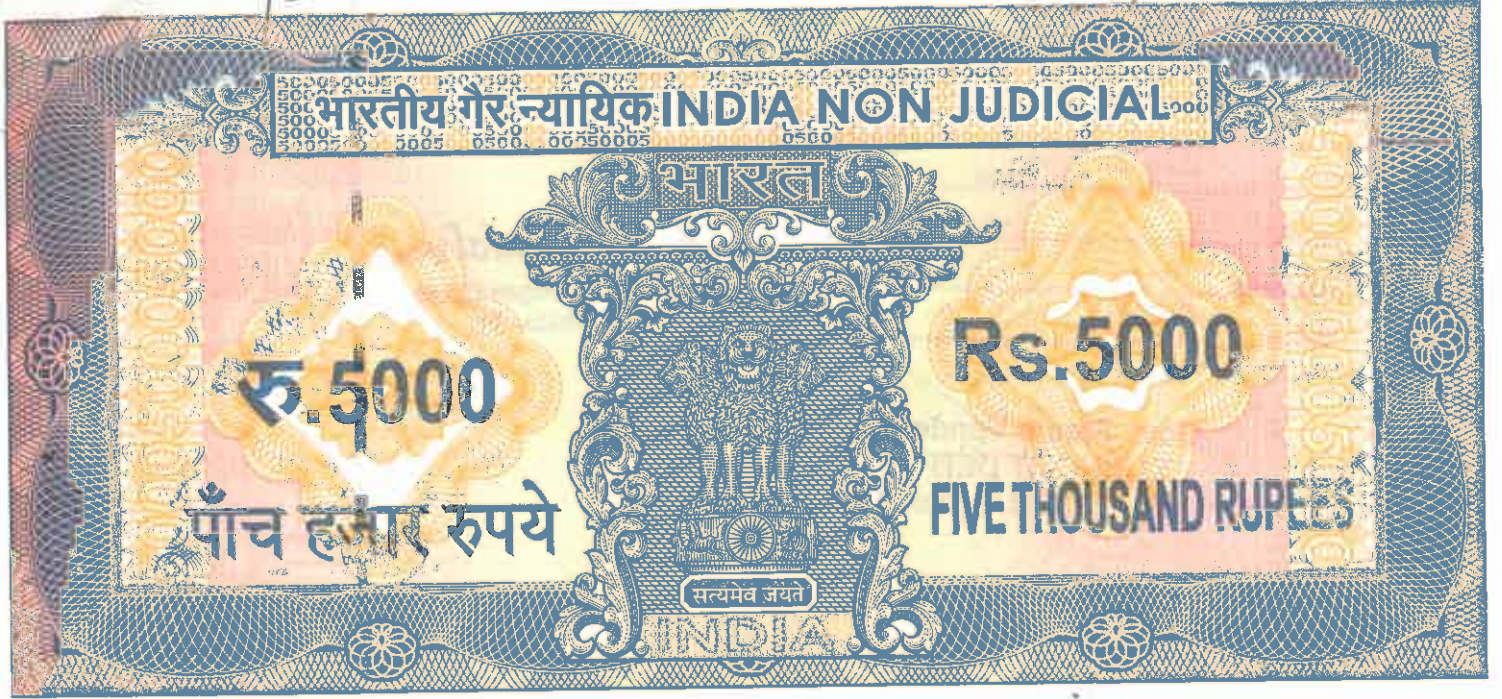


3069/23

F- 3023/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 087467

27/2/23
Q- 21442767

জমিদারী আইন ১৮৮৬ সালের অধীনস্থিত
সম্পত্তির বিক্রয় বা অন্যভাবে স্থানান্তরিত
করা হইলে এই আইনের অধীনস্থিত
সম্পত্তির মালিকের স্বাক্ষর ও
সাক্ষরিত হইতে হইবে।


District Sub-Registrar-II
Alipore, South 24-parganas

27 FEB 2023

DEED OF SALE

THIS DEED OF SALE is made 27th day of February Two
Thousand Twenty Three (2023).

