

পশ্চিমবঙ্গা पश्चिम बैगाल WEST BENGAL

S 842915

8/1/22@ 12:48 pm

Certified that the Endorsement She tie and the Simplere Skeet's all shed to this dominiculs are part of the Document

Addl. Dist. Sub-Registrar Kulti Paschim Bardhaman

2 8 JAN 2022

DEED OF SALE

Mervy Devi Kariwal

Query No.2000195224/2022

GRN: 192021220 171943 071

Assessed Market Value Rs.50,00,000/-

Set Forth Value Rs.50,00,000/-, Mouza Punuri, P.S. Kulti, R.S. & L.R.Plot No.704, Area of land 20 Decimals.

THIS DEED OF SALE is made by and between :-

Contd...P/2.

Rs. 0; Rs. 10; Rs. 20

2022 808 3 off 0000 1 372 1 12022 Alexandra Carrier ac- club 12022 Alexandra Sano নিকট হাইডে খাইদ।



Add. Dist. Sub-Registrar Kulti, Paschim Bardhaman

28 JAN 2022

Pronab Summer Dag 8/0 Lete Dhruba Dag Georgrefia Road Skelti Pin-713343 Po J.P28- Skelt Dist-Pacham Burdwoon SMT. MEENU DEVI KEJRIWAL (PAN AEUPK9042G) wife of Sri Shankar Prasad Kejriwal, by Caste Hindu, Citizen of India, resident of Space Town Housing Complex, V.I.P. Road, Near Haldiram Pur Food, Block-2, Flat No.4-A, P.O. Kolkata, P.S. Airport, District North 24-Parganas, W.B., Pin-700052, hereinafter called the "<u>VENDOR</u>" (which expression shall unless excluded by or repugnant to the context include her heirs, successors, legal representatives, administrators and assigns) of the ONE PART.

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R

<u>AND</u>

IN FAVOUR OF :-

SRI ROWKAN MONDAL (PAN AYGPM2319C) son of Sri Dipak Kumar Mondal, by Caste Christian, Citizen of India, resident of S.D. Nirman, 4th Floor, Siddhartha Nagar Colony, Opposite Shiv Mandir, Krishnapur, Flat No. 4-A, P.O. Rajarhat, P.S. Airport, District North 24-Parganas, W.B., Pin-700135, hereinafter the <u>"PURCHASER</u>" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, legal representatives, administrators and assigns) of the OTHER PART.

<u>WHEREAS</u> the vendor above named is lawfully seized and possessed of or otherwise sufficiently entitled to the raiyati land described more fully in the schedule below.

<u>AND WHEREAS</u> the vendor above named purchased the land measuring 12 Kathas 13 Chhataks equivalent to 21 Decimals comprised in part of R.S. & L.R. Plot No. 704 under R.S. Khatian No. 64 within Mouza

Contd....P/3.

Punuri, J.L. No.22, P.S. Kulti, Dist. Paschim Bardhaman by virtue of a Registered Deed of Sale vide Deed No. I-6255 for the year 2009 of Asansol A.D.S.R. Office on payment of valuable consideration from its erstwhile rightful owner Sri Sushil Kumar Khandelia son of Late Jewanram Khendelia of Balarampur, P.O. Rangadih, Dist. Purulia.

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AND WHEREAS by virtue of such acquirements, the Vendor became absolute and indefeasible owner in possession of his purchased land and later on the Vendor has got recorded her ownership in the finally published L.R. Record of Rights in L.R. Khatian No. 738 within Mouza Punuri, J.L. No.22, P.S. Kulti, Dist. Paschim Bardhaman and till now the Vendor is in absolute ownership and possession of the said land, without any interruption or obstruction, exercising various acts of possession therein, free from all manners of liens, charges, mortgages and/or any encumbrances.

<u>AND WHEREAS</u> the Vendor being in urgent need of money to meet her legal and lawful expenses and to acquire more valuable properties the vendor has expressed and proclaimed to sell and transfer the land measuring 20 Decimals comprised in R.S. & L.R. Plot No. 704 which is more fully mentioned in the schedule below free from all encumbrances.

