

16814

16889/29



18/11/24
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/2824245/24

Y 775213

Certified that the document is admitted to registration. For the same sheets & the endorsement form or forms attached with this instrument are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar
 North 24-Pgs.

18 NOV 2024

DEED OF SALE

1. Date: 18th day of November, 2024
2. Place: Kolkata

12 NOV 2024

No. 109/15 Rs. 1000/- Date.....

Name : Ranjit Mandal Adv

Address : Barakat Court, 901 - 124

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

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Signature

18 NOV 2024

3. Parties:

3.1.1 **SMT. ARCHANA DAS [PAN: AVOPD4860G & AADHAAR NO.**

7467 4425 0809], wife of Late Harish Chandra Das, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 55/2H/5, Adhar Chandra Das Lane, Telengabagan, Ultadanga Main Road, Post Office and Police Station- Ultadanga, Kolkata- 700067.

3.1.2 **SRI SUMIT KUMAR DAS [PAN: BJDPD0049R & AADHAAR**

NO. 8301 8607 6159], son of Late Harish Chandra Das, by faith- Hindu, by nationality- Indian, by occupation- Service, residing at 55/2H/5, Adhar Chandra Das Lane, Telengabagan, Ultadanga Main Road, Post Office and Police Station- Ultadanga, Kolkata- 700067.

3.1.3 **SMT. SUMITA DAS ROY [PAN: BJDPD0048Q & AADHAAR**

NO. 9573 1215 8626], daughter of Late Harish Chandra Das, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at 100/6231, Deutasahi, Near Monalisa Palace, Cuttack Sadar, Post Office- Tulsipur, Police Station- Bidanasi, Pin- 753008, District- Cuttack, in the state of Odisha.

Hereinafter jointly referred to and called as the "**SELLERS/VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D3.2.1 **SRI PRASUN BANERJEE [PAN: BJTPB3306B & AADHAAR**

NO. 2791 1566 0256], son of Late Nityananda Banerjee, by

faith- Hindu, by nationality- Indian, by occupation- Service, residing at Flat No. 3A, Third Floor, Sri Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal.

- 3.2.2 **SMT. RINA BANERJEE [PAN: BKSPB1268A & AADHAAR NO. 6919 9991 2239]**, wife of Sri Prasun Banerjee, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Flat No. 3A, Third Floor, Sri Krishna Apartment, AD-96/11,12, Samar Dey Sarani, Post Office- Krishnapur, Police Station- Baguiati, Kolkata- 700102, District- North 24 Parganas, in the state of West Bengal.

Hereinafter jointly referred to and called as the "**PURCHASERS/VENDEES**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

The Sellers and Purchasers collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:-

4. **Subject Matter of Conveyance :**
- 4.1 **Transfer of Said Property :**
- 4.1.1 **Said Property : ALL THAT** piece and parcel of vacant Bastu land measuring an area about **04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft.** be the same or little more or less, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, appertaining to L.R. Dag No. 7230, under C.S.

Khatian No. 329, corresponding to **R.S. Khatian No. 115**, appertaining to L.R. Khatian Nos. 8274, 8275 & 8276, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, having Holding Nos. 379 & 380, Block-BM, Krishnapur, Mondalpara, Kolkata- 700102 and Assessee Nos. 20033194505 & 20033165051, District - North 24 Parganas, in the State of West Bengal.

5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Vendors have made the following representation and given the following warranty to the Purchasers regarding title.

5.1.1 **Joint Ownership of Manick Mondal and Others :** Originally one Manick Mondal, Subal Mondal, Binod Behari Mondal, Nanilal Mondal, Kalipada Mondal, Atal Chandra Mondal @ Suren Chandra Mondal, Anil Chandra Mondal and Lakshmi Moni Dashi were the joint owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 35 Decimals more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of 24 Parganas alongwith some other landed properties and during Revisional Settlement their names were duly recorded under

R.S. Khatian No. 115 as per their share of land with free from all encumbrances.

