

7058/23 VC-16/2/23

I-6820/23



अभिषेक पश्चिम बंगाल WEST BENGAL

H 083712

17.5.23
7.15
Ce-211010646

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II)
Alipore, South 24-parganas
18 MAY 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 17th day of May, 2023 (TWO THOUSAND TWENTY THREE).

BETWEEN

01667

02 MAR 2023

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

Name : Binny Bhawal

Address : S.S.A. Bedia, Muga Masjid Bari Bye lane,
1401-89

Vendor : ... Subhankar Das ...
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

1667 = 5000/-

— Binny Bhawal



— Binny Bhawal



— Limpi Bhawal



— Bachchal



— Tapan Das



Identified by
Bachchal Das
Alipore Police Court



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

1. SRI BASUDEB PAL (PAN NO:AIUPP5001G) (AADHAAR NO: 6406 6642 1738), son of Late Phanibhusan Pal, by faith-Hindu, by Nationality-Indian, by occupation: Business, residing at Satabdi Apt, 144 Baghajatin Station Road, P.O. Jadavpur University, P. S. Jadavpur, Kolkata - 700032 and **2. SRI TAPAN DAS (PAN NO:ADSPD6881F) (AADHAAR NO: 2279 0887 7701)**, son of Late Indra Kumar Das, by faith-Hindu, by Nationality-Indian, by occupation: Business, residing at 48, Raja S. C. Mullick Road, P.O. Jadavpur University, P. S. Jadavpur, Kolkata - 700032, hereinafter jointly called and referred to as the **"OWNERS/ VENDORS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

1. SRI BINOY BHAWAL (PAN NO. ADRPB9041L) (AADHAAR NO. 4515 6200 5249), son of Late Suresh Chandra Bhawal, by faith- Hindu, by occupation- Business, by nationality- Indian and **2. SMT RIMPI BHAWAL (PAN NO. AJTPB0292R) (AADHAAR NO. 3190 2576 5385)**, daughter of Sri Binoy Bhawal and wife of Sri Pranab Kumar Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at 28A, Bedia Danga, Masjid Bari Bye Lane, P.O.- Tiljala, P.S.- Kasba, Kolkata-700039, hereinafter called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their each heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Motilal Rang, son of Sri Madhav Chandra Rang of Nayabad, P.S. previously Jadavpur then Purba Jadavpur now Panchasayar, District 24-Parganas (South) was seized and possessed of **ALL THAT** piece and parcel of bastu land measuring about **.82 Satak** lying and situate at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in Dag No. 193 under Khatian No. 56/2, P.S. previously Purba Jadavpur now Panchasayar, District South 24 Parganas and recorded his name at B.L. & L.R. Office and the said office issued Record of Rights (R.O.R.) or Parcha in his (Motilal Rang) name.

AND WHEREAS said Motilal Rang sold, conveyed and transferred **ALL THAT** piece and parcel of bastu land measuring about **.49 Satak** out of above said .82 Satak land lying and situate at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in Dag No. 193 under Khatian No. 56/2, P.S. previously Purba Jadavpur now Panchasayar, District South 24 Parganas in favour of Sri Subal Chandra Mondal, son of Late Kala Chand Mondal and Smt. Binapani Mondal, wife of Late Madhusudhan Mondal, both of Bansdroni, P.S. previously Jadavpur now Regent Park, District South 24-Parganas, by a duly registered Bengali Deed of Conveyance, executed on 8th day of July 1966 and registered at the Sub-Registry Office, Alipore and recorded in Book No. I, Volume No. 110, Pages 34 to 37, being No. 5522 in the year of 1966.