<u>AND WHEREAS</u> knowing such intention and proclamation of the vendor, and also being satisfied with the title of the Vendor over the schedule property the Purchaser has agreed to purchase the same <u>AND WHEREAS</u> for <u>Contd...P/4</u>.

-:: 4 ::this, the Purchaser has offered to purchase the schedule property free from all encumbrances for the total consideration of Rs.50,00,000/-(Rupees Fifty

Lakhs) only for his own interest & requirement.

<u>AND WHEREAS</u> the Vendor considering the said price offered by the Purchaser to be reasonable, fair and highest in the present market rate and on the present state of affairs has accepted the said offer of the Purchaser and has agreed to sell the said schedule property to the Purchaser more fully mentioned and described in the schedule below with all easement rights attached thereto unto the Purchaser together with all her subsisting rights, title, interest and possession therein free from all encumbrances.

<u>AND WHEREAS</u> towards the total consideration, the Purchaser has paid unto the Vendors the sum of Rs.50,00,000/-(Rupees Fifty Lakhs) only as the total amount of consideration on this day of the execution of this Deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the payment of the said sum of Rs.50,00,000/-(Rupees Fifty Lakhs) only paid by the Purchaser to the vendor, as per memo of consideration herein below, the receipt whereof the said Vendor do hereby admits and acknowledge, the said Vendor hereby grant and conveys unto and to the use of the Purchaser all those piece and parcel of land as described in the schedule below together with all areas, paths, passages, liberties, privileges, easements, appurtenances whatsoever to the said land described in the schedule hereunder belonging or in any way

Contd...P/5.

appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said Vendor do hereby for herself, her heirs, administrators, legal representatives and assigns covenant with the Purchaser and declare that she is seized and possessed of and has not in any way encumbered or charged the property conveyed and that the said Purchaser shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said Vendor or any person claiming under her AND THAT the said Vendor shall and will and for all times to come at the request and cost of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the Purchaser to the said property or any part thereof and the Vendor further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the Vendor shall be liable to the Purchaser & the Vendor shall be bound to make good any loss sustained by the Purchaser and to refund the consideration money together with damages at a time.

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Be it further stated that the Purchaser, all his heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the Vendor according to his choice, preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property by erecting any type of structures thereupon in accordance with law and is at liberty to mutate his name towards the conveyed property and to pay rents and cesses to the authority or

Contd...P/6.

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authorities in the name of the Purchaser from this day of sale to the landlord the Govt.of West Bengal through the B.L.& L.R.O., Kulti all consents and approvals are hereby accorded by the vendor by this Deed.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

Within the District of Paschim Bardhaman, P.S.Kulti, Sub-Division Asansol, A.D.S.R. Office Kulti, Mouza **Punuri**, J.L.No.22, under the limits of Kulti Municipality/Asansol Municipal Corporation, the piece and parcel of land comprised in R.S. Khatian No. **64** corresponding to L.R. Khatian No.**738** on R.S. & L.R. Plot No. **704** (Seven hundred four), Class Baid, measuring **20** (Twenty) Decimals of vacant land along with its all privileges, easement rights etc. attached thereto is hereby sold by this Deed.Proposed Use : Bastu.

The property hereby sold is more specifically delineated in the sketch map hereto annexed and thereon shown in RED border, which shall form part of this Deed.

The proportionate annual rent is payable to the Government of West Bengal through The B.L.& L.R.O., Kulti.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto, which do form a part of this Deed.

Contd...P/7.

Mervin Devi Kejriwal

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MEMO OF CONSIDERATION :-

Date	Name of Bank & Branch	RTGS No./NEFT No./ Cheque No.	Amount (in Rs.)
29/11/2021	ICICI BANK KESTOPUR BRANCH	BANK PRAFT > 500197 DT-29/11/2021	3,00,000/-
29/11/2021	ICICI BANK KESTOPUR BRANCK	BANK DRAFT -> 500198 DT-29/11/2021	15,00,000/-
25/01/22	ICICI BANK KESTOPUL BRANCH	RT45 > ICICR 5202 2012 500625627	32,00,000/-
	n		
		TOTAL	50,00,000/-

Total Rs.50,00,000/-(Rupees Fifty Lakhs) only paid to the Vendor by the Purchaser.

