

পশ্চিমবুল पश्चिम बंगाल WEST BENGAL

49AB 176639

1,0 d 2 3366.

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

District Sub-Register (I) Alipore, Sould 24-parganas

0 7 CCT 2221

SALE DEED

BETWEEN

012212

2 5 FEB 2321

O 10 10 10 10 10	7 3 1 5
SE MO Dt	<u>.</u>
NAME	
ADDRESS.	Soma Chakraborty
***************************************	Advocate
₹\$	Baruipur Civil Court
The state of the s	*************
TANMOY KAR FURKA	WASTHA
TO FAMULY MENT OF	(Ie)

Donalan Mondal.



Iduntified by me DISTRICT SUBREGISTRAR III
Debolirate Mazumder,
S/o-late Santosh Kumar mazumder 2021

159, Garia Station Road.

Kol-70084

Service

SRI CHANDAN MONDAL, (PAN – AJNPM1320R) Son of- Late Kanai Lal Neogi @ Kanai Lal Mondal, all by faith— Hindu, by occupation— Business, by nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.-Sonarpur, Kolkata- 700084, hereinafter called as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representative and assigns) of the FIRST PART;

AND

SMT. TANUSMREE GANGULY, (PAN – AVAPG8895L) wife of Sri Amit Ganguly, by faith – Hindu, by occupation – Business, Citizen of India, residing at Garia Station Road, P.O.- Garia, P.S. – Narendrapur (previously Sonarpur), Kolkata-700 084, District – South 24 Parganas, hereinafter referred to and called as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, agents, administrators, legal representatives and assigns) of the **SECOND PART**;

WHEREAS the **VENDOR** is now the owner of Bastu Land measuring 1.91 decimal be the same a little more or less with a brick built tile shed structure standing thereon measuring about 100 sq. ft. which is free from all encumbrances, lien, lispendences, charges whatsoever and the said land has been



DISTRICT SUB REGISTRAR -!!!
SOUTH 24 PGS., ALPORE

7 OCT 2021.

more fully and particularly described in the Schedule hereunder written.

AND WHEREAS one Hari Bhusan Neogi was recorded owner of land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100, R.S. Khatian No.- 1055, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the said Hari Bhushan Neogi died intestate leaving behind his wife Nirmala Neogi, two sons namely Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @ Kanai Lal Mondal and three daughters namely Khadu Bala, Ranibala and Bhusanbala, as his legal heirs who jointly inherited the land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100, R.S. Khatian No.-1055;

AND WHEREAS after the death of said Nirmala Neogi, sons and daughters of said Hari Bhushan Neogi jointly inherited the said land 11.5 Decimal lands;

AND WHEREAS one of the daughters of said Hari Bhushan Neogi namely Smt. Bhusanbala Das, wife of Dukhiram Das gifted her share in the said land i.e. 1.91 decimal out of total 11.5 Decimal lands to her nephew Chandan Mondal son of Kanai Lal Neogi @ Kanai Lal Mondal by virtue of a registered gift deed 10.02.1977 bearing No. 1094 for the year

Dist. Sub.Registra

DISTRICT SUB REGISTRAR -III SOUTH 24 PGS., ALIPORE

7 CCT 2021.

1977 of D.R. Alipore; Be it mention here that inadvertently in the said deed the share of the Donor of this vendor was mentioned 4 decimal but the Donor of the Vendor herein only had transferable right, title and ownership in 1.9 decimal of land as such the vendor by virtue of the said Deed of gift got ownership and transferable interest over the said 1.9 decimal of land mentioned in the Schedule hereunder;

AND WHEREAS thus by virtue of the aforesaid Gift, the Vendor herein became the owner of land measuring 1.91 decimal and is possessing the same by making one 100 sq. ft. tile shade structure thereon described in the Schedule hereunder and presently he has been enjoying the said Schedule land without any interruption from any corner and which is free from all encumbrances, charges, liens, lispendences, acquisitions, requisition, trusts of whatsoever nature;

AND WHEREAS the Vendor due to his urgent need of money offered to sale his said property mentioned in the Schedule hereunder at a total consideration of Rs 40,00,000/- free from all encumbrances and the Purchaser herein who had been in search of the said plot for construction of a building thereon accepted the said offer of the Vendor to Purchase the said property against a total consideration of Rs. 40,00,000/- (Rupees Forty Lacs) only;