AND WHEREAS said Sri Subal Chandra Mondal and Smt. Binapani Mondal sold, conveyed and transferred **ALL THAT** piece and parcel of bastu land measuring about **.49 Satak** lying and situate at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in Dag No. 193 under Khatian No. 56/2, P.S. previously Purba Jadavpur now Panchasayar, District South 24 Parganas in favour of Sri Subal Chandra Mondal, son of Late Kala Chand Mondal and Smt. Binapani Mondal, wife of Late Madhusudhan Mondal, both of Bansdroni, P.S. previously Jadavpur now Regent Park, District South 24-Parganas in favour of Sri Ratnakar Upadhyay, son of Late Mangaleswar Upadhyay of Nayabad, P.S. previously Purba Jadavpur now Panchasayar, District South 24-Parganas by a duly registered Bengali Kobala or Sale Deed which was executed on 22nd day of May, 1971 and registered at the office of the Joint Sub-Registrar, Alipore and entered into Book No. I, Volume No. 59, Pages 86 to 89, Being No. 2285 in the year of 1971.

AND WHEREAS after purchasing above said land measuring about .49 satak, said Ratnakar Upadhyay recorded and mutated his name at the B.L. & L.R. Office in respect of said .49 satak bastu Land.

AND WHEREAS said Ratnakar Upadhyay while was in peaceful possession on the above said his purchased bastu land, he sold, conveyed and transferred **ALL THAT** piece and parcel of bastu land measuring about **14 Cottah 1 Chittak 25 Sq.ft.** out of his above said purchased land **.49 Satak**

together with a structure standing thereon, lying and situate at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in Dag No. 193 under Khatian No. 56/2, P.S. previously Purba Jadavpur now Panchasayar, Kolkata- 700094, under the Kolkata Municipal Corporation ward No. 109, District South 24 Parganas, through his constituted Attorney Sri Joydeb Baidya, son of Late Balai Baidya of Nabagram, Garia, P.S. Sonarpur, District South 24-Parganas, in favour of Sri Partha Paul and Sri Bidhu Bhusan Paul, by a duly registered Bengali Sale Deed which was executed on 17th day of March, 2005 and registered at the office of the District Sub-Registrar-III, Alipore and recorded it in Book No. I, Volume No. 2, Page from 7283 to 7304, Deed No. 00711 of 2007.

AND WHEREAS by above said purchase, Sri Partha Paul and Sri Bidhu Bhusan Paul became the joint owners of above mentioned plot and they mutated their names at the Office of Kolkata Municipal Corporation.

AND WHEREAS the said Sri Partha Paul and Sri Bidhu Bhusan Paul while was in peaceful possession on the above said their purchased bastu land, they sold, conveyed and transferred **ALL THAT** a plot of Bastu Land measuring about **14 Cottah** out of **14 Cottah 1 Chittak 25 Sq.ft.** with a R.T. shed bamboo structure measuring about 156 (one hundred fifty six) sq.ft. consisting of one room, one verandah and a toilet, standing thereon lying and situated at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in part of R.S. Dag No. 193, under Khatian No. 56/2, Part of **K.M.C. Premises No. 364, Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata- 700094, under the Kolkata Municipal Corporation ward No. 109, A.D.S.R. Office at Sealdah, District 24 Parganas (South), by a duly registered Deed of Conveyance which was executed on 9th day of March, 2007 and registered at the office of the District Sub-Registrar-III, Alipore and recorded in Book No I, CD Volume No. 5, Page from 8099 to 8121, being No. 02537 for the year 2008 in favour of Sri Basudeb Pal and Sri Tapan Das.

AND WHEREAS the said Sri Basudeb Pal and Sri Tapan Das, the Vendors herein mutated their names in the office of Kolkata Municipal Corporation vide **Assessee No. 31-109-08-9346-8** and the Land known and numbered as **3769, Nayabad** and the Vendors herein also mutated their names in the

office of B.L&L.R office vide Memo No.18/mut/1908/BLLRO/ATM/Kasba dt. 10.4.13 and Memo No.18/mut/1909/BLLRO/ATM/ Kasba dt. 10.4.13 respectively and they got L.R. Khatian No. 1757 and 1758 respectively.