Contd... P/8.

IN WITNESS WHEREOF the vendor above named do hereby sign and execute this deed of sale in good health and sound mind in presence of the following witnesses on this the 28% day of January, 2022 (Two thousand twenty one).

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WITNESSES :-

1. Fromab summer Dog Sto Lote Dhrub Dag Grangut's Road skult Min-773343 Pot P18-skult Mel-Pacheon Blordwoon

Meeny Devi Kessiwal

SIGNATURE OF THE VENDOR.

2. Indra hr. What No promichan super New Rd. Kults Ps Kreit: Sen Parchim Barthemen

Drafted and prepared by me as per instructions of the Vendor and read over and explained the contents of this deed before the vendors in vernacular and printed in my office.

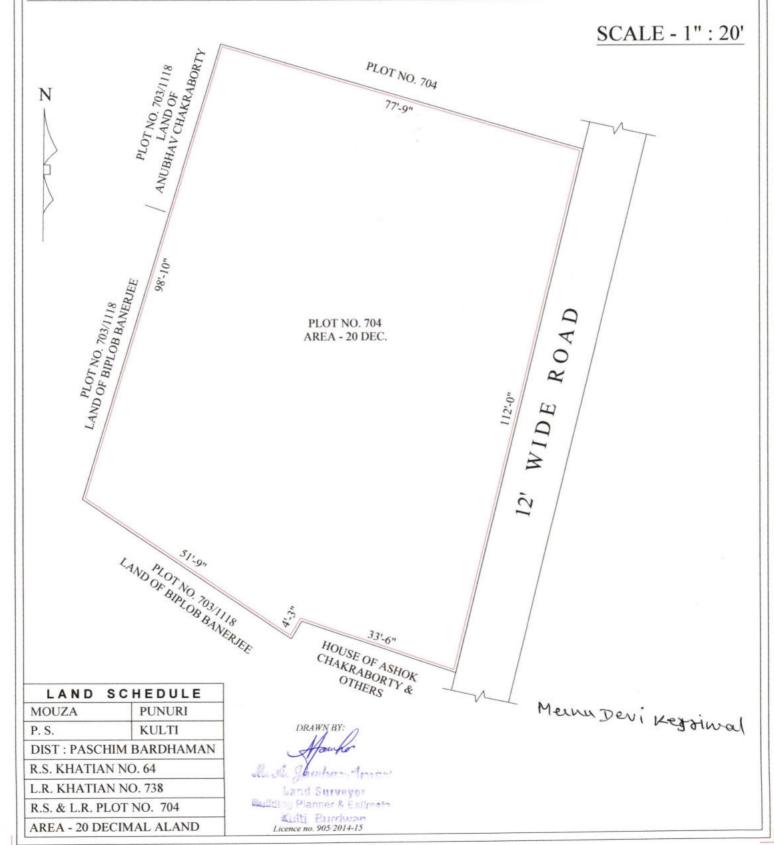
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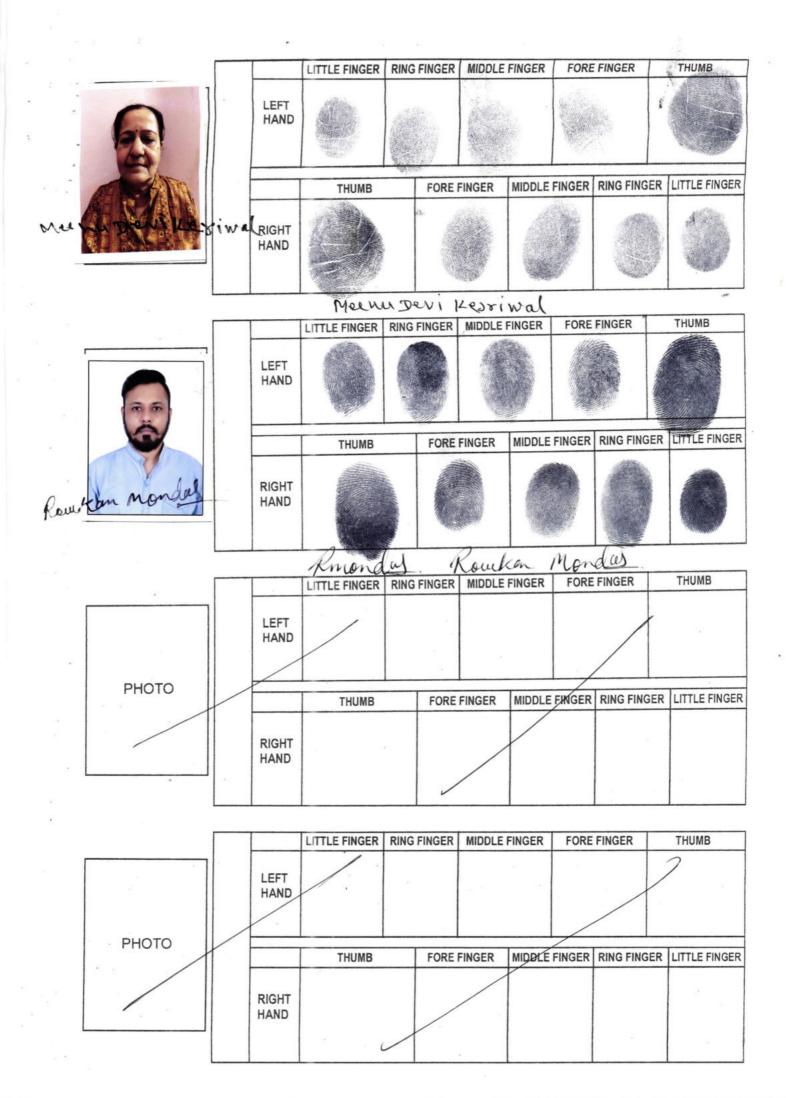
(Sibapada Mondal) Deed Writer Licence No.32, A.D.S.R.Office,Asansol.

