

2021/23

P - 211/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 671562

certify that the document is submitted
 to registration. The signature sheet
 and the endorsement sheets attached
 with this document are the of

Add. District Sub-Registrar
 Bahannagar, (Salt Lake City)

F-1 FEB 2023

31.1.2023
20:10 hr

2000217903/2023

Anit Kumar Roy

NC-43
31.1.2023

DEED OF SALE

THIS DEED OF SALE is made on this ^{31st}..... day of January, 2023 of
 Christian Era BETWEEN-:

13/01/23
 নম্বর: 3192 Dilip Debra
 ক্রেতার নাম: Rosal
 ঠিকানা:-
 মূল্য:-
 ভেতর:-
 হাবড়া এ.ডি.এস.আর অফিস
 জেলা:- উঃ ২৪ পরগনা
 বরাদ্দ তাং:-
 মোট স্টাম্প বরাদ্দ:-
 ট্রেজারী বারাসাত
 ভান্ডার:- শ্রী সুদীপ ঘোষ
 Vendor - Sudip Ghosh

27 DEC 2022

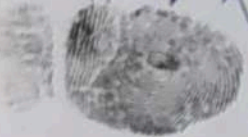
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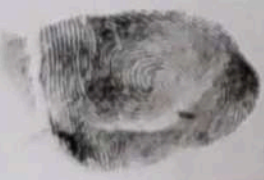
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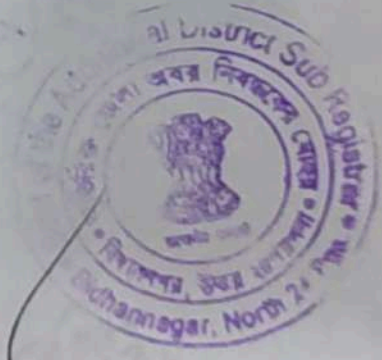
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- Sumit De

P.T.O.



Add: District Sub Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2023

M. S. Ghosh

✓ 1. **DINESH PRASAD** [PAN NO. ALEPP7296M] [AADHAAR NO. 6455 8050 8742] son of Dhanush Dhari Prasad, by faith Hindu, by nationality Indian, by occupation Business, residing at **Kalipark, P.O- Rajarhat Gopalpur, P.S- Airport, Dist-North 24 Parganas, Kolkata-700136.**

✓ 2. **BHOLA SHAW** [PAN NO. AVRPS1108D] [AADHAAR NO. 9410 8892 0364] son of Mulchand Shaw, by faith Hindu, by nationality Indian, by occupation Business, residing at **2/D, Yogipara Bye Lane, P.O- Beadon Street, P.S- Manicktala, Dist-North 24 Parganas, Kolkata-700006.**

✓ 3. **SUMIT DEY** [PAN NO. AIKPD6013A] [AADHAAR NO. 8354 6662 8039] son of Narayan Chandra Dey, by faith Hindu, by nationality Indian, by occupation Business, residing at **Sir Ramesh Mitra Road, Rajarhat, P.O- Rajarhat Gopalpur, P.S-Airport, Dist-North 24 Parganas, Kolkata-700136**

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

AND

✓ 1. **AMIT KUMAR ROY** [PAN NO. AFZPR2409A] [AADHAR NO. 2926 1696 5611] son of Ajit Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at **Uttarayan, Kaikhali Madhyapara, 91 Main Road, P.O- Rajarhar Gopalpur, P.S- Airport, Dist.-North 24 Parganas, Kolkata- 700136.**

✓ 2. **DILIP DUTTA** [PAN NO. AFXPD8923K] [AADHAR NO. 5696 3086 2356] son of Biswanath Dutta, by faith Hindu, by nationality Indian, by occupation Business, residing at **Mondal Ganthi, Ramkrishna pally, P.O- Airport, P.S- Baguiati, Dist.-North 24 Parganas, Kolkata- 700052,**

hereinafter jointly referred as to the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, legal representatives, assigns and/or nominees) of the **OTHER PART.**



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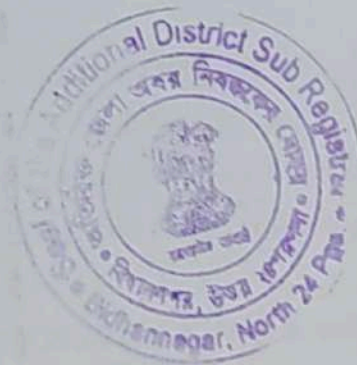
30 - 240 - omayali Mandal

Kaikkali Sankarpata

Agps - Airport

Kolkata - 700052

Occupation - Business.



Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2023

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. SUBJECT MATTER OF THIS DEED OF SALE:

1.1 - Said Property -: ALL THAT a piece and parcel of **Bastu land** measuring about **11 (Eleven) Cottahs 07 (zero seven) Chittacks 00 (zero zero) Sq. Ft.** more or less or a little bit which includes a **Kancha structure with tiles shade** measuring about **300 Sq. Ft** more or less comprised in the C.S Dag No. 317 corresponding to **R.S/L.R Dag No-357** in the C.S Khatian No. 138 corresponding to R.S Khatian No. 66, corresponding to **L.R Khatian No-2202, 2203 & 2204** at Locality **Bimannagar**, appertaining to **Mouza- Kaikhali, J.L No-05, P.S-Airport** within the **Ward No-06** of the **Bidhannagar Municipal Corporation, Dist.-North 24 Parganas, Kolkata-700052 AND TOGETHER WITH** its' all easement rights (**Said Property**).

2. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:

2.1- REPRESENTATIONS AND WARRANTIES REGARDING TITLE-: The **VENDORS** have made the following representations and given the following warranties to the **PURCHASERS** regarding title.

- a. ABSOLUTE PURCHASE BY CHHAYA RANI DAS-:** That by a registered deed dated **25/09/1968** registered at the office of **S.R. Cossipur Dum Dum** copied therein in the **Book No. 1, Volume No. 115, pages from 24 to 27, being the Deed No. 7413 for the year 1968** one **Chhaya Rani Das** had purchased ALL THAT a piece and parcel of **Danga land** measuring about **06 Cottahs-04 Chittaks-00 Sq. Ft.** more or less comprised in Dag no. **317** under **C.S. Khatian No. 138** at **Mouza- Kaikhali, J.L. No.-05, P.S- Dum Dum Airport, Dist. North 24 Parganas (erstwhile 24 Parganas)** from one **Kartick Mondal and Manik Mondal**, absolutely free from all encumbrances.
- b. ANOTHER PURCHASE BY CHHAYA RANI DAS-:** That by a registered deed dated **02/09/1969** registered at the office of **S.R. Cossipur Dum Dum**

copied therein in the **Book No. 1, Volume No. 98, pages from 59 to 62, being the Deed No. 6219 for the year 1969** said **Chhaya Rani Das** had purchased ALL THAT a piece and parcel of **Danga land** measuring about **03 Cottahs-02 Chittaks-00 Sq. Ft.** more or less comprised in Dag no. 317 under **C.S.Khatian No. 138 at Mouza- Kaikhali, J.L. No.-05, P.S- Dum Dum Airport, Dist.-North 24 Parganas (erstwhile 24 Parganas)** from **Kartick Mondal, Manik Mondal and Charan Mondal**, absolutely free from all encumbrances.

- c. **SUBSEQUENT PURCHASE BY CHHAYA RANI DAS:-** That by a registered deed dated **17/05/1972** registered at the office of **S.R. Cossipur Dum Dum** copied therein in the **Book No. 1, Volume No. 51, pages from 90 to 92, being the Deed No. 3032 for the year 1972** said **Chhaya Rani Das** had purchased ALL THAT a piece and parcel of **Danga land** measuring about **01 Cottahs-00 Chittaks-07 Sq. Ft.** more or less comprised in Dag no. 317 under **C.S. Khatian No. 138 at Mouza- Kaikhali, J.L. No.-05, P.S- Dum Dum Airport, Dist.-North 24 Parganas (erstwhile 24 Parganas)** from said **Manik Mondal**, absolutely free from all encumbrances.
- d. **FURTHER PURCHASE BY CHHAYA RANI DAS:-** That by a registered deed dated **14/03/1973** registered at the office of **S.R. Cossipur Dum Dum** copied therein in the **Book No. 1, Volume No. 36, pages from 180 to 182, being the Deed No. 1956 for the year 1972** said **Chhaya Rani Das** had purchased ALL THAT a piece and parcel of **Danga land** measuring about **01 Cottahs-07 Chittaks-37 Sq. Ft.** more or less comprised in Dag no. 317 under **C.S. Khatian No. 138 at Mouza- Kaikhali, J.L. No.-05, P.S- Dum Dum Airport, Dist.-North 24 Parganas (erstwhile 24 Parganas)** from said **Manik Mondal**, absolutely free from all encumbrances.
- e. **ABSOLUTE OWNERSHIP OF CHHAYA RANI DAS:-** That by aforesaid purchase said **Chhaya Rani Das** had become the absolute owner of a **Danga land** measuring about **11 Cottahs 13 Chittacks 44 Sq. Ft.** which is equivalent to **20 Decimals** more or less comprised in the C.S Dag no. 317

