

5026/13

I-4986/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 0 12/1387888/23

AH 540317

Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Mouza: Sultanpur

P.S.: Baruipur

Mallickpur Gram Panchayat

District - South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

SALE DEED

THIS DEED OF SALE is made on this the 6th day of June Two Thousand and Twenty-Three (2023) A.D.

BETWEEN

1. **SRI GOBINDA CHANDRA MONDAL** (PAN-BEPPM5606C/ Aadhaar Card No.674026345262), son of Late Mohan Chand Mondal, 2. **SMT. KALPANA MONDAL** (PAN-BESPM8724G/ Aadhaar Card No.4426 8446 9900), wife of Late Mohan Chand Mondal both by Religion- Hindu, by Nationality- Indian, No. 1 by Occupation- Service, No. 2 by occupation -House wife, residing at Sitanath Banerjee Road, P.O. & P.S.- Baruipur, District - South 24 parganas, West Bengal -700144, hereinafter called 'the **VENDORS** (which

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33831

No.
Name: ASHOK KUMAR SINGH
ADVOCATE
Address: HOUSE, 2, HARE STREET
6TH FLOOR, CALCUTTA-700 001

Re.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

24 MAY 2023



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

Identify by me:-

Aren Bhosmiche
S/o. Sri Narayan Ch. Bhosmiche
Uttarayan, Neallilepur
P.O. - Neallilepur, P. S. Baruipur
Cal. 700145

expression shall mean and include by or repugnant to the context his heirs, executors, successors, representatives and assigns) of the **ONE PART**.

AND

MR. RAM NARESH AGARWAL [PAN - ACYPA1903G/ Aadhaar No. 594889630890 and Mobile No. 9831718888], son of Nand Kishore Agarwal, by faith Hindu, by occupation Business, by Nationality-Indian, residing at 135G, S.P. Mukherjee Road, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, District South 24 Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

THE PROPERTY: ALL THAT piece and parcel of Sali land admeasuring 22 decimals out of 29 (Twenty-Nine) decimals being un-demarcated part of R.S./L.R. Plot No. 353 appertains to L.R. Khatian Nos. 1173 & 1174 of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District- South 24 Parganas, West Bengal - 700145, TOGETHER WITH all rights liberties privileges easements and quasi-easements whatsoever attached and belonging thereto (herein after referred to as **the said landed property** more particularly described in the Schedule below and herein intended to be sold).

WHEREAS:

- A. The vendor herein is the lawful owner in respect of the said landed property, as acquired by purchased as described in the Schedule - "A" below.

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১৯/০২/১৯৮৯
Kallpene Mondal

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Barupur, South 24 Parganas

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B. The vendor herein pursuant to the agreement for sale dated 05.05.23 desired to sell the said landed property filled up till the road level, at and for the consideration of Rs. ^{17,000.00/-}~~34,65,000/-~~ (Rupees ^{Seventeen}~~Thirty-Four~~ Lakh and ~~Sixty-Five Thousand~~ only) free from all encumbrances;

C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring **22** decimals at and for the said consideration of Rs. ^{17,00,000}~~34,65,000/-~~ (Rupees ^{Seventeen}~~Thirty-Four~~ Lakh and ~~Sixty-Five Thousand~~ only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

D. However, pursuant to the terms of the agreement, the Vendors failed to commence developing the land to the extent of road level within the agreed time of 15 days, where after the purchaser herein vide its letter dated 21.05.23 informed the same to the vendors and took proper steps to register the land in its own favour. The Purchaser incurred/ will incur an expenditure of around Rs. 17,65,000/- (Rupees Seventeen Lakh Sixty-Five Thousand Only) which as agreed has been deducted from the total consideration to be paid to the vendors.

E. Now, the concerned parties herein have agreed that out of the total consideration agreed upon above, Rs. 17,00,000/- (Rupees Seventeen Lakh Only) is to be paid on account of land purchase and rest Rs. 17,65,000/- (Rupees Seventeen Lakh Sixty-Five Thousand Only) has been appropriated on account of land development charges.