- 5.1.2 **Amicable Settlement between said Manick Mondal and Others :** during such enjoyment, said Manick Mondal, Subal Mondal, Binod Behari Mondal, Nanilal Mondal, Kalipada Mondal, Atal Chandra Mondal @ Suren Chandra Mondal, Anil Chandra Mondal and Lakshmi Moni Dashi felt it difficult and inconvenience to enjoy jointly the same and in order to avoid such difficulties and enjoyment jointly of the aforesaid land, they amicably and mutually agreed to make partition of the aforesaid land by metes and bounds among themselves by preparing a site plan of the same.
- 5.1.3 **Absolute Ownership of Manick Mondal :** That by dint of such partition, said Manick Mondal became the absolute owner and possessor of 04 Cottahs 03 Chittacks be the same or little more or less out of said 35 Decimals of land from the said R.S. Dag No. 4234 alongwith some other landed properties with free from all encumbrances.
- 5.1.4 **Death of said Manick Mondal :** while seized and possessed of the aforesaid well demarcated land, said Manick Mondal died intestate leaving behind his two daughters namely Smt. Sati Bala Mondal and Smt. Renu Bala Sarkar, as his only legal heirs and successors who jointly inherited the aforesaid property alongwith some other landed properties by operation of law upon the death of said Manick Mondal.
- 5.1.5 **Absolute Ownership of said Sati Bala Mondal and Renu Bala Sarkar :** thus said Sati Bala Mondal and Renu Bala Sarkar jointly became the owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 04

Cottahs 03 Chittacks, be the same or little more or less out of the said 35 Decimals of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of 24 Parganas.

5.1.6 **Joint Sale by said Sati Bala Mondal and Renu Bala Sarkar to Sikha Mondal :** by a Deed of Conveyance, registered before of Office of Sub-Registrar Cossipore Dum Dum in Book No. I, Being No. 2446 for the year 1983, said Sati Bala Mondal and Renu Bala Sarkar jointly sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring about 04 Cottahs 03 Chittacks be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of 24 Parganas, unto and in favour of one Sikha Mondal, wife of Biswanath Mondal of Krishnapur, P.S. Rajarhat, District of 24 Parganas, for the consideration mentioned therein.

5.1.7 **Absolute Ownership of said Sikha Mondal :** thus said Sikha Mondal became the owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 04 Cottahs 03 Chittacks be the same or little more or less but as per physical measurement 04 Cottahs 02 Chittacks 42 Sq.ft. of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to

R.S. Khatian No. 115, lying and situated at Mouza-Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

- 5.1.8 **Portion of Land Sale by said Sikha Mondal to Harish Chandra Das** : by a Deed of Conveyance, dated 17th February, 1984 registered before the Office of Sub-Registrar Bidhannagar, Salt Lake City in Book No. I, Volume No. 2, Pages from 176 to 181, being No. 59 for the year 1984, said Sikha Mondal sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring about 02 Cottahs 02 Chittacks 42 Sq.ft. be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, unto and in favour of one Harish Chandra Das @ Harin Chandra Das, for the consideration mentioned therein (**Harish's Property**).
- 5.1.9 **Rest Portion of Land Sale by said Sikha Mondal to Pradip Banerjee** : by a Deed of Conveyance, dated 17th February, 1984 registered before the Office of Sub-Registrar Bidhannagar, Salt Lake City in Book No. I, Volume No. 4, Pages from 42 to 47, being No. 60 for the year 1984, said Sikha Mondal sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring about 02 Cottahs be the same or little more or less out of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying

and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, unto and in favour of one Pradip Banerjee, for the consideration mentioned therein.

5.1.10 **Sale by said Pradip Banerjee to Archana Das :** by a Deed of Conveyance, dated 9th March, 1990 registered before the Office of Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No. I, Volume No. 37, Pages from 275 to 284, being No. 1750 for the year 1990, said Pradip Banerjee sold, transferred and conveyed ALL THAT piece and parcel of Bastu land measuring about 02 Cottahs be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, unto and in favour of one Archana Das, for the consideration mentioned therein (**Archana's Property**).

5.1.11 **Absolute Joint Ownership of said Harish Chandra Das and Archana Das:** thus said Harish Chandra Das and Archana Das became the absolute joint owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 04 Cottahs 02 Chittacks 42 Sq.ft. be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No.

228, 229, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

- 5.1.12 **Death of said Harish Chandra Das:** while seized and possessed of the aforesaid well demarcated land, said Harish Chandra Das died intestate on 18th August, 1996 leaving behind the Vendors herein i.e. his widow wife namely said Smt. Archana Das and only son namely Sri Sumit Kumar Das @ Sumit Das and a daughter namely Smt. Sumita Das Roy @ Sumita Das, as his only legal heirs and successors who jointly inherited the aforesaid property by operation of law upon the death of said Harish Chandra Das.
- 5.1.13 **Absolute Joint Ownership of the Vendors herein:** thus said Vendors herein have become the absolute joint owners and possessors of ALL THAT piece and parcel of Bastu land measuring about 04 Cottahs 02 Chittacks 42 Sq.ft. be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to R.S. Dag No. 4234, under C.S. Khatian No. 329, corresponding to R.S. Khatian No. 115, lying and situated at Mouza- Krishnapur, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, in the District of North 24 Parganas.
- 5.1.14 **L.R. Records:** the Vendors herein duly recorded their names in the records of Land Revenue Settlement under the L.R. Khatian Nos. 8274, 8275 & 8276 as per their respective share in the said R.S. Dag No. 4234 corresponding to L.R. Dag No. 7230.