BETWEEN

MR. JIMUT KANTI DAS, having PAN. AGGPD6854K,

SL No. 919 Date 22 FEB 2023
Name.....
Address.....
Value 5000/-

K. S. Mondal (Adv.)
Alipore Judges Court
Kolkata- 27



Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O. Kol.-150



Rahul Das
80 M. ch Das
Alipore Judges Court
Koh 27.



having Aadhaar No. 3291 5664 8580, Mobile No. 9836482288, son of Late Bankim Chandra Das, by faith: Hindu, by occupation: Service, by Nationality: Indian, residing at Sital Chandra Naskar Road, Tentulberia, P.O-Garia, Police Station-Narendrapur, Kolkata-700084, District-South 24-Parganas formerly residing at Kayapat, P.O- Badangunge, P.S-Goghat, Dist-Hoogly, hereinafter called and/or referred as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the context to deemed to mean and include his respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART:**

AND

MR. SANJAY KUMAR PAUL PAN: ANQPP9467K, Aadhaar No. 6491 4247 3654, Mobile No. 8420057252 son of Late Matilal Paul, by faith Hindu, by nationality- Indian, by occupation-Service, residing at "Anurag Apartment", 252, Dhalua Rail Math, Srinagar Main Road, Hatibari, P.O-Dhalua, P.S-Narendrapur formerly Sonarpur, Kolkata-700152, District South 24-Parganas, hereinafter called and referred to the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators, representatives, agents and assigns) of the **OTHER PART:**

WHEREAS

A. **ALL THAT** the piece and parcel of land measuring 33 (Thirty Three) decimals be the same or a little more or less, appertaining to R.S.Khatian No.343, comprised in R.S.Dag No.26, Mouza Dhelua,J.L.No.43, R.S.No.235,Touzi No.340-342, P.S-Narendrapur formerly Sonarpur, A.D.S.R office Garia formerly Sonarpur within the Rajpur Sonarpur Municipality,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

27 FEB 2023

under ward No.2, Kolkata-700152, in the District-South 24 Parganas belonged to Subhas Chandra Mondal and Himangshu Bhusan Mondal and their names were recorded in the R.S. record of Right and during their peaceful possession the said Subhas Chandra Mondal and Himangshu Bhusan Mondal and other co sharers amicable made a deed of partition in the year 1980 in respect of the said property along with other properties amongst themselves duly registered in the S.R. Office at Sonarpur and recorded in Book No.1, Volume No.4, Pages 175 to 181, being No.3362 for the year 1980.

B. By virtue of the aforesaid deed of partition said Subhas Chandra Mondal was acquired ALL THAT the piece and parcel of land measuring 33 decimals be the same or a little more or less, appertaining to R.S.Khatian No.343, comprised in R.S.Dag No.26 of Mouza Dhelua, J.L.No.43, R.S.No.235,Touzi No.340-342, P.S-Narendrapur formerly Sonarpur, A.D.S.R. office at Garia formerly Sonarpur Now within the Limits of the Rajpur Sonarpur Municipality, under ward No. 2, Kolkata-700152, District-South 24 Parganas and while seized and possessed the said property by a Bengali deed of saie dated 25/04/1986 sold conveyed and transferred ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One) Chittaks and 15 (Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No.7, appertaining to R.S.Khatian No. 343,Comprised in R.S.Dag No.26 of Mouza Dhelua,J.L.No. 43, R.S. No. 235, Touzi No. 340 - 342, P.S - Narendrapur within the Limits of the Rajpur Sonarpur Municipality, under ward No.2, Kolkata-700152, in the District-South 24-Parganas infavour of Sri Tapan Jyoti Biswas son of Late Jagonath Biswas duly registered in the S.R.Office at Sonarpur and recorded in Book No.1, Volume No. 134, Pages 338 to 345, being No. 6961 for the year 1986 and by another Bengali