F. The purchaser has this day paid the entire consideration as per memo below to the vendors equally and now there is no impediment to execute and register the conveyance by the vendors in favour of the

Corrigan, Govt. Secy. Mr.
Kalpana Mendel

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Baruipur, South 24 Parganas

06 JUN 2023

Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.17,00,000/- (Rupees Seventeen Lakh Only) paid by the Purchaser to the Vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali (Agricultural) Land admeasuring 22 decimals out of 29 decimals being the un-demarcated part of said R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 1173 & 1174, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruiপুর, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or

69/11/2017 6:53 PM
Kalpana Mondal

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was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now is or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority

64/11/1969
Kalyan Choudhary

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Partur, South 24 Parganas

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restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be

60/11/1969
Kalyana Mondal

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Baruipur, South 24 Parganas

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reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

65/11204 5th 3rd floor
Kalpana Mondal

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. In case any parcha or deeds be related to other properties which are not conveyed by such seller/Vendor, then such seller/Vendor shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the Vendor are found to misuse any deed/chain deed as aforesaid and thereby title of the aforesaid land is affected the vendor shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost, charges expenses if any, suffered by any reason of any misuse of title deed/chain deed relating to the said landed property of title of the Vendor.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

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Addl. District Sub-Registrar
Baripour, South 24 Parganas

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THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor has paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

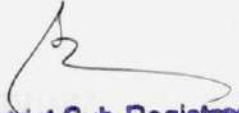
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Narayan Das Gayen was the recorded owner of Sali land admeasuring 29 (Twenty-Nine) decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-17, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145;
- B. By the Deed of Sale dated 13.07.1990, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 70, pages 193 to 198, Being No. 4732 for the year 1990, said Narayan Das Gayen, as

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Kalpana Mondal

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Baruipur, South 24 Parganas

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vendor sold, transferred and conveyed in favour of Abdul Selim All that piece and parcel of land measuring 22 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-17, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal -700145, for the consideration mentioned therein absolutely forever and free from all encumbrances.

63/19250/5 605 25/8 11/11/11
Kalpana Mondal

- C. By the Deed of Sale dated 07.07.2012, registered with the office of ADSR Baruipur, recorded in Book No. I, CD Volume No. 28, pages 5455 to 5473, Being No. 9177 for the year 2012, said Abdul Selim, as vendor sold, transferred and conveyed in favour of Anwar Hossain All that piece and parcel of land measuring 22 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-17, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- D. By the Deed of Sale dated 17.10.2012, registered with the office of ADSR Baruipur, recorded in Book No. I, CD Volume No. 32, pages 2963 to 2983, Being No. 10349 for the year 2012, said Anwar Hossain, as vendor sold, transferred and conveyed in favour of Kalpana Mondal and Sri Gobinda Chandra Mondal, vendor No. 1 & 2 All that piece and parcel of land measuring 22 decimals out of 29 decimals lying and situate at R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 329, of Mouja- Sultanpur, J.L. No.-17, P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- E. Thus, in the aforesaid manner said Kalpana Mondal and Gobinda Mondal, became the absolute joint owners of All That piece and parcel

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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

Carri Bari Bari Bari Bari
Kallpano-mondal

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT Sali Land admeasuring 22 decimals out of 29 decimals being the un-demarcated part of said R.S./L.R. Plot No. 353 appertains to L.R. Khatian No. 1173 & 1174, of Mouja- Sultanpur, J.L. No.-16, P.S. – Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, District- South 24 Parganas, West Bengal – 700145 shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dags are butted and bounded in the manner following:

On the North : By Dag No. 352 & 351 of Sultanpur Mouza;

On the South : By Dag No. 354 of Sultanpur Mouza;

On the East : By Dag No. 360 of Sultanpur Mouza;

On the West : By Dag No. 216 & 217 of Sultanpur Mouza

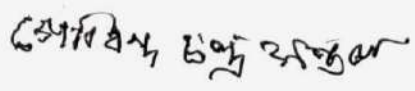
OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.