AND WHEREAS the said Sri Basudeb Pal and Sri Tapan Das, the Vendors herein decided to sale, transfer, convey **ALL THAT** a plot of Bastu Land measuring about **14 Cottah** together with a tiles shed Katcha structure measuring about 500 (Five hundred) sq.ft. standing thereon lying and situated at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in part of R.S. Dag No. 193 corresponding L.R. Dag No. 193, under R.S. Khatian No. 56/2 corresponding L.R. Khatian Nos. 1757 and 1758, **K.M.C. Premises No. 3769, Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata- 700094, under the Kolkata Municipal Corporation ward No. 109, A.D.S.R. Office at Sealdah, **Assesseee No. 31-109-08-9346-8**, District 24 Parganas (South), which is more fully described in **SCHEDULE** hereinafter referred to as "**said Property**".

AND WHEREAS the said Vendors, due to their urgent need of money want to sale the said Property and the Purchasers herein who have come to know of the intention of the Vendors to transfer the said Property and after inspection and verification of title documents and related papers of the said property, the Purchasers have been satisfied and approached the Vendors to purchase the same at or for a full consideration of **Rs. 3,00,00,000/- (Rupees Three Crore) only**, inclusive of all right, interest, title and possession and others whatsoever applicable under **TRANSFER OF PROPERTY ACT** and the Owners/Vendors accepted said offer of the **PURCHASERS** and finally agreed to sell aforesaid Property more fully mentioned hereunder **SCHEDULE** with true intent and purposes at or for a said full consideration of **Rs. 3,00,00,000/- (Rupees Three Crore) only**, as per terms and condition hereunder written. Excluding all statutory payments like stamp duty & registration charges, etc. will be from **PURCHASERS'** account.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 3,00,00,000/- (Rupees Three Crore) only** paid by the **PURCHASERS** to the **VENDORS** at or before the execution of these presents (the receipt whereof the **VENDORS** doth as well as by the receipt hereunder

written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge forever the **PURCHASERS** as well as the said land and premises hereby granted and conveyed) the **VENDORS** doth hereby grant, convey and transfer, sell assign and assure unto and to the use and benefit of the **PURCHASERS** free from all encumbrances and liabilities whatsoever **ALL THAT** a plot of Bastu Land measuring about **14 Cottah** together with a tiles shed Katcha structure measuring about 500 (Five hundred) sq.ft. standing thereon lying and situated at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in part of R.S. Dag No. 193 corresponding L.R. Dag No. 193, under R.S. Khatian No. 56/2 corresponding L.R. Khatian Nos. 1757 and 1758, **K.M.C. Premises No. 3769, Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata- 700094, under the Kolkata Municipal Corporation ward No. 109, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-9346-8**, District 24 Parganas (South), more fully and particularly described in the Schedule hereunder written and herein after referred to as the "the said Property" **OR HOWSOEVER OTHERWISE** the said land, messuages and premises now is or at any time or times heretofore were or was situated butted bounded described called known and numbered **TOGETHER WITH** the trees, fences, lights, privileges, liberties, easements and appurtenance whatsoever to the said property belonging or in any way appertaining thereto **AND the REVERSION OR REVRSIONS REMAINDER OR REMAINDERS** and the rents, issues and profits thereof and all the estate right title interest property claim or demand whatsoever both at law and in equity of the **VENDORS** into or upon the same or any part thereof **AND ALL** the deeds, puttahs, muniments, writings and evidences of title which exclusively relate to "the said premises" hereby granted **TO HAVE AND TO HOLD** the said "the said premises" hereby transferred assigned and assured or intended so to be unto and to the use of the **PURCHASERS** absolutely and forever free from all encumbrances charges and attachments whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- i. Notwithstanding any act, deed, matter or thing what so ever done by the Vendors or any of the Vendors' predecessors-in-title may have done,

commit, execute or knowingly suffered to the contrary, the Vendors now hath good right, full power, absolute authority, indefeasible title or otherwise is well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Schedule property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be unto and to the Purchasers, in the manner aforesaid according to the true intent and meaning of these presents.