DISTRICT SUZ REGISTRAR -III SOUTH 24 PGS., ALIPORE

7 OCT 2021

NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 40,00,000/- (Rupees Forty Lacs) only by the Purchaser to the Vendor paid (the receipt where of the Vendor do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every part thereof acquit, release and discharge unto the Purchaser land measuring 1.91 decimal along with one 100 sq. ft. tile shade structure thereon be the same a little more or less as described in the Schedule hereunder hereby conveyed, the Vendor as beneficial Owner do hereby grant, convey, transfer and assign unto the Purchaser free from all encumbrances, mortgages, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever however, hereinafter for the sake of brevity referred to as the "said land" 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 rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land of every part thereof TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances UNTO



DISTRICT SI/B REGISTRAR -III SOUTH 2/ POS., ALIPORE

7 OCT 2021.

AND TO THE USE OF the Purchaser forever free and discharge from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor AND the Vendor do hereby his heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchaser that notwithstanding any act Deed or thing whatsoever, by the Vendor or by any of his heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said land 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 entered into, hold, possess and enjoy the said land and premises hereby granted transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in any manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for his or under any of his heirs, executors, administrators, legal representatives and/or assigns in title AND that free and clear and freely



DISTRICT SUB REGISTRAR -III SOUTH 24 PGS., ALIPORE

7 OCT 2021

and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved indemnified of from and against all and all manner of form claims, charges, lines debts, attachments and encumbrances whatsoever made or suffered by the Vendor or his heirs, executors, administrators, legal representatives and/or assigns in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER MORE that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever fully or equitably claming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendor or from or under any of his heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser her executors, administrators, legal representatives and/or assigns do and execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required. If after transfer it transpire that the land hereby sold is not free from all encumbrances in that even the Vendor will bear and pay the Purchaser all expenses and damages sustained by it.



DISTRICT S/ID REGISTRAR -III SOUTH 74 PGS., ALIPORE

7 OCT 2021.

AND FURTHER that if any error or omission is transpired in this Deed in further the Vendor herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed a supplementary Deed of Rectification in favour of the Purchaser at the free of remuneration.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 1.91 decimal out of the total land of 11.5 decimal along with one 100 sq. ft. tile shade structure thereon District – South 24 Parganas, ADSR – Garia (previously Sonarpur), P.S.- Narendrapur (previously Sonarpur), J.L. No. 47, Mouza– Barhans Fartabad, R.S. Dag No.- 100 under R.S. Khatian No.- 1055, presently within the Jurisdiction of Rajpur-Sonarpur Municipality portion of Holding No. 3006, Garia Station Road, Ward No. 29,

The said holding is butted and bounded as follows:-

ON THE NORTH: By R.S. Dag No. - 99;

ON THE SOUTH: By R.S. Dag No.- 103;

ON THE EAST: By R.S. Dag No.- 104;

ON THE WEST: By R.S. Dag No.- 100 (P);



DISTRICT SUB REGISTRAR -III SOUTH 24 PGS., ALIPORE

7 OCT 2021

IN WITNESS WHEREOF the Vendor have put his hands, seal and signature hereto on the day, month and year first above written.

Signed, Sealed and Delivered:

In presence of:

WITNESSES

1. Vrang of.

Habanayapr Bahad Rood.

Goria, Kat-Sy

2. Albohrate Mazunder. 15-9, Gana Station Road. kol-84

Signature of the vendor



OISTRICT SUB REGISTRAR -III SOUTH 24 PGS., ALTROKE

7 OCT 2021

MEMO OF CONSIDERATION

RECEIVED Rs. 40,00,000/- (Rupees Forty Lacs) only from the within named Purchaser in the following manner:

cheque dt.	cheque No.	Bank & Branch	Amount (Rs.)
06.10.2021	000091	HDFC Bank, Garla Main Road. Kol-84	10,00,000 /-
13.10.2021	000092	- do	10,00,000
22,10.2021	000093	- do -	10,00,000 }
30, (0. 202)	000094	- do-	40,00,000

WITNESSES:-

1. Traver of

2. Debobrate Mazembr.

Landon Mondal -

SIGNATURE OF THE OWNER/VENDOR

Drafted by:-

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court **WB-2618/1999**

7 6

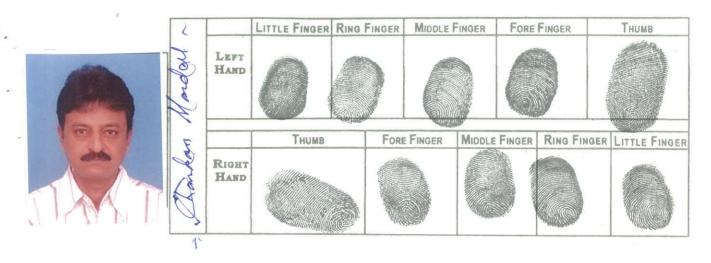
Chamber Mondal -



DISTRICT SUB REGISTRAR -III SOUTH 24 PGS., ALIPORE

7 OCT 2021

SPECIMEN FORM FOR TEN FINGER PRINTS





	1		LITTLE FINGER	RING	FINGER	MIDDLE	INGER	FORE	FINGER		Тнимв
Gernauly	t to	LEFT									
33			Тнимв		Fore	FINGER	MIDDLE	FINGER	RING FIN	GER	LITTLE FINGER
Name Su	- Common	RIGHT HAND						Walter.			

