

04230/22

I-4356/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

HI 040661

H 040661

08/06/2022
5.36 P.M.
(2) 1699866/2022

Certified that the document is admitted
for registration and taken the photo
Sheet and finger print sheet attached with.
This document is the part of this document

Addl. Dist. Sub-Registrar, Bishupur

15 JUN 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 8th day
of June Two Thousand Twenty Two (2022) **B E T W E E N**

- 7 JUN 2022

6862

0008



No.....Rs. **5000/-** Date.....

Name:.....Dhananjoy Sardar (Adv.)
Alipore Police Court

Address:.....Kol - 27

Vendor:.....*Suehankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUEHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

6862 = 5000/-

Santamu Mondal

*v.e.T.I
1225
08/06/2022*



Santamu Mondal

1226

LTI of *Minati Mondal*

By the Pen of
Azowar Ali Nasrkar

Add. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

08 JUN 2022

1227

LTI of *Rupa Mondal*

By the Pen of

- :: (2) :: -

1. **SMT. MINATI MONDAL**, wife of Late Bimal Chandra Mondal, having her PAN - DPAPM6766R, Aadhaar No. 3433 1210 8400, by Occupation - Housewife, 2. **SRI SANTANU MONDAL**, son of Late Bimal Chandra Mondal, having his PAN - DPAPM6765N, Aadhaar No. 3096 5522 4230, by Occupation - Business, both are residing at Vill. Chakrajumolla, P.O. Pailan, P.S. Bishnupur, Kolkata - 700104, District South 24 Parganas, 3. **SMT. RUPA MONDAL**, wife of Sri Asit Mondal, having her PAN - DUWPM8218M, Aadhaar No. 5025 0082 1547, by Occupation - Housewife, residing at Vill. & P.O. Ashuti, P.S. Maheshtala, Kolkata - 700141, District South 24 Parganas, 4. **SMT. MITA SARKAR**, wife of Sri Kartick Sarkar, having her PAN - GATPS1889E, Aadhaar No. 5670 5461 0194, by Occupation - Housewife, residing at Haritala Road, P.O. & P.S. Maheshtala, Kolkata - 700141, District South 24 Parganas and 5. **SMT. RITA NASKAR**, wife of Sri Shekhar Naskar, having her PAN - BHEPN2634R, Aadhaar No. 2546 4069 7225, by Occupation -



1228

স্মিতা সর্কার



1229

বিতর নাথ



Anowar Ali Naskar

Anowar Ali Naskar
S/o- Nabir Ali Nas kar
Vill. & P.O.- Amgachia
P.S.- Bishnupur
Kolkata-700 104

2
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

08 JUN 2022

- :: (3) :: -

Housewife, residing at Vill. Jagannathpur, P.O. Ashuti, P.S. Maheshtala, Kolkata - 700141, District South 24 Parganas, Sl. No. 3 to 5 all daughters of Late Bimal Chandra Mondal, all by Faith - Hindu, by Nationality - Indian, hereinafter jointly and collectively called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

RUPMAN REAL ESTATES PRIVATE LIMITED, a Private Limited Company, incorporated under Companies Act., 1956, PAN - AAHCR7951B, having its registered office at Nu-Mans Park, P.O. Pailan, P.S. Bishnupur, Kolkata - 700104, District South 24 Parganas, represented by its Director namely **SRI SUBRATA PAILAN**, son of Late Madan Pailan, having his PAN-BCZPP3728C, Aadhaar No. 3666 1514 2415, by Religion -

- :: (4) :: -

Hinduism, by Nationality - Indian, by Occupation - Business, residing at Vill. Daulatpur, P.O. Pailan, P.S. Bishnupur, Kolkata - 700104, District South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS One Bimal Mondal alias Bimal Chandra Mondal, since deceased, seized and possessed of or otherwise well and sufficiently entitled to as a recorded owner of **ALL THAT** piece and parcel of Sali land measuring more or less 16.84 Decimals, lying and situated at Mouza - Chakrajumolla, J.L. No. 18, R.S. No. 451, District Collectorate Touzi No. 1, comprised in L.R. Khatian No. 592, appertaining to R.S. & L.R. Dag No. 839, under Police Station - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayet, in the District South 24 Parganas, A.D.S.R. Bishnupur, D.S.R. at Alipore and accordingly the said

- :: (5) :: -

Bimal Mondal alias Bimal Chandra Mondal duly recorded his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 592 in respect of the said land.