- ii. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendors and well and sufficiently saved, defended, kept, harmless and indemnified of and from or against all manner of former or other rights, title, interest, liens, charges, attachments and encumbrances whatsoever made, done occasioned and/or suffered by the Vendors and/or any person or persons rightfully claiming through or under or in trust of the Vendors.
- iii. It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the said property, hereby conveyed and every part thereof and to receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendors and/or any person or persons claiming through under or in trust for them and freed and cleared from and against all manner of encumbrances, trust, liens and attachments whatsoever.
- iv. The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make, do, acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters, and things whatsoever for further, better or more perfectly assuring the subject property hereby conveyed, transferred, assigned and assured unto the Purchasers the manner aforesaid as shall or may be reasonably required by the Purchasers.
- v. The Vendors shall not do anything or make by grant whereby the right of the Purchasers hereunder may be prejudicially affected and shall do all acts as the necessary to cause the rights available to the Purchasers as granted conveyed and/or sold, hereunder.
- vi. The Vendors doth hereby accord their consents and assist to the Purchasers for mutation of the said property in the Assessment Records of the Kolkata Municipal Corporation and B.L. & L.R.O. and all other

appropriate Government and/or Semi-Government or any other competent authority.

- vii. That the said property has not been acquired by the State Government, KMDA or any other Authority nor the Vendors received any notice for acquisition or requisition for the said property or any part thereof.
- viii. If any of the representations or covenants made hereinbefore by the Vendors, is subsequently found to be false or any fraud is detected hereafter, the Vendors shall be liable to compensate the loss if sustained by the Purchasers.
- ix. The Vendors shall duly fulfill and perform all their obligations and covenants elsewhere herein expressly contained.

IT IS FURTHER AGREED AND DECLARED BY THE PARTIES AS BELOW :

- i. It shall be lawful for the **PURCHASERS** at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said land hereditaments, messuages and premises hereby granted in **KHAS** or through tenants and receive the rents issues and profits thereof without any hindrance interruption disturbances claims or demand whatsoever from or by the **VENDORS** or any person or persons claiming any estate right title or interest from under through or in trust for the **VENDORS** and that free and clear and freely and clearly and absolutely acquitted exonerate and forever discharged or otherwise by the **VENDORS** well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed or knowingly suffered by the **VENDORS**.
- ii. The **VENDORS** and all persons claiming any right title or interest in the said premises hereby granted through from under or in trust for the **VENDORS** shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASERS** do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part there of hereby granted transferred conveyed assured and assigned unto the **PURCHASERS** as may be reasonably required according to the true intent and meaning of this **DEED**.
- iii. If any error or omission is found in this **DEED** in future the **VENDORS** at the costs and expenses of the **PURCHASERS** shall do execute and

registrar a **DEED OF DECLARATION/RECTIFICATION** in favour of the **PURCHASERS** or his heirs executors legal representatives and assign.

iv. There is no charge, lien, lispendents or any attachment whatsoever and there is no Case, Suite or Proceedings pending before any Court of Law against the said property and the **VENDORS** have not made done or executed nor entered into any agreement for Sale and transfer of the said property.

v. If any of the statements made herein is found to be false or any defect in title is detected hereinafter then the **VENDORS** shall be liable to execute necessary Rectification Deed or Deed of Declaration at their own cost and if after execution of necessary Rectification Deed or Deed of Declaration, there is still default found in the title, then the **VENDORS** have to return back the total consideration and the total cost of registration fees and stamp duly with bank interest which is paid by the **PURCHASERS** at the time of registration of this deed.

THE SCHEDULE PROPERTY REFERRED TO ABOVE

ALL THAT a plot of Bastu Land measuring about **14 Cottah** together with a tiles shed Katcha structure measuring about 500 (Five hundred) sq.ft. standing thereon lying and situated at Mouza-Nayabad, Pargana Khaspur, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in part of R.S. Dag No. 193 corresponding L.R. Dag No. 193, under R.S. Khatian No. 56/2 corresponding L.R. Khatian Nos. 1757 and 1758, **K.M.C. Premises No. 3769, Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata-700094, under the Kolkata Municipal Corporation ward No. 109, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-9346-8**, District 24 Parganas (South), together with all easement and quasi-easement rights alongwith right to use for ingress in and egress and in or over road/passage on the Northern side of the above said land hereby sold, on which the Purchasers shall have every right to take all sorts of connections in or underneath the said road/passage thereto. The aforesaid landed property (hereby sold) is shown in annexed Map/Plan herewith and demarcated with **RED** border line, and this Map/Plan is a part of this Deed.