5.1.15 **Municipal Records:** while seized and possessed of the aforesaid, the Vendor No. 1 herein duly recorded her name in the Assessment Register of the Bidhannagar Municipal Corporation, under the Holding No. 379, Block-BM and Assessee No. 20033194505 in respect of the aforesaid property purchase by dint of the said Deed of Sale, being No.1750 for the year 1990 and all the Vendors herein jointly recorded their names in the Assessment Register of the Bidhannagar Municipal Corporation, under the Holding No. 380, BLOCK-BM and Assessee No. 20033165051 in respect of the property got by way of inheritance from said deceased Harish Chandra Das without any hindrances.

5.2 **DESIRE OF VENDORS & ACCEPTANCE :**

5.2.1 **Desire of Vendors :** The Vendors have proposed to sell the said property at a rate fixed by them and upon being notified of the Vendors' intention to sell, the Purchasers approached them with a view to purchase the property and perused and inspected all documents related to the property described in the schedule and were satisfied and subsequently agreed to purchase **ALL THAT** piece and parcel of Bastu land measuring about **04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft.** be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, appertaining to L.R. Khatian Nos. 8274, 8275 & 8276, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local

limits of Ward No. 26 of Bidhannagar Municipal Corporation, having Holding Nos. 379 & 380, Block-BM, Krishnapur, Mondalpara, Kolkata- 700102 and Assessee Nos. 20033194505 & 20033165051, District - North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereunder written [Hereinafter called and referred to as the **SAID PROPERTY**], unto and in favour of the **Purchasers** herein absolutely at or for the consideration mentioned herein below with free from all sorts of encumbrances.

- 5.2.2 **Acceptance by Vendors:** The Vendors herein accepted the aforesaid proposal of the Purchasers and agreed to sell the said property mentioned hereunder to the Purchasers herein absolutely at or for the consideration mentioned herein below.
6. **Representations and Warranties Regarding Title :** The Vendors have made the following representation and given the following warranty to the Purchasers regarding title.
- 6.1 **No Acquisition/ Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and/or any part of the property and declare that the Said Property is not affected by any scheme of the concerned authority/authorities or Government or any Statutory Body.
- 6.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

- 6.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 6.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 6.5 **No Dues :** No tax in respect of the Said Property is due to the concerned authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors herein.
- 6.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 6.7 **No Mortgage :** No mortgage or charge has been created by the Vendors in respect of the Said Property or any part thereof.
- 6.8 **Free from Encumbrances :** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions. Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions. requisitions, vesting's and liabilities whatsoever.

6.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

6.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Vendors from transferring and/or alienating the Said Property or any part thereof.

7. **Basic Understanding :**

7.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the vendors will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** khas, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5 and 6 and their sub-clauses mentioned above (collectively Representations).

7. **Transfer:**

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the Schedule below, Bastu land measuring about **04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft.** be the same or little more or less of land, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, appertaining to L.R. Khatian Nos. 8274, 8275 &

8276, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, having Holding Nos. 379 & 380, Block-BM, Krishnapur, Mondalpara, Kolkata- 700102 and Assessee Nos. 20033194505 & 20033165051, District - North 24 Parganas, in the State of West Bengal, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2. **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 81,00,000/- (Rupees Eighty One Lakhs)** only paid by the Purchasers to the Vendors receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. **Terms of Transfer**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis

pendens, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being affected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and

expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of Vendors and Vendees as provided in the Transfer of Property Act. 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** Khas, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers hereof.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, Interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly **(1)** consent to the same and **(2)** appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO
[Description of Said Land Hereby Transferred]