PHOTO

THUMB
FORE FINGER MIDDLE FINGER FORE FINGER
THUMB

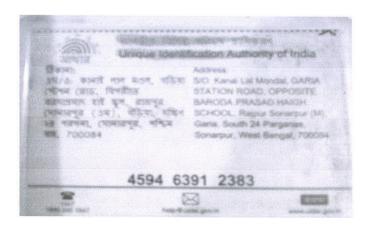
THUMB
FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

RIGHT
HAND



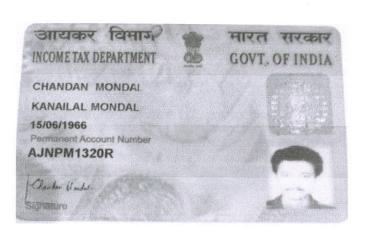
UISTRICT SUB REGISTRAR -III SOUTH 24 PGS., AUPORE





Chandon Mondel _





Chandan Mondal -





भारत सरकार GOVERNMENT OF INDIA



তনুশ্রী গাঙ্গুলী Tanusree Ganguly জন্মতারিখ/ DOB: 03/06/1982 মহিলা / FEMALE



4448 2174 1191

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ওয়াই/ও: অমিত গাঙ্গুলী, গড়িয়া স্টেশন রোড, রাজপুর সোনারপুর (এম), দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ - 700084

Address
W/O: Amit Ganguly, garia
station road, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700084

help@uidai.gov.in



INCOMETAX DEPARTMENT GOVT, OF INDIA

TANUSREE GANGULY
MANIK LAL CHAKRABORTY
03/06/1982
Permanent Account Number

AVAPG8895L

Condition (March)
Signature

Danusnee Ganguly.

Tame Sue Ganguly





ভারতের নির্বাচন কমিশন পরিচয় পত্ম ELECTION COMMISSION OF INDIA IDENTITY CARD







নিবাঁচকের দাম : দেবত্রত মজুমদার

Elector's Name : Debabrata Mazumder

শিতার নাম

: সত্তোষ মজুমদার

Father's Name

: Santosh Majumdar

শিশ/Sex জন্ম তারিখ

: 28/M

Date of Birth

: XX/XX/1975

Leboliste Mazunder.

VVB/23/109/489815 강학대:

দক্ষিণ ফরতাবাদ, রাজপুর গোনারপুর, নরেপ্রপুর, দক্ষিন ২৪ গরগণা-700084

DAKSHIN FARTABAD, RAJPUR SONARPUR, NARENDRAPUR, SOUTH 24 PARGANAS-700084

151 - সোদারপুর উত্তর নির্বাচন কেরেয় নির্বাচক নির্বছন অধিকারিকের স্বাঞ্চরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for

151 - Sonarpur Uttar Constituency

বিকাশা পরিবর্তন হলে নতুন ঠিকাশার ভোটার লিটে দাম তোলা ও একই নধুরের নতুন সচিত্র পরিচয়ণক পাওয়ার জন্ম দিনিট কর্মে এই পরিচয়পক্রের মন্ত্রটি উল্লেখ করুন

In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the eard
with same number 1791753 179 / 753



Major Information of the Deed

Deed No:	I-1603-09333/2021	Date of Registration	07/10/2021			
Query No / Year	1603-2002023360/2021	Office where deed is registered				
Query Date	04/10/2021 2:37:38 PM	1603-2002023360/2021				
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court,Thana : Barui - 700144, Mobile No. : 833504775	pur, District : South 24-Parga 51, Status :Advocate	nas, WEST BENGAL, PIN			
Transaction		Additional Transaction	The same			
[0101] Sale, Sale Documen	t	[4305] Other than Immo Declaration [No of Declaration]				
Set Forth value		Market Value				
Rs. 40,00,000/-		Rs. 40,05,650/-				
Stampduty Paid(SD)		Registration Fee Paid				
Rs. 1,60,256/- (Article:23)		Rs. 40,102/- (Article:A(1), E)			
Remarks	Received Rs. 50/- (FIFTY only) area)					