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deed of sale sold conveyed and transferred ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One) Chittaks and 15(Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No. 8 appertaining to R.S.Khatian No.343, comprised in R.S.Dag No.26 of Mouza Dhelua, J.L. No. 43, Touzi No. 340-342 P.S-Narendrapur within Rajpur Sonarpur Municipality, under ward No. 2, Kolkata- 700152, in the District-South 24-Parganas infavour of Sri Amitav Majumder son of Late Hemendra Nath Majumder duly registered in the S.R. Office at Sonarpur and recorded in Book No.1, Volume No. 134, Pages 346 to 354, being No. 6962 for the year 1986 .

C. After such purchase said Sri Tapan Jyoti Biswas has become the absolute owner ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One) Chittaks and 15(Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No. 7 appertaining to R.S.Khatian No.343, comprised in R.S. Dag No. 26 of Mouza Dhelua, J.L.No.43, R.S.No.235,Touzi No.340-342, P.S-Narendrapur within the Limits of the Rajpur Sonarpur Municipality, ward No.2, Kolkata-700152, District-South 24 Parganas and Sri Amitav Majumder has become the absolute owner ALL THAT piece and parcel of land measuring 2(Two) Cottah 1(One)Chittaks and 15(Fifteen) sq.ft. be the same or a little more or less, being demarcated Plot No. 8 appertaining to R.S.Khatian No. 343, comprised in R.S. Dag No.26 of Mouza Dhelua, J.L. No. 43, R.S. No.235, P.S-Narendrapur within the Limits of the Rajpur Sonarpur Municipality, under ward No. 2, Kolkata-700152, District-South 24 Parganas and during their peaceful possession by a Bengali deed of sale dated 13/08/ 2004 jointly sold conveyed and transferred the aforesaid two plots of land invour of Munshi Ahnarul Islam son of Late



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Munshi Gaffaruddin of Uttar Kalash , P.S- Magrahat, Dist-South 24 Parganas duly registered in the S.R.Office at Sonarpur and recorded in Book No.1, Volume No. 102, Pages 193 to 200, being No. 5669 for the year 2004.

D. After purchasing the said property Munshi Ahnarul Islam represented by his attorney Sri Bankim Chandra Das son of late Sudhir Chandra Das of Kayapat, P.O- Badangunge, P.S- Goghat, in the Dist-Hoogly vide General Power of Attorney dated 26/05/2005, duly registered in the S.R.office at Sonarpur, South 24-Parganas and recorded in Book IV, Volume No.7, Pages 91 to 94, being No. 571 for the year 2005 on 10/02/2006 by a Bengali deed of sale sold conveyed and transferred the aforesaid two plots of land measuring 4(Four)Cottah 2(two)Chittaks and 30(Thirty) sq.ft. be the same or a little more or less, appertaining to R.S. Khatian No.343, comprised in R.S. Dag No.26 of Mouza Dhelua, J.L. No. 43, R.S. No.235, P.S- Narendrapur within Rajpur Sonarpur Municipality under Ward No.2, Kolkata-700152, in the District South 24-Parganas invour of present the vendor JIMUT KANTI DAS duly registered in the A.D.S.R office at Sonarpur and recorded in Book No. 1, Volume No.156, Pages 285 to 292, being No. 7791 for the year 2006.

E. After purchasing the aforesaid property Jimut Kanti Das the present Owner/Vendor got his name mutated in the records of The Rajpur Sonarpur Municipality and also B.L.&L.R.O. Sonarpur by paying khajna, taxes and outgoings to the appropriate authority.