corresponding to **R.S Dag No-357** in the C.S Khatian No. 138 corresponding to **R.S Khatian No-66** at **Mouza- Kaikhali, J.L No-05, P.S- Airport, Dist.- North 24 Parganas**, absolutely and free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever.

- f. **ABSOLUTE SALE BY CHHAYA RANIDAS** -: That said Chhaya Rani Das by a registered deed of sale on **04/10/1985** registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, Volume No. 135(F)**, pages from 155 to 164, being the Deed No. 7161 for the year 1985 had sold, conveyed, transferred, assured and assigned ALL THAT a piece and parcel of **Danga land** measuring about **10 Cottahs 07 Chittaks 00 Sq. Ft.** more or less out of the 11 Cottahs-13 Chittaks-44 Sq. Ft. comprised in the C.S Dag no. 317 corresponding to **R.S Dag No-357** in the C.S Khatian No. 138 corresponding to **R.S Khatian No-66**, at **Mouza- Kaikhali, J.L No-05, P.S- Airport, Dist.-North 24 Parganas**, unto and in favour of one **Gour Gobinda Saha**, absolutely and free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever.
- g. **MUTATION**:- That subsequent to the aforesaid purchase said **Gour Gobinda Saha** has mutated his name in the **L.R. Khatian No. 248/1** in respect of his aforesaid purchased property in **R.S/L.R Dag No.. 357** at the office of **B.L & L.R .O Rajarhat** and also mutated in **Rajarhat Gopalpur Municipality** being Holding No. **RGM-941**.
- h. That said **Gour Gobinda Saha** by a registered deed of sale executed on **23.07.2012** registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, CD Volume No. 13**, pages from 11495 to 11507, being the Deed No. 09573 for the year 2012 had sold, conveyed, transferred, assured and assigned ALL THAT a piece and parcel of **Danga land** measuring about **03 Cottahs-07 Chittaks-30 Sq. Ft.** more or less out of the 10 Cottahs-07 Chittaks-00 Sq. Ft. **alongwith 100 Sq. Ft. Kancha structure** thereon comprised in the **R.S Dag No-357** in the R.S Khatian No-66 corresponding to **L.R. Khatian No. 248/1** at **Mouza- Kaikhali, J.L No-05**,

Holding No. RGM-941, P.S- Airport within the **Rajarhat Gopalpur Municipality, Dist.-North 24 Parganas**, unto and in favour of **Dinesh Prasad** herein the **VENDOR No. 1**, absolutely and free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever.

- i. That said **Gour Gobinda Saha** by a **registered deed of sale** executed on **23.07.2012** registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, CD Volume No. 13, pages from 11459 to 11471**, being the **Deed No. 09571** for the year 2012 had sold, conveyed, transferred, assured and assigned ALL THAT a piece and parcel of **Danga land** measuring about **03 Cottahs-07 Chittaks-30 Sq. Ft.** more or less out of the **10 Cottahs-07 Chittaks-00 Sq. Ft. alongwith 100 Sq. Ft. Kancha structure** thereon comprised in the **R.S Dag No-357** in the **R.S Khatian No-66** corresponding to **L.R. Khatian No. 248/1** at **Mouza- Kaikhali, J.L No-05, Holding No. RGM-941, P.S- Airport** within the **Rajarhat Gopalpur Municipality, Dist.-North 24 Parganas**, unto and in favour of **Bhola Shaw** herein the **VENDOR No. 2**, absolutely and free from all encumbrances, charges, liens, lispens, claims and/or demands whatsoever.
- j. That said **Gour Gobinda Saha** by a **registered deed of sale** executed on **23.07.2012** registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, CD Volume No. 13, pages from 11508 to 11520**, being the **Deed No. 09574** for the year 2012 had sold, conveyed, transferred, assured and assigned ALL THAT a piece and parcel of **Danga land** measuring about **03 Cottahs-07 Chittaks-30 Sq. Ft.** more or less out of the **10 Cottahs-07 Chittaks-00 Sq. Ft. alongwith 100 Sq. Ft. Kancha structure** thereon comprised in the **R.S Dag No-357** in the **R.S Khatian No-66** corresponding to **L.R. Khatian No. 248/1** at **Mouza- Kaikhali, J.L No-05, Holding No. RGM-941, P.S- Airport** within the **Rajarhat Gopalpur Municipality, Dist.-North 24 Parganas**, unto and in favour of **Sumit Dey** herein the **VENDOR No. 3**, absolutely and free from all encumbrances, charges, liens, lispens, claims and/or demands whatsoever.