AND WHEREAS thereafter the said Bimal Mondal alias Bimal Chandra Mondal while seized and possessed of the said land died intestate leaving behind his wife namely Smt. Minati Mondal, one son namely Sri Santanu Mondal and three daughters viz. 1. Smt. Rupa Mondal, 2. Smt. Mita Sarkar and 3. Smt. Rita Naskar, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of Bimal Mondal alias Bimal Chandra Mondal his surviving legal heirs namely 1. Smt. Minati Mondal, 2. Sri Santanu Mondal, 3. Smt. Rupa Mondal, 4. Smt. Mita Sarkar and 5. Smt. Rita Naskar jointly became the absolute lawful owners of **ALL THAT** piece and parcel of Sali

- :: (6) :: -

land measuring more or less 16.84 Decimals, lying and situated at Mouza - Chakrajumolla, J.L. No. 18, R.S. No. 451, District Collectorate Touzi No. 1, comprised in L.R. Khatian No. 592, appertaining to R.S. & L.R. Dag No. 839, under Police Station - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayet, in the District South 24 Parganas, A.D.S.R. Bishnupur, D.S.R. at Alipore and accordingly the said 1. Smt. Minati Mondal, 2. Sri Santanu Mondal, 3. Smt. Rupa Mondal, 4. Smt. Mita Sarkar and 5. Smt. Rita Naskar jointly recorded their names in the records of B.L. & L.R.O. and finally, fully and absolutely published their names in the records of L.R. Khatian Nos. 2976(Smt. Minati Mondal), 2977 (Sri Santanu Mondal), 2978 (Smt. Rupa Mondal), 2979 (Smt. Mita Sarkar) and 2980 (Smt. Rita Naskar) in respect of the said land.

AND WHEREAS in pursuance to the above the said **1. SMT. MINATI MONDAL**, wife of Late Bimal Chandra Mondal, **2. SRI SANTANU MONDAL**, son of Late Bimal Chandra Mondal,

- :: (7) :: -

3. SMT. RUPA MONDAL, wife of Sri Asit Mondal, **4. SMT. MITA SARKAR**, wife of Sri Kartick Sarkar, and **5. SMT. RITA NASKAR**, wife of Sri Shekhar Naskar, Sl. No. 3 to 5 all daughters of Late Bimal Chandra Mondal, being the Present Vendors herein became the absolute lawful owners of **ALL THAT** piece and parcel of **Sali land** measuring more or less **16.84 Decimals**, lying and situated at **Mouza - Chakrajumolla, J.L. No. 18**, R.S. No. 451, District Collectorate Touzi No. 1, **comprised in L.R. Khatian Nos. 2976, 2977, 2978, 2979 and 2980**, appertaining to **R.S. & L.R. Dag No. 839**, under **Police Station - Bishnupur**, within the **jurisdiction of Rasapunja Gram Panchayet**, in the District South 24 Parganas, **A.D.S.R. Bishnupur, D.S.R. at Alipore.**

AND WHEREAS due to urgent need of money the Present Vendors offered to sell of **ALL THAT** piece and parcel of **Sali land** measuring more or less **6.84 (six point eight four) Decimals out of 16.84 Decimals**, lying and situated at **Mouza**

- :: (8) :: -

- **Chakrajumolla, J.L. No. 18**, R.S. No. 451, District Collectorate Touzi No. 1, **comprised in L.R. Khatian Nos. 2976, 2977, 2978, 2979 and 2980**, appertaining to R.S. & L.R. Dag No. 839, under Police Station - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayet, in the District South 24 Parganas, **A.D.S.R. Bishnupur, D.S.R. at Alipore**, morefully described in the Schedule written hereunder and hereinafter referred to as the said property at or for a total consideration price of **Rs.7,25,000/- (Rupees Seven Lakhs Twenty Five Thousand) only** and the Purchaser being informed the same and being satisfied by inspecting the papers and documents relating to said property expressed its intention to purchase the same for a total consideration as fixed by the Vendors. Accordingly the Vendors herein doth accepted the offer of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH as follows : -