ALL THAT piece and parcel of vacant Bastu land measuring an area about **04 (Four) Cottahs 02 (Two) Chittacks 42 (Forty Two) Sq.ft.** be the same or little more or less, comprised in C.S. Dag No. 5925, corresponding to **R.S. Dag No. 4234**, appertaining to L.R. Dag No. 7230, under C.S. Khatian No. 329, corresponding to **R.S. Khatian No. 115**, appertaining to L.R. Khatian Nos. 8274, 8275 & 8276, lying and situated at **Mouza- Krishnapur**, J.L. No. 17, Re. Su. No. 180, Touzi No. 228, 229, within the jurisdiction of Rajarhat

Police Station presently Baguiati, under the Additional District Sub Registrar Rajarhat, Newtown, within the local limits of Ward No. 26 of Bidhannagar Municipal Corporation, having Holding Nos. 379 & 380, Block-BM, Krishnapur, Mondalpara, Kolkata- 700102 and Assessee Nos. 20033194505 & 20033165051, District - North 24 Parganas, in the State of West Bengal, and delineated on **Plan** attached hereto and the respective land areas are mentioned in the table below:

SUMMARY OF THE SAID PROPERTY

Mouza - Krishnapur, J.L. No. 17, R.S. Dag No. 4234, L.R. Dag No. 7230				
SL. No.	Name	L.R. Khatian No.	Share as per the LR Dag	Area (In Decimals)
1.	Archana Das	8274	1109	04.51
2.	Sumit Kumar Das	8275	0295	01.20
3.	Sumita Das Roy	8276	0295	01.20
Total				6.91

TOGETHER WITH all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the said Property and apputenances and inheritances for access and user thereof, which is butted and bounded as follows:

On The North	By Part of the R.S. Dag No. 4234
On The South	By Part of the R.S. Dag No. 4234
On The East	By 18' Wide Mondalpara Road
On The West	By Part of the R.S. Dag No. 4228

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called known, numbered, described or distinguished.

9. **Execution and Delivery**

9.1 In Witness Whereof the Vendors and Vendees have executed and delivered this Indenture on the date mentioned above

Anchana Das.

Sumit Kumar Das.

Sumita Das Roy.

VENDORS

Poornu Banerjee

Rina Banerjee

PURCHASERS

Witnessess:

Signature : *Subham Roy*

Name : *SUBHAM ROY*

Father's Name: *Mahitosh Roy*

Address : *447/52 Uttar Nilachel
Bisali; Kol-134*

Signature : *Samir Ghosh*

Name : *SAMIR GHOSH*

Father's Name: *Subhas Ch. Ghosh*

Address : *AD-101/8, Samar
Sarani, Krishnapur,
Kol.-700102*

Drafted and prepared by me
as per documents and
instruction provided by the
parties:-

P. Ranjit Mondal
(SRI RANJIT MONDAL)

Advocate

High Court, Calcutta.

Regn. No. WB/1179/2010.

Mobile No. 9477453516

ACKNOWLEDGEMENT OF RECEIPT OF CONSIDERATION MONEY

RECEIVED from the within mentioned purchasers the within mentioned sum of **Rs. 81,00,000/- (Rupees Eight One Lakhs) only** as full and final consideration money in respect of the Second Schedule mentioned property as per memo below :-

MEMO OF CONSIDERATION

Date	Mode	Bank	Amount (₹)
14/11/2024	Demand Draft No.500602	ICICI Bank	₹42,00,000/-
14/11/2024	Demand Draft No.500603	ICICI Bank	₹30,00,000/-
14/11/2024	Demand Draft No.500604	ICICI Bank	₹9,00,000/-
Total Rupees Eight One Lakhs only			₹81,00,000/-

Archana Das.

Sumit Kumar Das.

Sumita Das Ray

VENDORS**Witnessess:**

Signature : Subham Roy

Name : SUBHAM ROY

Father's Name: Mahitosh Roy

Address : 447/52 cellar Dilakel Biral, Kol- 13A.

Signature : Samer Ghosh

Name : SAMIR GHOSH

Father's Name: Subhad Ch. Ghosh

Address : AD-10/8, Saman Sarani, Krishnaganj, Kol. - 700102

UNDER RULE 44A OF THE I.R. ACT 1908

ANA DAS



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

Anehama Das.

Signature of the Presentant/ Executant/
Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

Name SUMIT KUMAR DAS



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

Sumit Kumar Das

Signature of the Presentant/ Executant/
Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

Name SUMITA DAS ROY



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

Sumita Das Roy.