F. The present Owner/Vendor namely Jimut Kanti Das is the absolute Owner, title holder and possessor in respect of ALL THAT piece and parcel of land measuring 4(Four) Cottah 2(Two) Chittaks and 30 (Thirty) sq.ft. be the same or a little



DISTRICT SUB REGISTAR-II
SOUTH 24 PGS., ALIPORE
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more or less, appertaining to R.S. Khatian No. 343, comprised in R. S. Dag No.26 & presently L.R. Dag No. 27, under L.R. Khatian No.2752, of Mouza Dhelua, J.L. No. 43, R.S.No.235, Touzi No. 340-342,P.S- Narendrapur within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 1368, Under ward No. 2 Kolkata-700152, District-South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto which has been specifically described in the SHCEDULE hereunder and hereinafter referred to as the "*Said Property*".

G. The Owner/Vendor namely Jimut Kanti Das, decided and declared to sell the entire property viz. ALL THAT piece and parcel of land measuring 4(Four) Cottah 2(Two) ChittaKs and 30(Thirty) sq.ft. be the same or a little more or less, appertaining to R.S. Khatian No. 343, comprised in R. S. Dag No. 26 & presently L.R. Dag No. 27, under L.R. Khatian No.2752, of Mouza- Dhelua, J.L. No. 43, R.S.No. 235,Touzi No. 340-342 P.S- Narendrapur within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No.1368, under ward No.2 Kolkata-700152, District-South 24 Parganas, together with all rights of easements, facilities and amenities annexed thereto, which has been specifically described in the SHCEDULE hereunder and hereinafter referred to as the "*Said Property*" to the Purchaser herein at a consideration price at Rs. 68,50,000/- (Rupees Sixty Eight Lakh Fifty Thousand) only free from all encumbrances.

H. Accordingly on 31st day of December' 2022 an Agreement for sale was duly executed in between Jimut Kanti Das as Owner/Vendor AND SANJAY KUMAR PAUL present purchaser herein and paid a sum of Rs.30,00,000/- (Rupees Thirty Lakh) only to the Present Owner/Vendor namely Jimut Kanti Das as earnest money out of total



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SOUTH 24 PGS., ALIPORE
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Consideration a sum of Rs. 68,50,000/- (Rupees Sixty Eight Lakh Fifty Thousand) only which the Owner/ vendor do hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the said property forever to the purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said agreement dated 31/12/2022 and in consideration the said sum of Rs. 68,50,000/- (Rupees Sixty Eight Lakh Fifty Thousand) only well and truly paid by the Purchaser to the Owner/Vendor herein as per Memo of Consideration hereunder written (the receipt whereof the Owner/Vendor herein doth hereby admit and acknowledge as per Memo hereunder written and of and from the payment of the same and every part thereof the Owner/ Vendor doth hereby acquit, release and forever discharge the said Purchaser as well as the said Land along with two storied building of the said premises hereby sold the Owner/Vendor do hereby grant, transfer, convey, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of land measuring 4(Four) Cottah 2(two) ChittaKs and 30(Thirty) sq.ft. be the same or a little more or less, appertaining to R.S. Khatian No. 343, comprised in R. S. Dag No.26 & presently L.R. Dag No. 27, under L.R. Khatian No.2752, of Mouza- Dhelua, J.L. No. 43, R.S.No.235, Touzi No. 340-342, P.S-Narendrapur within Rajpur Sonarpur Municipality, being Municipal Holding No. 1368, Under ward No. 2, Kolkata-700152, in the District-South 24 Parganas, more fully described in the **SCHEDULE** hereunder written **TOGETHER WITH** all rights, liberties, privileges, easements and appurtenances whatsoever belongings or in anyway appertaining to the said land with structure * or any part thereof or usually held enjoyed used occupied accepted reputed deemed taken or known as the part therewith reputed to and belonging to or be appurtenant thereto