Addl. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

IN WITNESSES WHEREOF the Vendor has executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of: 1. Anindan Bose 179/30, N.S.C. Bose Road Kolkata - 700040 2.  অনিন্দন বসু ১৭৯/৩০ এন.সি.সি. বসু রোড কলকাতা - ৭০০০৪০	 অনিন্দন বসু  Kalpana Mondal VENDOR  PURCHASER
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অনিন্দন বসু
Kalpana Mondal

Drafted by me and
prepared in my office:



(ASHOK KUMAR SINGH)
Advocate
Reg. No. WB/662/1992
High Court, Calcutta




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs.17,00,000/- (Rupees Seventeen Lakh Only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

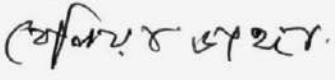
MEMO

Sr	Cheque No. / Demand Draft No.	Date	Bank Name	Amount (Rs.)
1.	000336	15.05.23	Punjab & Sind Bank	5,000/-
2.	000337	15.05.23	DO	5,000/-
3.	741017	26.05.23	DO	12,95,000/-
4.	741016	26.05.23	DO	3,95,000/-
			TOTAL	17,00,000/-

Rupees Seventeen Lakh Only.

WITNESSES:

1. Anirban Bose
179/30, N.S.C. Bose Road
Kolkata - 700040

2. 







VENDOR






Addl. District Sub-Registrar
Barupur, South 24 Parganas

06 JUN 2023

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



মোহিত কুমার
মোহিত কুমার



Little



Ring



Middle
(Left Hand)



Index



Thumb



Thumb



Index



Middle
(Right Hand)



Ring



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Kalpna Mondal
Kalpana Mondal



Little



Ring



Middle
(Left Hand)



Index



Thumb



Thumb



Index



Middle
(Right Hand)



Ring



Little



Ranjan Singh



Little



Ring



Middle
(Left Hand)



Index



Thumb



Thumb



Index



Middle
(Right Hand)



Ring



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Little

Ring

Middle
(Left Hand)

Index

Thumb

Thumb

Index

Middle
(Right Hand)

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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

06 JUN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010620232007950356

GRIPS Payment Detail

GRIPS Payment ID:	010620232007950356	Payment Init. Date:	01/06/2023 16:42:17
Total Amount:	138584	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8843537856722	BRN Date:	01/06/2023 16:42:54
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAM NARESH AGARWAL
Mobile: 9903035858

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240079503578	Directorate of Registration & Stamp Revenue	138584
Total			138584

IN WORDS: ONE LAKH THIRTY EIGHT THOUSAND FIVE HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240079503578

GRN Details

GRN:	192023240079503578	Payment Mode:	SBI Epay
GRN Date:	01/06/2023 16:42:17	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8843537856722	BRN Date:	01/06/2023 16:42:54
Gateway Ref ID:	0673021185	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	010620232007950356	Payment Init. Date:	01/06/2023 16:42:17
Payment Status:	Successful	Payment Ref. No:	2001397880/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAM NARESH AGARWAL
Address:	135G, SHYAMA PRASAD MUKHERJEE ROAD, KOLKATA - 700026
Mobile:	9903035858
Email:	nikunjsaraf@srijanrealty.in
Period From (dd/mm/yyyy):	01/06/2023
Period To (dd/mm/yyyy):	01/06/2023
Payment Ref ID:	2001397880/1/2023
Dept Ref ID/DRN:	2001397880/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001397880/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	103920
2	2001397880/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	34664

Total 138584

IN WORDS: ONE LAKH THIRTY EIGHT THOUSAND FIVE HUNDRED EIGHTY FOUR ONLY.