That in pursuance of the above said offer and acceptance and in consideration of the said total sum of **Rs.7,25,000/-**

- :: (9) :: -

(Rupees Seven Lakhs Twenty Five Thousand) only being the true and lawful money of the Union of India, paid by the Purchaser to the Vendors on or before execution of these presents (the receipt whereof the Vendors hereby admit and acknowledge as per Memo of Consideration written hereunder) towards the total consideration price of the landed property as set out in the Schedule hereunder, the Vendors herein doth hereby acquit, release, exonerate and discharge forever the Purchaser and also the said property hereby sold, conveyed and transferred the Vendors as beneficial owner doth by these presents, indefeasibly grant, sell, convey and transfer and assign and assure unto the Purchaser free from all encumbrances, attachments and other defects in title of **ALL THAT** piece and parcel of **Sali land** measuring more or less **6.84 (six point eight four) Decimals out of 16.84 Decimals**, lying and situated at **Mouza - Chakrajumolla, J.L. No. 18**, R.S. No. 451, District Collectorate Touzi No. 1, **comprised in L.R. Khatian Nos. 2976, 2977, 2978, 2979**

- :: (10) :: -

and 2980, appertaining to R.S. & L.R. Dag No. 839, under Police Station - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayet, in the District South 24 Parganas, A.D.S.R. Bishnupur, D.S.R. at Alipore, morefully described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said property now is or are or hereto before was or were situated, called, known, numbered or distinguished **TOGETHER WITH** all easements right attached thereto for free ingress and egress and for obtaining all civic amenities, sewers, drains, water, water course and benefits and advantages of ancient and other rights, lights, liberties, easements, privileges, appendages, appurtenances, benefits and advantages whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof

- :: (11) :: -

and of every part thereof **TOGETHER WITH FURTHER MORE**
all the estate, right, title, inheritance, use, trust, property,
claim and demand whatsoever both at law and in equity of the
Vendors into and upon the said property or every part thereof
AND ALL deeds, pattahs, muniments, writings and evidences
of title which in anywise relate to the said property or any part
or parcel thereof and which now are or hereafter shall or may
be in the custody, power or possession of the Vendors, their
successors-in-office, executors, administrators or
representatives or any person or persons from whom she or
they can or may procure the same without action or suit at law
or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS**
AND ENJOY the said and Schedule below mentioned property
and every part thereof hereby granted, sold, conveyed and
transferred or expressed and intended so to be with its rights,
members and appurtenances unto and to the use of the
Purchaser, its heirs, executors, administrators, representatives
and assigns for ever freed and discharged from or otherwise

- :: (12) :: -

by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, charges, attachments, demands, lispensens whatsoever created or suffered by the Vendors from to these presents.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows : -

THAT NOTWITHSTANDING any act, deed, thing, matters whatsoever by the Vendors made done or executed or knowingly suffered to the contrary the Vendors had at all material times hereto before and now has good right full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the same property and every part thereof and pay the rents and taxes to the Collector, 24-Parganas South, for the estate of

- :: (13) :: -

West Bengal, Panchayet upon getting the name of the Purchaser mutated therein and receive the rents, issues and profits thereof and without any lawful eviction and interruption disturbances claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or any of their predecessors in title **AND THAT** free and clear and freely and clearly absolutely, acquitted, exonerated or released or otherwise by and at the cost and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments an encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the Vendors or from or under any of their

- :: (14) :: -

predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendors shall at all times indemnify and keep indemnified the Purchaser.

- :: **SCHEDULE ABOVE REFERRED TO** :: -

ALL THAT piece and parcel of **Sali land** measuring more or less **6.84 (six point eight four) Decimals out of 16.84 Decimals**, lying and situated at **Mouza - Chakrajumolla**, **J.L. No. 18**, R.S. No. 451, District Collectorate Touzi No. 1, **comprised in L.R. Khatian Nos. 2976, 2977, 2978, 2979 and 2980**, appertaining to **R.S. & L.R. Dag No. 839**, under **Police Station - Bishnupur**, within the jurisdiction of **Rasapunja Gram Panchayet**, in the District South 24 Parganas, **A.D.S.R. Bishnupur, D.S.R. at Alipore, TOGETHER**