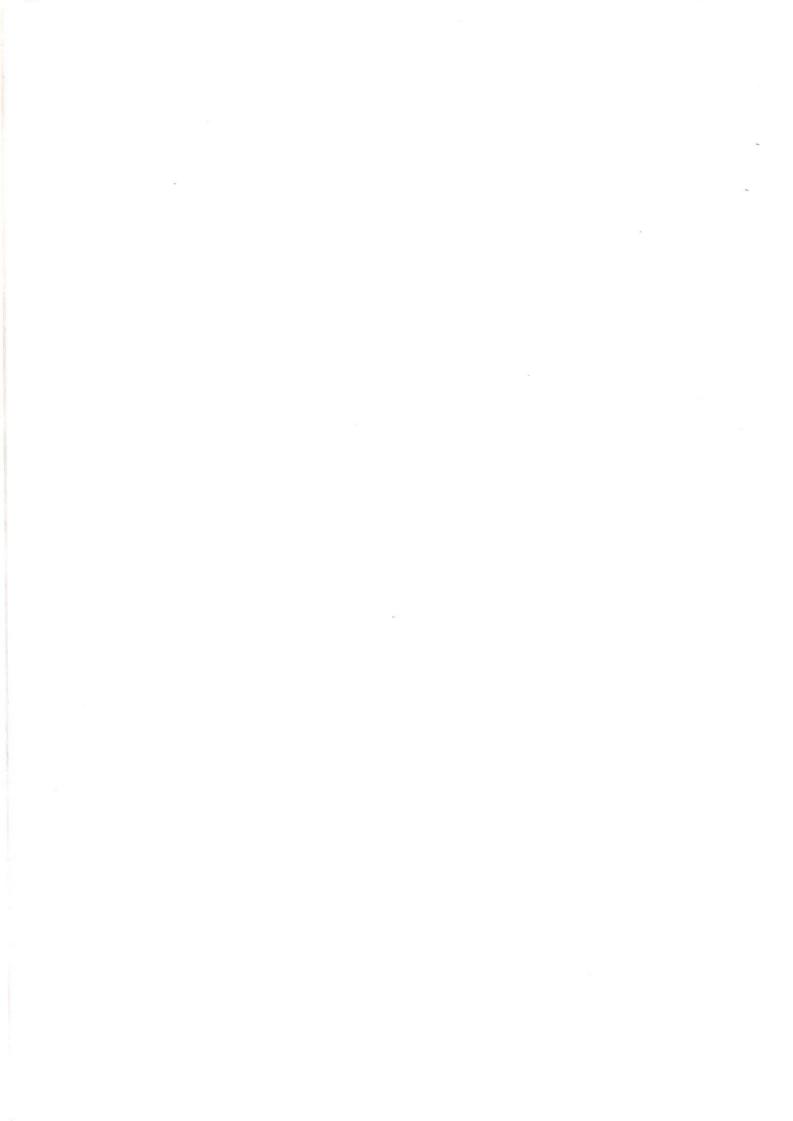
Land Details:

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:3006 Jl No: 47, Pin Code: 700084

Sch No		Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	RS-100	RS-1055	Bastu	Bastu	1.91 Dec	39,80,000/-	00,00,000	Property is on Road
	Grand	Total :			1.91Dec	39,80,000 /-	39,80,000 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	25,650/-	Structure Type: Structure
	Gr. Floor, Area of flo Tiles Shed, Extent of	or: 100 Sq Ft.,I	Residential Use, Ce	emented Floor. A	de of Structure: 15 Vears Poof Typ



Seller Details :

Name	Photo	Finger Print	Signature
Shri CHANDAN MONDAL (Presentant) Son of Late KANAI LAL Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			Ikandam Martel -
	07/10/2021	LTI 07/10/2021	07/10/2021

GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0R, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 07/10/2021