Major Information of the Deed

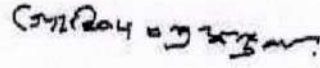
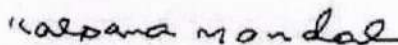
Deed No :	I-1611-04986/2023	Date of Registration	06/06/2023
Query No / Year	1611-2001397880/2023	Office where deed is registered	
Query Date	31/05/2023 10:57:48 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh 2 Hare Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007826519, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 17,00,000/-		Rs. 34,65,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,03,970/- (Article:23)		Rs. 34,664/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruiপুর, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-353	RS-1174	Bastu	Shali	11 Dec	8,50,000/-	17,32,500/-	,Last Reference Deed No :1611-I - 09177-2012
L2	RS-353	RS-1173	Bastu	Shali	11 Dec	8,50,000/-	17,32,500/-	,Last Reference Deed No :0103-I - 09177-2012
		TOTAL :			22Dec	17,00,000 /-	34,65,000 /-	
	Grand Total :				22Dec	17,00,000 /-	34,65,000 /-	

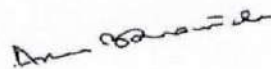
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gobinda Chandra Mondal (Presentant) Son of Late Mohan Chand Mondal Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		06/06/2023	LTI 06/06/2023	06/06/2023
	SITANATH BANERJEE ROAD, Setenath Banerjee Road, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BExxxxxx6C, Aadhaar No: 67xxxxxxxx5262, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
2	Name Mrs Kalpana Mondal Wife of Late Mohan Chand Mondal Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		06/06/2023	LTI 06/06/2023	06/06/2023
	Setenath Banerjee Road, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BExxxxxx4G, Aadhaar No: 44xxxxxxxx9900, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ram Naresh Agarwal Son of Mr Nand Kishore Agarwal 135G, Shyama Prasad Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Bhowmick Son of Mr A Bhowmick Village Mallickpur, City:- , P.O:- Mullickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			

	06/06/2023	06/06/2023	06/06/2023
Identifier Of Mr Gobinda Chandra Mondal , Mrs Kalpana Mondal			

Transfer of property for L1		
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Sl.No	From	To. with area (Name-Area)
1	Mr Gobinda Chandra Mondal	Mr Ram Naresh Agarwal-5.5 Dec
2	Mrs Kalpana Mondal	Mr Ram Naresh Agarwal-5.5 Dec

Transfer of property for L2		
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Sl.No	From	To. with area (Name-Area)
1	Mr Gobinda Chandra Mondal	Mr Ram Naresh Agarwal-5.5 Dec
2	Mrs Kalpana Mondal	Mr Ram Naresh Agarwal-5.5 Dec

On 06-06-2023

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 11:22 hrs on 06-06-2023, at the Office of the A.D.S.R. BARUIPUR by Mr Gobinda Chandra 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 34,65,000/-

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

Execution is admitted on 06/06/2023 by 1. Mr Gobinda Chandra Mondal , Son of Late Mohan Chand Mondal , SITANATH BANERJEE ROAD, Road: Setenath Banerjee Road, , P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Service, 2. Mrs Kalpana Mondal , Wife of Late Mohan Chand Mondal , Road: Setenath Banerjee Road, , P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession House wife
Indetified by Mr Arun Bhowmick , , Son of Mr A Bhowmick , Village Mallickpur, P.O: Mullickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,664.00/- (A(1) = Rs 34,650.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 34,664/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/06/2023 4:42PM with Govt. Ref. No: 192023240079503578 on 01-06-2023, Amount Rs: 34,664/-, Bank: SBI EPay (SBlePay), Ref. No. 8843537856722 on 01-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,970/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,03,920/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 33831, Amount: Rs.50.00/-, Date of Purchase: 24/05/2023, Vendor name: A KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/06/2023 4:42PM with Govt. Ref. No: 192023240079503578 on 01-06-2023, Amount Rs: 1,03,920/-, Bank: SBI EPay (SBlePay), Ref. No. 8843537856722 on 01-06-2023, Head of Account 0030-02-103-003-02

Asmondal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 103780 to 103800

being No 161104986 for the year 2023.



Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL

Date: 2023.06.07 11:00:17 +05:30

Reason: Digital Signing of Deed.

Smandal

(Subhrangshu Shekhar Mandal) 2023/06/07 11:00:17 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)