Signature of the Presentant/ Executant/
Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

N.B. : L.H.= Left hand finger prints & R.H= Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

IN BANERJEE



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

Pearun Banerjee

Signature of the Presentant/ Executant/

Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

Name RINA BANERJEE



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

Rina Banerjee

Signature of the Presentant/ Executant/

Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

Name

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

Signature of the Presentant/ Executant/

Claimant/ Attorney/ Principal/ Guardian/ Testator. (Tick the appropriate status)

N.B. : L.H.= Left hand finger prints & R.H= Right hand finger prints.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD CKW2603546

পরিচয় পত্র



Elector's Name Ujjal Majumdar

নির্বাচকের নাম উজ্জ্বল মজুমদার

Father's Name Gopal Majumdar

পিতার নাম গোপাল মজুমদার

Sex M

লিঙ্গ পুরুষ

Age as on 14.07.2005 48

১১.০৭.০৫ -এ বয়স ১৯

Address:
Rangapur Ichhapur Nilganj Barasat North 24 Parganas
743120

ঠিকানা :
রঙ্গপুর ইছাপুর নিলগঞ্জ বারাসত উত্তর ২৪ পরগণা ৭৪৩১২০

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 90-Barasat

সংসদীয় নির্বাচন কেন্দ্র : ৯০-বারাসত

District:North 24 Parganas (০৫৪) উত্তর ২৪ পরগণা

Date: 14.07.2005 তারিখ: ১৪.০৭.২০০৫

000000

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



192024250279012558

GRN Details

GRN: 192024250279012558 Payment Mode: SBI Epay
GRN Date: 18/11/2024 11:57:52 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5829261283419 BRN Date: 18/11/2024 11:58:31
Gateway Ref ID: IGASCFXXV3 Method: State Bank of India NB
GRIPS Payment ID: 181120242027901253 Payment Init. Date: 18/11/2024 11:57:52
Payment Status: Successful Payment Ref. No: 2002824245/11/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: RANJIT MONDAL
Address: HIGH COURT CALCUTTA, West Bengal, 700001
Mobile: 9831359957
Contact No: 9477453516
Depositor Status: Advocate
Query No: 2002824245
Applicant's Name: Org Ranjit Mondal And Associates
Identification No: 2002824245/11/2024
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 18/11/2024
Period To (dd/mm/yyyy): 18/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002824245/11/2024	Property Registration- Stamp duty	0030-02-103-003-02	485020
2	2002824245/11/2024	Property Registration- Registration Fees	0030-03-104-001-16	81014
			Total	566034

IN WORDS: FIVE LAKH SIXTY SIX THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1523-16884/2024	Date of Registration	18/11/2024
Query No / Year	1523-2002824245/2024	Office where deed is registered	
Query Date	08/11/2024 12:32:56 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranjit Mondal And Associates Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700101, Mobile No. : 9831359957, Status :Solicitor firm		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 81,00,000/-	Market Value	Rs. 81,00,000/-
Stampduty Paid(SD)	Rs. 4,86,020/- (Article:23)	Registration Fee Paid	Rs. 81,014/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

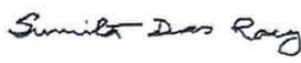
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mandal Para(Krishanapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4234	RS-115	Bastu	Bastu	4 Katha 2 Chatak 42 Sq Ft	81,00,000/-	81,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					6.9025Dec	81,00,000 /-	81,00,000 /-	

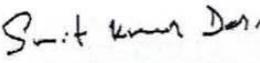
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ARCHANA DAS Wife of Late HARISH CHANDRA DAS Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured LTI 18/11/2024	 18/11/2024

5/2H/5, ADHAR CHANDRA DAS LANE, TELENGABAGAN, ULTADANGA MAIN ROAD, City:- Not Specified, P.O:- ULTADANGA, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AVxxxxxx0G, Aadhaar No: 74xxxxxxxx0809, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office

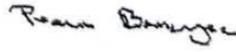
2	Name	Photo	Finger Print	Signature
	Mrs SUMITA DAS ROY Daughter of Late HARISH CHANDRA DAS Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured	
	18/11/2024	18/11/2024	LTI	18/11/2024

100/6231, DEUTASAH, NEAR MONALISHA PALACE, CUTTACK SADAR, City:- Not Specified, P.O:- TULSIPUR, P.S:-BIDANASI, District:-Cuttack, Orissa, India, PIN:- 753008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BJxxxxxx8Q, Aadhaar No: 95xxxxxxxx8626, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr SUMIT KUMAR DAS (Presentant) Son of Late HARISH CHANDRA DAS Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured	
	18/11/2024	18/11/2024	LTI	18/11/2024