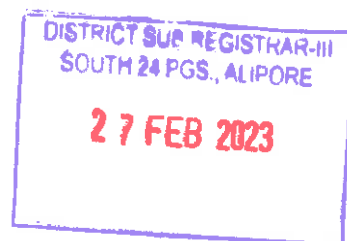
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2023

including all rights of uses ingress and egress with now materials and reliable and laying pipes sewer drains and electricity, gas, telephone lines, internet lines in over from the land ALL THAT estate right, title interest claim use trust inheritance possession property claim or demand whatsoever of the Owner/vendor into or upon the said land with structure or any part thereof TOGETHERWITH all deeds or title whatsoever in anywise in anyway relating to or concerning the said Land with structure or any part thereof which now are or hereinafter shall or may be in the power, possession or control of the Owner/vendor his respective heirs, executors, administrators, representatives and assigns or any other person or persons from whom as he or his or any of him may procure the same without any action or suit so to be UNTO AND TO THE USE of the Purchaser his entity heirs, executors, administrators, representatives and assigns absolutely and forever within the meaning of any law for the time being in force and also subject to the payment of all rents/revenues, rates and taxes dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the GOVERNEMENT Of WEST BENGAL, or any other authority AND the version doth hereby himself, his executors, administrators, representatives and assigns that notwithstanding any act deeds or things by the Vendor done executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said land with structure hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or of condition, trust or other thing whatsoever to alter, defect, encumber or make void the said AND THAT NOTWITHSTANDING any such act deed, things, whatsoever of aforesaid the Owner/ Vendor has now himself good right and full power to grant



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2023

the said Land with building granted or expressed so to be UNTO AND TO THE USE of the Purchaser his heirs, executors, administrators, legal representatives and assigns, shall and may at all times hereafter peacefully quietly possess and enjoy the said Land with structure and receive the rents, issues and profits without any lawful eviction, interruption, claim and demand whatsoever from or by the Owner/Vendor or any person or persons lawfully and equitably claiming from under or in trust for him AND THAT free and clear and freely and clearly and absolutely discharged kept harmless AND THAT the Owner/Vendor and person or persons having lawfully claiming any estate or interest in the said property or any part thereof from under or in trust for the Owner/Vendor or any of his legal heirs shall and will from time to time and at all times hereinafter at the requests and costs of the Purchaser his heirs, representatives and assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and perfectly assuring the said land with structure and or every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns in manner aforesaid shall or may be reasonably required AND the Owner/Vendor hereby conveyed and expressed so to be and any part thereof AND ALSO at all like requests and cost of the Purchaser his heirs, successors, administrators, representatives and assigns such attested and other copies of the extracts of the said deeds and writings or any of them so that may be required and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe and unobliterated Owner/ Vendor herein by this Deed of sale is selling the property to the Purchaser herein having described in the SCHEDULE hereunder written at the agreed consideration.



SCHEDULE ABOVE REFERRED TO
(Description of the entire Property)

ALL THAT piece and parcel of Sali land measuring 4(Four) Cottah 2(Two) Chittaks and 30(Thirty) sq.ft. be the same or a little more or less, together with 150 sq.ft R.T.Shed structure standing thereon being demarcated Plot No. 7 & 8, appertaining to R.S. Khatian No. 343, comprised in R.S.Dag No.26 & presently L.R.Dag No. 27, Under L.R. Khatian No.2752 of Mouza- Dhelua, J.L. No. 43, R.S. No.235, Touzi No. 340-342 P.S- Narendrapur within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 1368, Under ward No. 2 Kolkata- 700152, in the District-South 24 Parganas depicted and delineated in the map or plan annexed hereto and coloured **RED** thereon together with rights of all easement paths passages, water, water course, 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 :-, *Road name madhya Dhelua.*

ON THE NORTH : By 12,wide Common Passage

ON THE EAST : By Plot No.9,

ON THE SOUTH : By Plot No. 11& 12,

ON THE WEST : By 16' wide Common Passage.



DISTRICT SUB REGISTRAR-III
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IN WITNESSES WHEREOF the Owner/Vendor and the Purchaser duly subscribed their respective hands, seals and signatures on the day, month and year first above written.