ON THE NORTH : 40'ft. wide Road;

ON THE SOUTH : Part of R.S. Dag No. 193;

ON THE EAST : Part of R.S. Dag No. 193 of N.R.S. Co-operative Society;

ON THE WEST : Part of R.S. Dag No. 193.

IN WITNESS WHEREOF the **PARTIES** hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSESS:-

1) Bikram Sahar
2. Chit Nagabai
kol - 84

Badrabhai
Taran 95

**SIGNATURE OF THE VENDORS
PARTY OF THE FIRST PART**

2) Badi Karmakar
39 - Bhagat Singh
Kol - 94

Bijay Bhawal
dimpri Bhawal

**SIGNATURE OF THE PURCHASERS
PARTY OF THE SECOND PART**

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatya Ban
Advocate
Enrolment No. *WB32438/69*
Alipore Police Court,
Kolkata - 700027

MONEY RECEIPT

Received with thanks from within named **PURCHASERS, SRI BINOY BHAWAL and SMT RIMPI BHAWAL**, the **SECOND PART** herein a sum of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh) only** as Part consideration money out of full Consideration of **Rs. 3,00,00,000/- (Three Crore) only** to confirm absolute sale of the land with Structure mentioned in the Schedule and the payments are

Date	Cheque/DD No.	Bank	Amount
15.05.2023	DD No. 008771	AXIS BANK Ltd.	Rs. 1,48,50,000/-
16.05.2023	BSR Code 0002271 Challan No. 11345	Bank Reference No. IKOCGBXRP1 CIN : 23051600082109 SBIN	Rs. 1,50,000/-
TOTAL			Rs.1,50,00,000/-

(Rupees One Crore Fifty Lakh) only

WITNESSES :

1. BIKRAM SACHA
2. CHIT RAJUBAD
KOL - 94

2. BAPI KORMAKER

Bapi Kormaker

SIGNATURE OF THE VENDOR NO. 1

MONEY RECEIPT

Received with thanks from within named **PURCHASERS, SRI BINOY BHAWAL** and **SMT RIMPI BHAWAL**, the **SECOND PART** herein a sum of **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh) only** as Part consideration money out of full Consideration of **Rs. 3,00,00,000/- (Three Crore) only** to confirm absolute sale of the land with Structure mentioned in the Schedule and the payments are

Date	Cheque/DD No.	Bank	Amount
15.05.2023	DD No. 008772	AXIS BANK Ltd.	Rs. 1,48,50,000/-
16.05.2023	BSR Code 0002271 Challan No. 10501	Bank Reference No. IKOCGBWTG9 CIN : 23051600071841 SBIN	Rs. 1,50,000/-
TOTAL			Rs.1,50,00,000/-

(Rupees One Crore Fifty Lakh) only

WITNESSES :