PLAN SHOWING THE AREA 20 DECIMAL LAND REFERRED TO DEED SALE IN R.S. & L.R. PLOT NO. 704 OF MOUZA PUNURI, J.L. NO. 22, P.S. KULTI, DIST: PASCHIM BARDHAMAN SHOWN IN RED.

IN FAVOUR OF ROWKAN MONDAL. S/O. DIPAK KUMAR MONDAL, OF S.D. NIRMAN, 4th. FLOOR, SIDDHARTHA NAGAR COLONY, KRISHNAPUR, FLAT NO. 4-A, P.O. RAJARHAT, P.S. AIRPORT, DIST : NORTH 24-PARGANAS - 700135.

DEED EXECUTED BY: MEENU DEVI KEJRIWAL. W/O. SHANKAR PRASAD KEJRIWAL, OF BLOCK - 2, SPACE TOWN HOUSING COMPLEX, V.I.P. ROAD, FLAT NO. 4-A, P.O. KOLKATA, P.S. AIRPORT, DIST : NORTH 24-PARGANAS - 700052.







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

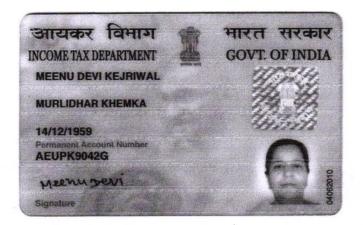
GRN Details

GRN: GRN Dat BRN : Payment	te: 27/0 7432 Status: Succ	21220171943071 1/2022 19:21:46 5093 essful	Payment Mode Bank/Gateway: BRN Date: Payment Ref. N	ICICI Bank 27/01/2022 19:	01:31 2022
Deposito	r Details				
Deposito	r's Name:	ROWKAN MOND	AL		
Address:		KESTOPUR			
Mobile:		8420603760			
EMail:		rowkan.mondal@gi	mail.com		
Deposito	r Status:	Buyer/Claimants			
Query N	0:	2000195224			
Applican	t's Name:	Mr S P MONDAL			
Identific	ation No:	2000195224/3/2022	2		
Remarks	:	Sale, Sale Documer	nt		
Payment	Details				
Sl. No.	Payment ID	Head of Descri		Head of A/C	Amount (₹)
1	2000195224/3/2022	2 Property Registra	tion- Stamp duty	0030-02-103-003-02	199020
2	2000195224/3/2022	2 Property Registration	n- Registration Fees	0030-03-104-001-16	50014
				Total	249034

IN WORDS: TWO LAKH FORTY NINE THOUSAND THIRTY FOUR ONLY.

आयकर विभाग मारत सरकार GOVT. OF INDIA INCOME TAX DEPARTMENT ROWKAN MONDAL DIPAK KUMAR MONDAL 13/08/1988 Permanent Account Number AYGPM2319C Roundas Signature

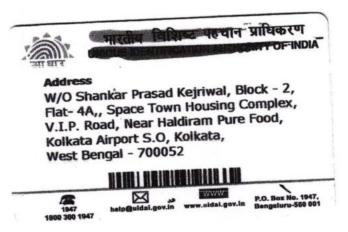
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Meenin Devi Kessiwal



Aadhaar-Aam Admi ka Adhikar



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Meenin Devi Kessiwal

ভারতের প		াচন কমিশন য় পত্ৰ SSION OF INDIA
ELECTION CON	RIA ITY	CARD
IEP2031797		
	La the day of	
নিৰ্বাচকের নাম	:	প্রনব কুমার দাস
Elector's Name	:	Pranab Kumar Das
পিন্তার নাম	:	ধ্ৰুৰ দাস
Father's Name	:	Disruba Das
बिज/Sex	:	12/ M
सन्त जतिष Date of Birth	:	15/12/1965
		A DATA STOLEN AND A DATA STOLEN AND A DATA STOLEN.

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Promab Kr. Dog

IEP2031797

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ঠিকানা: পাঞ্চিয়া রোড,বুপটি,বুপটি,বর্ষমান-713343

Address: Gangutiya Road, Kulti, Kulti, Burdwan-713343

1 Ales PRINCIPLI

Date: 28/02/2016

282-ফুলাট নির্বাচন খেনরেয় নির্বাচক নিবন্ধন অধিকান্ত্রিকেয় ছাক্ষরের অনুবৃত্তি

Facsimile Signature of the Electoral Registration Officer for 282-Kulti Constituency

হতের শামান উদ্যানগুরুরারের টিয়ান পরিংজন জন নারুন রিদানত জেলির কিটে ঘার্য জোনা ও বন্ধা মহারে নারুন ছাত্রির পরিচালের পারেয়া জন্য নির্ভিট ফর্সে এই পরিচালায়েন নার্রাট জ্যান্য করালা

In case of change in address montion this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

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Major Information of the Deed

Deed No : I-2324-00395/2022		Date of Registration	28/01/2022		
Query No / Year	2324-2000195224/2022	Office where deed is r	egistered		
Query Date	19/01/2022 3:02:18 PM	2324-2000195224/2022			
Applicant Name, Address & Other Details	S P MONDAL NEAMATPUR,Thana : Kulti, Dist 713359, Mobile No. : 850942455		ST BENGAL, PIN -		
Transaction		Additional Transaction			
[0101] Sale, Sale Documen	t	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Othe than Immovable Property, Agreement [No of Agreement : 1]			
Set Forth value		Market Value			
Rs. 50,00,000/-		Rs. 50,00,000/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 2,00,020/- (Article:23)		Rs. 50,014/- (Article:A(1), E,)			
Remarks	Received Rs. 50/- (FIFTY only area)) from the applicant for issuing	the assement slip.(Urban		

Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (Off Road), Mouza: Punuri, JI No: 22, Pin Code : 713343

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
10.5554.55	LR-704 (RS :-)	LR-738	Vastu	Baid	20 Dec	50,00,000/-		Width of Approach Road: 14 Ft., Adjacent to Metal Road,
	Grand	Total :			20Dec	50,00,000 /-	50,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature					
1	Name	Photo	Finger Print	Signature		
	Smt MEENU DEVI KEJRIWAL (Presentant) Wife of Shri Shankar Prasad Kejriwal Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office			Meening peringerorubul		
		28/01/2022	LTI 28/01/2022	28/01/2022		

BLOCK 2, SPACE TOWN HOUSING COMPLEX, VIP ROAD, NEAR HALDIRA, PUR FOOD, City:- Not Specified, P.O:- Kolkata, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:-700052 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxx2G, Aadhaar No: 30xxxxxxx8824, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature		
	Shri ROWKAN MONDAL Son of Shri Dipak Kumar Mondal S.D. NIRMAN, 4th FLOOR, SIDDHARTHA NAGAR COLONY, OPPOSITE SHIV MANDIR, KRISHNAPUR, Flat No: 4A, City:- Not Specified, P.O:- Rajarhat, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AYxxxxx9C, Aadhaar No: 78xxxxxx0789, Status :Individual, Status : Not Executed		

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PRANAB KUMAR DAS Son of Late Dhruba Das GANGUTIA ROAD, KULTI, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343	E.		Chanab Kumarr's 2-08
	28/01/2022	28/01/2022	28/01/2022

Identifier Of Smt MEENU DEVI KEJRIWAL

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt MEENU DEVI KEJRIWAL	Shri ROWKAN MONDAL-20 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (Off Road), Mouza: Punuri, JI No: 22, Pin Code : 713343

Sch Plot & Khatian No Number		Details Of Land	Owner name in English as selected by Applicant	
L1	LR Plot No:- 704, LR Khatian No:- 738	Owner:মিনু দেবী কেজরীওয়াল, Gurdian:শঙ্কর প্রসাদ, Address:কলিকাতা 7000052 , Classification:বাইদ, Area:0.21000000 Acre,	Smt MEENU DEVI KEJRIWAL	

On 28-01-2022

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

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

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

Presented for registration at 12:48 hrs on 28-01-2022, at the Office of the A.D.S.R. KULTI by Smt MEENU DEVI KEJRIWAL ,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 50,00,000/-

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

Execution is admitted on 28/01/2022 by Smt MEENU DEVI KEJRIWAL, Wife of Shri Shankar Prasad Kejriwal, BLOCK 2, SPACE TOWN HOUSING COMPLEX, VIP ROAD, NEAR HALDIRA, PUR FOOD, P.O: Kolkata, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Others

Indetified by Shri PRANAB KUMAR DAS, , , Son of Late Dhruba Das, GANGUTIA ROAD, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,014/- (A(1) = Rs 50,000/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2022 7:28PM with Govt. Ref. No: 192021220171943071 on 27-01-2022, Amount Rs: 50,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74325093 on 27-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,00,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,99,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 414, Amount: Rs.1,000/-, Date of Purchase: 21/01/2022, Vendor name: Kanchan Dawn

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2022 7:28PM with Govt. Ref. No: 192021220171943071 on 27-01-2022, Amount Rs: 1,99,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74325093 on 27-01-2022, Head of Account 0030-02-103-003-02

Tanmoy Sarkar ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. KULTI Paschim Bardhaman, West Bengal <u>Certificate of Registration under section 60 and Rule 69.</u> Registered in Book - I Volume number 2324-2022, Page from 9156 to 9175 being No 232400395 for the year 2022.



Digitally signed by Tanmoy Sarkar Date: 2022.01.31 16:13:53 +05:30 Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2022/01/31 04:13:53 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. KULTI West Bengal.

(This document is digitally signed.)

31/01/2022 Query No:-23242000195224 / 2022 Deed No :I - 232400395 / 2022, Document is digitally signed.