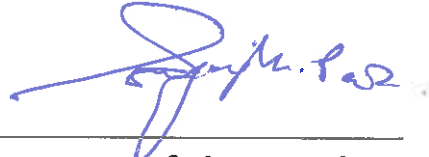
SIGNED SEALED AND DELIVERED
IN PRESENCE OF :-

1. Uttam Borui
Netaji Hall, Pan-
Chpur. Hostel Rd.
Kol 70152.



Signature of the Owner/Vendor

2. Kalipada Arora
Sital Ch. Dasgupta Rd.
Teatibari. Gang-
wa-84,



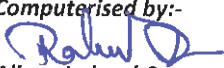
Signature of the Purchaser

Drafted by:-



Advocate, En.No.f/1495/1477/78.
Alipur Judges' Court
18, Alipur Judges' Court, Kol-27,
Cell No.9433308935,

Computerised by:-



Alipur Judges' Court,
Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2023

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs. 68,50,000/- (Rupees Sixty Eight Lakh Fifty Thousand) only from the above named Purchaser the total consideration amount in respect of said property mentioned in **SCHEDULE** hereinabove as per memo below:-

By	No.	Bank	Dated	Amount
Ch	000013	Bandhan Bank New Garia Br. Kol-94	31/12/22	Rs.30,00,000/-
RTGS UTR-BDDL	R12023022600000071,		26/02/23	Rs. 10,00,000/-
RTGS UTR BDDL	R12023022700000112,		27/02/23	Rs. 10,00,000/-
D/D 003022		Bandhan Bank New Garia Br. Kol-94	27/02/23	Rs. 18,50,000/-

Grand Total..... Rs. 68,50,000/-

(Rupees Sixty Eight Lakh Fifty Thousand) only.

WITNESSES:

1. Uttam Bhowmik


Signature of the Owner/Vendor

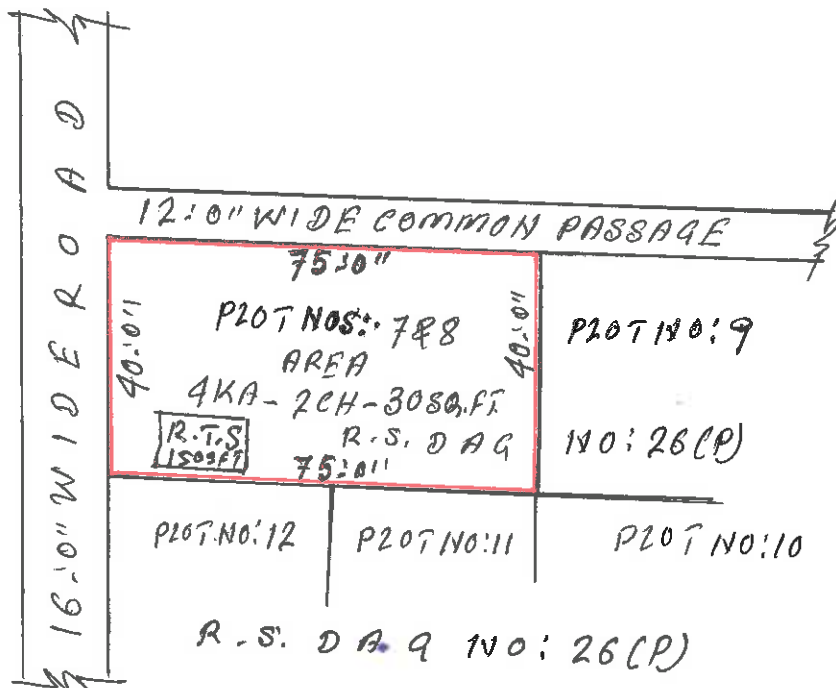
2. Kalipada Das



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2023

SITE PLAN AT R.S. DAG NO: 26(P). R.S. KHATIAN NO: 343.
 L.R. DAG NO: 27, L.R. KHATIAN NO: 2752, J.L. NO: 43, MOUZA-
 DHALUA, P.S- SONARPUR, HOLDING NO: 1368, DHALUA MADHYA
 UNDER RAJPUR SONARPUR MUNICIPALITY WARD NO: 2,
 DISTRICT SOUTH 24 PARGANAS. PLOT NOS: 7 & 8,
 AREA OF LAND: 4KA-2CH-30 SQ. FT. WITH: 150 SQ. FT. R.T.S
 MORE OR LESS, SHOWN IN RED BORDER