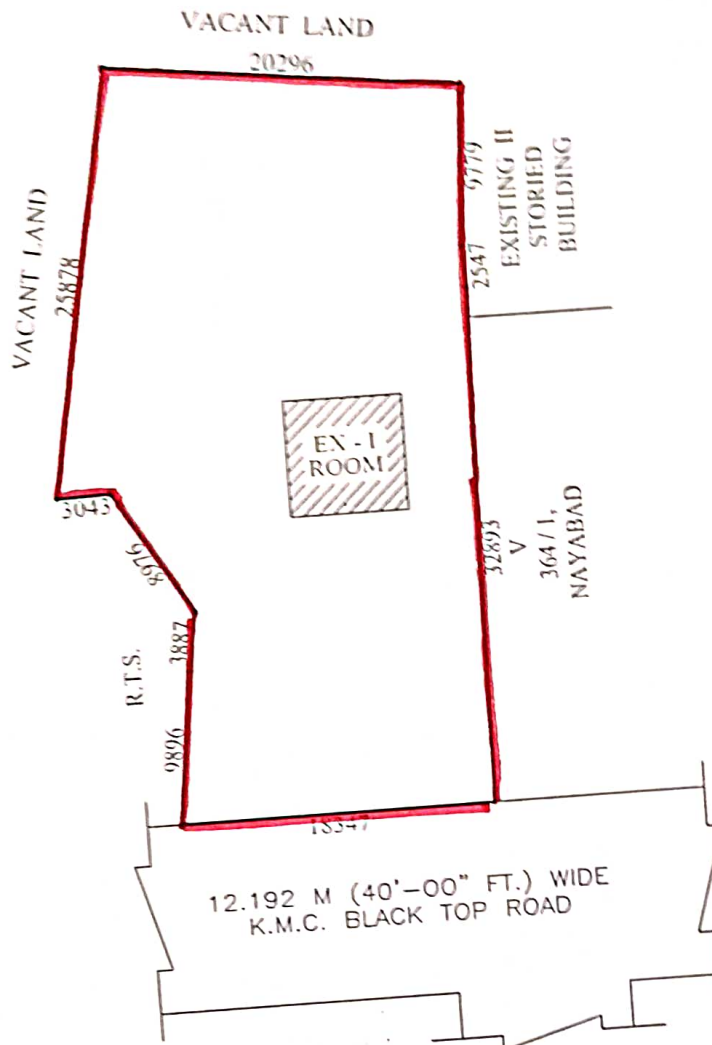
1. Bikram Sahu
2. Chit Nayabud
kol-94
2. Bapi Karmakar

Tapan Das

SIGNATURE OF THE VENDOR NO.2

SITE PLAN OF PREMISES No. - 3769, NAYABAD, WARD No. - 109, BOROUGH - XII, KOLKATA - 700094,
P. S. - PURBA JADAVPUR NOW PANCHASAYAR, R.S. DAG No. 193, R.S. KHATIAN No. 56/2,
LR. DAG No. 193, LR. KHATIAN No. 1757 & 1758, MOUZA - NAYABAD, J.L. No. 25.

LAND AREA = 14 K - 00 CH - 00 SFT = 936.455 SQM (AS PER PHYSICAL MEASUREMENTS)
SCALE = 1:200



Bachchan
Tara

SIGNATURE OF VENDORS

Bing Bhal
Limp Bhal

SIGNATURE OF PURCHASERS

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Badshah</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Tajwar</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



<i>Buny Bhow</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



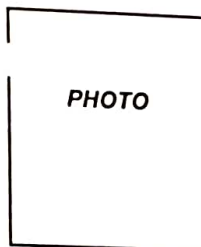
<i>Simpi Bhowal</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