55/2H/5, ADHAR CHANDRA DAS LANE, TELENGABAGAN, ULTADANGA MAIND ROAD, City:- Not Specified, P.O:- ULTADANGA, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: BJxxxxxx9R, Aadhaar No: 83xxxxxxxx6159, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRASUN BANERJEE Son of Late NITYANANDA BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured	
	18/11/2024	18/11/2024	LTI	18/11/2024

Wife of Late NITYANANDA BANERJEE FLAT NO. 3A, THIRD FLOOR, SRI KRISHNA APARTMENT, AD-96/11,12, SAMAR DEY SARANI, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24 Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: BJxxxxxx6B, Aadhaar No: 27xxxxxxxx0256, Status: Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs RINA BANERJEE Wife of Mr PRASUN BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 LTI 18/11/2024	 18/11/2024

Wife of Mr PRASUN BANERJEE FLAT NO. 3A, THIRD FLOOR, SRI KRISHNA APARTMENT, AD-96/11, 12, SAMAR DEY SARANI, City:- Not Specified, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BKxxxxxx8A, Aadhaar No: 69xxxxxxxx2239, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UJJAL MAJUMDER Son of Late GOPAL MAJUMDER SUBHASH NAGAR, City:- Not Specified, P.O:- NILGUNJ BAZAR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700121	 18/11/2024	 Captured 18/11/2024	 18/11/2024

Identifier Of Mrs ARCHANA DAS, Mr PRASUN BANERJEE, Mrs RINA BANERJEE, Mrs SUMITA DAS ROY, Mr SUMIT KUMAR DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ARCHANA DAS	Mr PRASUN BANERJEE-1.72563 Dec, Mrs RINA BANERJEE-1.72563 Dec
2	Mrs SUMITA DAS ROY	Mr PRASUN BANERJEE-0.862813 Dec, Mrs RINA BANERJEE-0.862813 Dec
3	Mr SUMIT KUMAR DAS	Mr PRASUN BANERJEE-0.862813 Dec, Mrs RINA BANERJEE-0.862813 Dec

Endorsement For Deed Number : I - 152316884 / 2024

18-11-2024

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

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

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

Presented for registration at 14:43 hrs on 18-11-2024, at the Office of the A.D.S.R. RAJARHAT by Mr SUMIT KUMAR DAS , 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 81,00,000/-

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

Execution is admitted on 18/11/2024 by 1. Mrs ARCHANA DAS, Wife of Late HARISH CHANDRA DAS, 55/2H/5, ADHAR CHANDRA DAS LANE, TELENGABAGAN, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife, 2. Mr PRASUN BANERJEE, Son of Late NITYANANDA BANERJEE, FLAT NO. 3A, THIRD FLOOR, SRI KRISHNA APARTMENT, AD-96/11,12, SAMAR DEY SARANI, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Mrs RINA BANERJEE, Wife of Mr PRASUN BANERJEE, FLAT NO. 3A, THIRD FLOOR, SRI KRISHNA APARTMENT, AD-96/11, 12, SAMAR DEY SARANI, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 4. Mrs SUMITA DAS ROY, Daughter of Late HARISH CHANDRA DAS, 100/6231, DEUTASAH, NEAR MONALISHA PALACE, CUTTACK SADAR, P.O: TULSIPUR, Thana: BIDANASI, , Cuttack, ORISSA, India, PIN - 753008, by caste Hindu, by Profession House wife, 5. Mr SUMIT KUMAR DAS, Son of Late HARISH CHANDRA DAS, 55/2H/5, ADHAR CHANDRA DAS LANE, TELENGABAGAN, ULTADANGA MAIND ROAD, P.O: ULTADANGA, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Service

Indetified by Mr UJJAL MAJUMDER, , Son of Late GOPAL MAJUMDER, SUBHASH NAGAR, P.O: NILGUNJ BAZAR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,014.00/- (A(1) = Rs 81,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 81,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/11/2024 11:58AM with Govt. Ref. No: 192024250279012558 on 18-11-2024, Amount Rs: 81,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 5829261283419 on 18-11-2024; Head of Account 0030-03-104-001-16

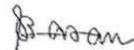
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,86,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,85,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10915, Amount: Rs.1,000.00/-, Date of Purchase: 12/11/2024, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS); Finance Department, Govt. of WB
Online on 18/11/2024 11:58AM with Govt. Ref. No: 192024250279012558 on 18-11-2024, Amount Rs: 4,85,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 5829261283419 on 18-11-2024, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

re number 1523-2024, Page from 627081 to 627111
ng No 152316884 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.12.09 10:52:57 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 09/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.