- :: (15) :: -

WITH use of all common easement rights adjacent to the said property, with right to take connection of electric cables, gas, tap water, telephone etc. together with all easement rights, thereto. The proportionate rent of Which is payable to the Collector, for 24 Parganas (S) District on behalf of the Governor of the State of W. B., which is butted and bounded as follows

:-

Khatian No. L.R.	Dag No. R.S. & L.R.	Area	Classification
2976	839	1.368 Dec.	Sali
2977	839	1.368 Dec.	
2978	839	1.368 Dec.	
2979	839	1.368 Dec.	
2980	839	1.368 Dec.	
	Total	6.84 Dec.	

BUTTED AND BOUNDED

On the North :- Land of Gowhari Baidya

On the South :- Land of Niranjani Mondal

On the East :- Land of Gowhari Baidya

On the West :- Land of Satraghna Mondal

Santani Mondal

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

SIGNED, SEALED & DELIVERED

in the presence of :

WITNESSES : -

- 1) *Anowar Ali Naskar*
Anowar Ali Naskar
S/o- Nabir Ali Nas kar
Vill. & P.O.- Amgachia
P.S.- Bishnupur
Kolkata-700 104
- 2) *Uttam Naskar*
Raghu der pur

Santanu Mondal
ফার্স্ট
১৪/০৬/২০২২

Drafted by :-
Dhananjay Sardar
Dhananjay Sardar (Adv.)
F - 1019/1190/2015
Alipore Police Court
Kol - 27

Alipore Police Court
Kolkata - 700027
Computerised Print by :
Kuntal Mukherjee
Kuntal Mukherjee

LTI of *Minati Mondal*
By the Pen of
Anowar Ali Naskar

LTI of *Rupa Mondal*
By the Pen of
Anowar Ali Naskar

SIGNATURE OF THE VENDORS

- :: (17) :: -

- :: **MEMO OF CONSIDERATION** :: -

RECEIVED the afore mentioned sum of **Rs.7,25,000/-**
(Rupees Seven Lakhs Twenty Five Thousand) only from
the above mentioned Purchaser in the following manner : -

- :: **MEMO** :: -

Sl. No.	Cheque No.	Date	Drawn on	Amount (Rs.)
1.	994413	08.05.17	P.N.B., Pailan Br.	1,25,000/-
2.	994417	15.07.17	- Do -	1,00,000/-
3.	994418	15.07.17	- Do -	1,00,000/-
4.	994419	15.07.17	- Do -	1,00,000/-
5.	994420	15.07.17	- Do -	25,000/-
6.	994422	31.07.17	- Do -	1,25,000/-
7.	994432	03.08.19	- Do -	50,000/-
8.	994436	27.07.20	- Do -	50,000/-
9.	198064	28.01.22	- Do -	50,000/-

TOTAL 7,25,000/-

(Rupees Seven Lakhs Twenty Five Thousand only)

WITNESSES : -

1) *Anowar Ali Naskar*

Anowar Ali Naskar
S/o- Nabir Ali Nas kar
Vill. & P.O.- Amgachia
P.S.- Bishnupur
Kolkata-700 104

2) *Uttam Naskar*

Raghunder pur

Santamu Mondal
ଅନୁମୋଦିତ
ଅନୁମୋଦିତ

LTI of *Rupa Mondal*

By the Pen of

Anowar Ali Naskar

SIGNATURE OF THE VENDORS

LTI of *Minati Mondal*
By the Pen of
Anowar Ali Naskar

V.C-562/22



Government of West Bengal

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



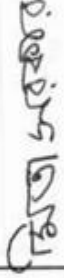






OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132001699866/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Minati Mondal , Chakrajumolla, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			By the Pen of Minati Mondal 08/06/22
2	Shri Santanu Mondal , Chakrajumolla, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Santanu Mondal 08/06/2022
3	Smt Rupa Mondal , Ashuti, City:- Not Specified, P.O:- Ashuti, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141	Seller			By the Pen of Rupa Mondal 08/06/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Mita Sarkar , Haritala Road, City:- Not Specified, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141	Seller			 08/06/22
5	Smt Rita Naskar , Jagannathpur, City:- Not Specified, P.O:- Ashuti, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141	Seller			 08/06/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Anowar Ali Naskar Son of Nabir Ali Naskar , Amgachia, City:- Not Specified, P.O:- Amgachia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Smt Minati Mondal, Shri Santanu Mondal, Smt Rupa Mondal, Smt Mita Sarkar, Smt Rita Naskar, Shri Subrata Pailan			 08/06/2022