SPECIMEN FORM FOR TEN FINGER PRINTS



Bohinton Ram

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA 700 027

PHONE CIVIL 2475-9335/7330, CRIMINAL 2475-1477

Card No. I/P/1390



Name **BODHISATWA BASU** Advocate

Father's/husband's Name **PRADIP KUMAR BASU**

WB Bar Council Enrollment No **WB/2138/2009**

Date

Subroto Bardhan
(SUBROTO BARDHAN)
ASSISTANT SECRETARY

Major Information of the Deed

Deed No :	I-1603-06820/2023	Date of Registration	18/05/2023
Query No / Year	1603-2001010646/2023	Office where deed is registered	
Query Date	22/04/2023 1:28:54 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, 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. 3,00,00,000/-		Rs. 3,00,00 000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 15,00,020/- (Article:23)		Rs. 3,00,046/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3769, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	14 Katha	2,98,00,000/-	2,98,00,000/-	Width of Approach Road: 40 Ft., ,Last Reference Deed No :1603-I -02537-2008
Grand Total :				23.1Dec	298,00,000 /-	298,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	2,00,000 /-	2,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BASUDEB PAL Son of Late PHANI NHUSAN PAL SATABDI APT., 144 BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx1G, Aadhaar No: 84xxxxxxxx1738, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence
2	Shri TAPAN DAS Son of Late INDRA KUMAR DAS 48, RAJA S. C. MALLICK ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1F, Aadhaar No: 22xxxxxxxx7701, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BINOY BHAWAL (Presentant) Son of Late SURESH CHANDRA BHAWAL 28A, BEDIADANGA MASJID BARI BYE LANE, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1L, Aadhaar No: 45xxxxxxxx5249, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence
2	Smt RIMPI BHAWAL Daughter of Shri BINOY BHAWAL 28A, BEDIADANGA MASJID BARI BYE LANE, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx2R, Aadhaar No: 31xxxxxxxx5385, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Mr P.K BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Shri BASUDEB PAL, Shri TAPAN DAS, Shri BINOY BHAWAL, Smt RIMPI BHAWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BASUDEB PAL	Shri BINOY BHAWAL-5.775 Dec,Smt RIMPI BHAWAL-5.775 Dec
2	Shri TAPAN DAS	Shri BINOY BHAWAL-5.775 Dec,Smt RIMPI BHAWAL-5.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BASUDEB PAL	Shri BINOY BHAWAL-125.00000000 Sq Ft,Smt RIMPI BHAWAL-125.00000000 Sq Ft
2	Shri TAPAN DAS	Shri BINOY BHAWAL-125.00000000 Sq Ft,Smt RIMPI BHAWAL-125.00000000 Sq Ft

On 17-05-2023

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

Presented for registration at 19:15 hrs on 17-05-2023, at the Private residence by Shri BINOY BHAWAL , one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,00,00,000/-

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

Execution is admitted on 17/05/2023 by 1. Shri BASUDEB PAL, Son of Late PHANI NHUSAN PAL, SATABDI APT., 144 BAGHAJATIN STATION ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Shri TAPAN DAS, Son of Late INDRA KUMAR DAS, 48, RAJA S. C. MALLICK ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 3. Shri BINOY BHAWAL, Son of Late SURESH CHANDRA BHAWAL, 28A, BEDIADANGA MASJID BARI BYE LANE, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 4. Smt RIMPI BHAWAL, Daughter of Shri BINOY BHAWAL, 28A, BEDIADANGA MASJID BARI BYE LANE, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr BODHISATWA BASU, , , Son of Mr P.K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 18-05-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,00,046.00/- (A(1) = Rs 3,00,000.00/- ,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 3,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2023 6:28PM with Govt. Ref. No: 192023240054326288 on 15-05-2023, Amount Rs: 3,00,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 5865926123326 on 15-05-2023, Head of Account 0030-03-104-001-16

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 14,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1667, Amount: Rs.5,000.00/-, Date of Purchase: 02/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2023 6:28PM with Govt. Ref. No: 192023240054326288 on 15-05-2023, Amount Rs: 14,95,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 5865926123326 on 15-05-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

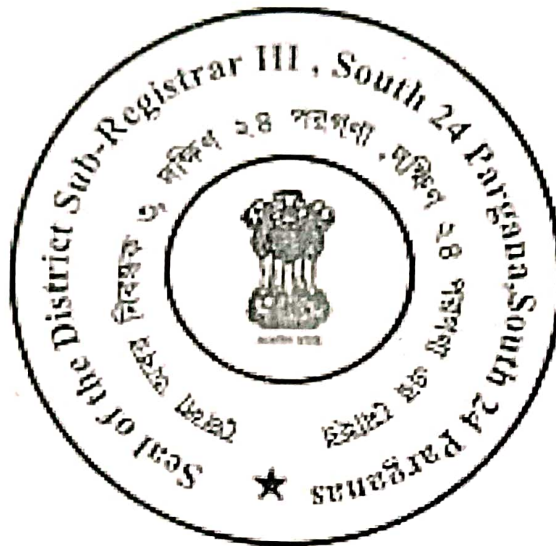
**OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 191023 to 191045
being No 160306820 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.18 12:20:17 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/18 12:20:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)