, Admitted by: Self, Date of Admission: 07/10/2021 ,Place: Office

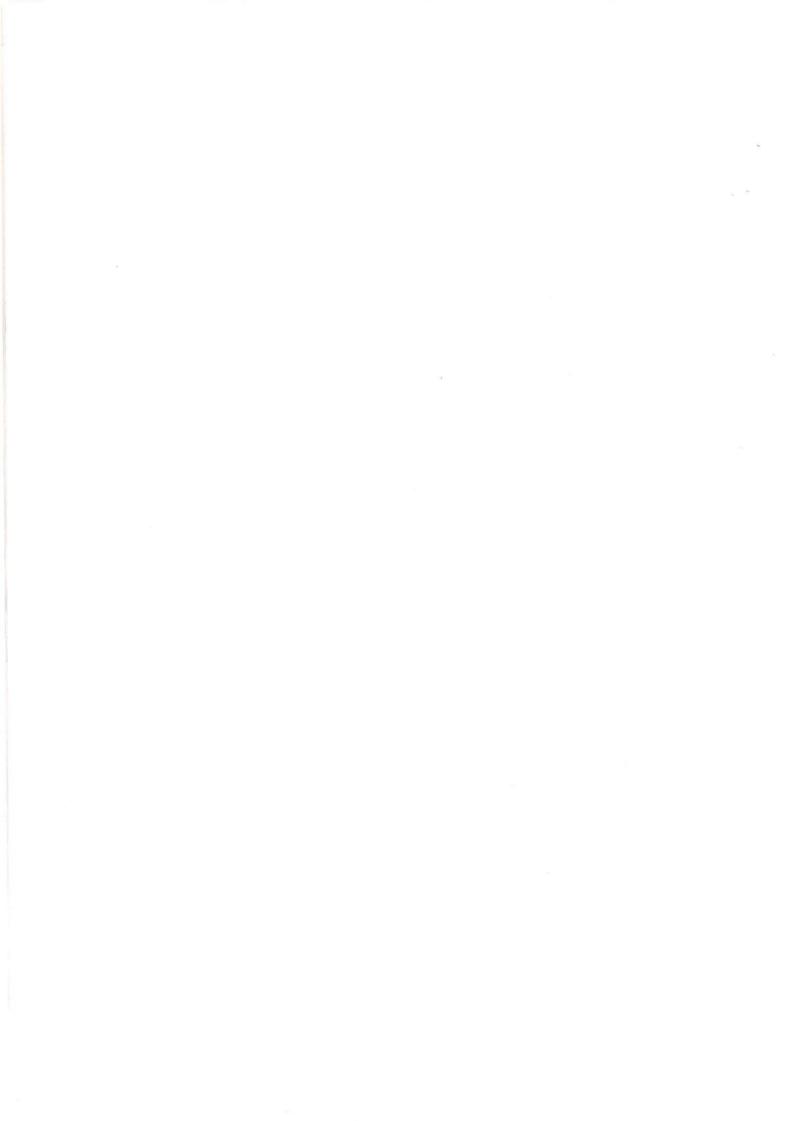
Buyer Details:

SI No	Name,Address,Photo,Finger print and Signature
	Smt TANUSREE GANGULY Wife of Shri AMIT GANGULY 174 GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status: Individual, Status: Not Executed

Identifier Details:

Name	Photo	Finger Print	Signature
Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER 159 GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			AlliOlander McZander.
	07/10/2021	07/10/2021	07/10/2021
Identifier Of Shri CHANDAN MONDAL	_		

Trans	fer of property for L	1
SI.No	From	To. with area (Name-Area)
1	Shri CHANDAN MONDAL	Smt TANUSREE GANGULY-1.91 Dec
Trans	fer of property for S	1
SI.No	From	To. with area (Name-Area)
1	Shri CHANDAN MONDAL	Smt TANUSREE GANGULY-100.00000000 Sq Ft



Endorsement For Deed Number: I - 160309333 / 2021

On 07-10-2021

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

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

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

Presented for registration at 15:31 hrs on 07-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri CHANDAN MONDAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,05,650/-

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

Execution is admitted on 07/10/2021 by Shri CHANDAN MONDAL, Son of Late KANAI LAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Shri DEBOBRATA MAZUMDER, , , Son of Late SANTOSH KUMAR MAZUMDER, 159 GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,102/- (A(1) = Rs 40,056/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,070/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 6:07PM with Govt. Ref. No: 192021220093937021 on 06-10-2021, Amount Rs: 40,070/-, Bank:

HDFC Bank (HDFC0000014), Ref. No. 1583390166 on 06-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,246/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,60,246/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 49AB639, Amount: Rs.10/-, Date of Purchase: 25/02/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2021 6:07PM with Govt. Ref. No: 192021220093937021 on 06-10-2021, Amount Rs: 1,60,246/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1583390166 on 06-10-2021, Head of Account 0030-02-103-003-02

Shan

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

Certifi cate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 257017 to 257038 being No 160309333 for the year 2021.



Digitally signed by DEBASISH DHAR Date: 2021.10.09 12:43:57 +05:30 Reason: Digital Signing of Deed.

Shan

(Debasish Dhar) 2021/10/09 12:43:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)