(Kamalika Datta)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BISHNUPUR

South 24-Parganas, West
Bengal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Subrata Pailan

Name..... Subrata Pailan

Signature..... Subrata Pailan

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name..... LTI of Minati Mondal

Signature..... By the Pen of Anwar Ali Naskar


	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name..... Santanu Mondal

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... LTI of Rupa Mondal
 Signature.....  By the Pen of Anwar Ali Naikar












	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... বিতা নািকর
 Signature..... বিতা নািকর

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... বিতা নািকর
 Signature.....

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name.....

Signature..... *Arzoo Ali Naskar*

Thumb 1st finger middle finger ring finger small finger

<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger

<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....



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

GRN Details

GRN: 192022230049171051 Payment Mode: Online Payment
GRN Date: 13/06/2022 19:21:26 Bank/Gateway: State Bank of India
BRN : IK0BSQHRT8 BRN Date: 13/06/2022 19:23:20
Payment Status: Successful Payment Ref. No: 2001699866/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rupman Real Estates Pvt. Ltd.
Address: Nu-Mans Park,Pailan,Kol-700104
Mobile: 9674369445
Depositor Status: Buyer/Claimants
Query No: 2001699866
Applicant's Name: Mr Dhananjay Sardar
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2001699866/4/2022
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001699866/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	68892
2	2001699866/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	24638
			Total	93530

IN WORDS: NINETY THREE THOUSAND FIVE HUNDRED THIRTY ONLY.



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

GRN Details

GRN: 192022230049171051 Payment Mode: Online Payment
GRN Date: 13/06/2022 19:21:26 Bank/Gateway: State Bank of India
BRN : IK0BSQHRT8 BRN Date: 13/06/2022 19:23:20
Payment Status: Successful Payment Ref. No: 2001699866/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rupman Real Estates Pvt. Ltd.
Address: Nu-Mans Park, Pailan, Kol-700104
Mobile: 9674369445
Depositor Status: Buyer/Claimants
Query No: 2001699866
Applicant's Name: Mr Dhananjay Sardar
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2001699866/4/2022
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001699866/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	68892
2	2001699866/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	24638
			Total	93530

IN WORDS: NINETY THREE THOUSAND FIVE HUNDRED THIRTY ONLY.