IN
 150



Signature

Signature
 C. S. Sarker

Signature



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2023

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

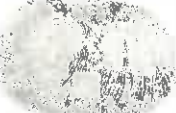
Name -----

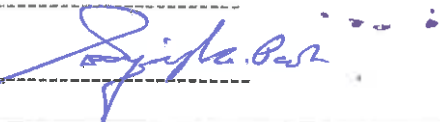
Signature -----

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	Right hand					

Name -----


Signature -----

	Left hand					
	Right hand					

Name -----


Signature -----

Photo	Left hand					
	Right hand					

Name -----

Signature -----



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIFORE
27 FEB 2023

Major Information of the Deed

Deed No :	I-1603-03023/2023	Date of Registration	27/02/2023
Query No / Year	1603-2000442767/2023	Office where deed is registered	
Query Date	18/02/2023 3:50:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rahul Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN : 700027, Mobile No. : 8961940256, 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. 68,50,000/-	Rs. 68,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,74,020/- (Article: 13)	Rs. 68,546/- (Article:A(1), E, M(b), H)		
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: Madhya Dhalua, Mouza: Dhalua, , Holding No:1368 J/No: 43, Pin Code : 700152

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-27 (RS :-)	LR-2752	Bastu	Shali	4 Katha 2 Chatak 30 Sq Ft	68,00,000/-	68,00,000/-	Property is on Road
Grand Total :					6.875Dec	68,00,000 /-	68,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	50,000 /-	50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Jimut Kanti Das (Presentant) Son of Late Bankim Chandra Das Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office	Photo  27/02/2023	Finger Print  LTI 27/02/2023	Signature  27/02/2023
Sital Chandra Naskar Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGxxxxxx4k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Sanjay Kumar Paul Son of Late Matilal Paul Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office	Photo  27/02/2023	Finger Print  LTI 27/02/2023	Signature  27/02/2023
Son of Late Matilal Paul Sreenagar Main Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ANxxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Rahul Das Son of N Ch Das Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 27/02/2023	 27/02/2023	 27/02/2023
Identifier Of Jimut Kanti Das, Sanjay Kumar Paul			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Jimut Kanti Das	Sanjay Kumar Paul-6.875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Jimut Kanti Das	Sanjay Kumar Paul-150.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Madhya Dhalua, Mouza: Dhelua, , Holding No:1368 JI No: 43, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 27, LR Khatian No:- 2752		Seller is not the recorded Owner as per Applicant.

On 27-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:37 hrs on 27-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Jimut Kanti Das ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 68,50,000/-

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

Execution is admitted on 27/02/2023 by 1. Jimut Kanti Das, Son of Late Bankim Chandra Das, Sital Chandra Naskar Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Sanjay Kumar Paul, Son of Late Matilal Paul, Sreenagar Main Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Rahul Das, , , Son of N Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 68,546.00/- (A(1) = Rs 68,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 68,514/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 11:50AM with Govt. Ref. No: 192022230309795498 on 24-02-2023, Amount Rs: 68,514/-, Bank: SBI EPay (SBIEPay), Ref. No. 4289171586337 on 24-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,74,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,69,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 919, Amount: Rs.5,000.00/-, Date of Purchase: 22/02/2023, Vendor name: Subhojit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 11:50AM with Govt. Ref. No: 192022230309795498 on 24-02-2023, Amount Rs: 2,69,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 4289171586337 on 24-02-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160303023 for the year 2023.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2023.03.21 12:31:41 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/03/21 12:31:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)