Major Information of the Deed

Deed No :	I-1613-04356/2022	Date of Registration	15/06/2022
Query No / Year	1613-2001699866/2022	Office where deed is registered	
Query Date	07/06/2022 11:36:05 AM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dhananjay Sardar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7685088085, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,25,000/-	Rs. 24,62,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 73,892/- (Article:23)	Rs. 24,638/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-839 (RS :-)	LR-2976	Bastu	Shali	1.368 Dec	1,45,000/-	4,92,480/-	
L2	LR-839 (RS :-)	LR-2977	Bastu	Shali	1.368 Dec	1,45,000/-	4,92,480/-	
L3	LR-839 (RS :-)	LR-2978	Bastu	Shali	1.368 Dec	1,45,000/-	4,92,480/-	
L4	LR-839 (RS :-)	LR-2979	Bastu	Shali	1.368 Dec	1,45,000/-	4,92,480/-	
L5	LR-839 (RS :-)	LR-2980	Bastu	Shali	1.368 Dec	1,45,000/-	4,92,480/-	
		TOTAL :			6.84Dec	7,25,000 /-	24,62,400 /-	
		Grand Total :			6.84Dec	7,25,000 /-	24,62,400 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Minati Mondal (Presentant) Wife of Late Bimal Chandra Mondal , Chakrajumolla, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dpxxxxxx6r, Aadhaar No: 34xxxxxxxx8400, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence</p>
2	<p>Shri Santanu Mondal Son of Late Bimal Chandra Mondal , Chakrajumolla, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dpxxxxxx5n, Aadhaar No: 30xxxxxxxx4230, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence</p>
3	<p>Smt Rupa Mondal Wife of Shri Asit Mondal , Ashuti, City:- Not Specified, P.O:- Ashuti, P.S:-Maheshtala, District:-South24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: duxxxxxx8m, Aadhaar No: 50xxxxxxxx1547, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence</p>
4	<p>Smt Mita Sarkar Wife of Shri Kartick Sarkar , Haritala Road, City:- Not Specified, P.O:- Maheshtala, P.S:-Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: gaxxxxx9e, Aadhaar No: 56xxxxxxxx0194, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence</p>
5	<p>Smt Rita Naskar Wife of Shri Shekhar Naskar , Jagannathpur, City:- Not Specified, P.O:- Ashuti, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bhxxxxxx4r, Aadhaar No: 25xxxxxxxx7225, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>RUPMAN REAL ESTATES PRIVATE LIMITED , NU MANS PARK, City:- Not Specified, P.O:- PAILAN, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Subrata Pailan Son of Late Madan Pailan , Daulatpur, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx8C, Aadhaar No: 36xxxxxxxx2415 Status : Representative, Representative of : RUPMAN REAL ESTATES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Anowar Ali Naskar Son of Nabir Ali Naskar , Amgachia, City:- Not Specified, P.O:- Amgachia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
Identifier Of Smt Minati Mondal, Shri Santanu Mondal, Smt Rupa Mondal, Smt Mita Sarkar, Smt Rita Naskar, Shri Subrata Pailan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Minati Mondal	RUPMAN REAL ESTATES PRIVATE LIMITED-1.368 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Santanu Mondal	RUPMAN REAL ESTATES PRIVATE LIMITED-1.368 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Mondal	RUPMAN REAL ESTATES PRIVATE LIMITED-1.368 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Mita Sarkar	RUPMAN REAL ESTATES PRIVATE LIMITED-1.368 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Naskar	RUPMAN REAL ESTATES PRIVATE LIMITED-1.368 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 839, LR Khatian No:- 2976	Owner:মিনতী মন্ডল, Gurdian:বিমল , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 839, LR Khatian No:- 2977	Owner:শান্তনু মন্ডল, Gurdian:বিমল , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 839, LR Khatian No:- 2978	Owner:রুপা মন্ডল, Gurdian:অসিত , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 839, LR Khatian No:- 2979	Owner:মিতা সরকার, Gurdian:কার্তিক , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 839, LR Khatian No:- 2980	Owner:রিতা বস্কর, Gurdian:শেখর , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 161304356 / 2022

On 08-06-2022

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

Presented for registration at 17:36 hrs on 08-06-2022, at the Private residence by Smt Minati Mondal , one of the Executants.


Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,62,400/-

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

Execution is admitted on 08/06/2022 by 1. Smt Minati Mondal, Wife of Late Bimal Chandra Mondal, , Chakrajumolla, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Shri Santanu Mondal, Son of Late Bimal Chandra Mondal, , Chakrajumolla, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 3. Smt Rupa Mondal, Wife of Shri Asit Mondal, , Ashuti, P.O: Ashuti, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife, 4. Smt Mita Sarkar, Wife of Shri Kartick Sarkar, , Haritala Road, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife, 5. Smt Rita Naskar, Wife of Shri Shekhar Naskar, , Jagannathpur, P.O: Ashuti, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife

Indetified by Anowar Ali Naskar, , , Son of Nabir Ali Naskar, , Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Business



Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 15-06-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,638/- (A(1) = Rs 24,624/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,638/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2022 7:23PM with Govt. Ref. No: 192022230049171051 on 13-06-2022, Amount Rs: 24,638/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSQHRT8 on 13-06-2022, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,892/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 68,892/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no H040661, Amount: Rs.5,000/-, Date of Purchase: 07/06/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2022 7:23PM with Govt. Ref. No: 192022230049171051 on 13-06-2022, Amount Rs: 68,892/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSQHRT8 on 13-06-2022, Head of Account 0030-02-103-003-02



Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 108035 to 108067

being No 161304356 for the year 2022.



**(Kamalika Datta) 2022/06/23 11:23:57 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)