- k. **ANOTHER ABSOLUTE SALE BY CHHAYA RANI DAS-:** That said **Chhaya Rani Das** by a registered deed of sale on **04/10/1985** registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, Volume No. 135(P)**, pages from **145 to 154**, being the **Deed No. 7160** for the year **1985** had **sold, conveyed, transferred, assured and assigned** ALL THAT a piece and parcel of Danga land measuring about **01 Cottahs-00 Chittaks-00 Sq. Ft.** more or less out of the **11 Cottahs-13 Chittaks-44 Sq. Ft.** comprised in the C.S Dag no. 317 corresponding to **R.S Dag No-357** in the C.S Khatian No. 138 corresponding to **R.S Khatian No-66** at **Mouza- Kaikhali, J.L No-05, P.S- Airport, Dist.-North 24 Parganas**, unto and in favour of one **Madan Sardar**, absolutely and free from all encumbrances, charges, liens, lispensens, claims and/or demands whatsoever.
- l. **DEMISE OF MADAN SARDAR-:** That while possessing the aforesaid purchased landed property said **Madan Sardar** died **intestate** leaving behind him his **wife namely Chabi Sardar** and **one son namely Bablu Sardar** as his only surviving legal heirs as per the Hindu law of Succession and Inheritance.
- m. **ABSOLUTE JOINT OWNERSHIP OF CHABI SARDAR AND BABLU SARDAR-:** That in aforesaid manner and procedure said **Chabi Sardar and Bablu Sardar** jointly became the absolute owner of ALL THAT a piece and parcel of **Danga land** measuring about **01 Cottahs-00 Chittaks-00 Sq. Ft.** comprised in the C.S Dag no. 317 corresponding to **R.S Dag No-357** in the C.S Khatian No. 138 corresponding to **R.S Khatian No-66** at **Mouza- Kaikhali, J.L No-05, P.S- Airport, Dist.-North 24 Parganas**,
- n. **ABSOLUTE SALE BY SAID CHABI SARDAR AND BABLU SARDAR-:** That said **Chabi Sardar and Bablu Sardar** by a registered deed of sale executed on **09/12/2010** and registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, CD Volume No. 19**, pages from **3907 to 3919**, being the **Deed No. 12099** for the year **2010** have sold,

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conveyed, transferred, assured and assigned ALL THAT a piece and parcel of land measuring about **01 Cottahs-00 Chittaks-00 Sq. Ft.** . comprised in the C.S Dag no. 317 corresponding to **R.S Dag No-357** in the C.S Khatian No. 138 corresponding to **R.S Khatian No-66** at **Mouza- Kaikhali, J.L No-05, P.S- Airport, Dist.-North 24 Parganas**, unto and in favour of one **Pradip Hazra**, absolutely and free from all encumbrances, charges, liens, lispens, claims and/or demands whatsoever.

- o. ABSOLUTE SALE BY SAID PRADIP HAZRA-:** That said **Pradip Hazra** by a registered **deed of sale** executed on **23/07.2012** and registered at the office of **A.D.S.R Bidhannagar, Salt Lake City**, copied therein in the **Book No. 1, CD Volume No. 13, pages from 11445 to 11458, being the Deed No. 09570** for the year 2012 has **sold, conveyed, transferred, assured and assigned** ALL THAT a piece and parcel of land measuring about **01 Cottahs-00 Chittaks-00 Sq. Ft.** more or less . comprised in the C.S Dag no. 317 corresponding to **R.S Dag No-357** in the C.S Khatian No. 138 corresponding to **R.S Khatian No-66** at **Mouza- Kaikhali, J.L No-05, P.S- Airport, Dist.-North 24 Parganas** unto and in favour of **Dinesh Prasad, Bhola Shaw and Sumit Dey** herein the **VENDORS**, absolutely and free from all encumbrances, charges, liens, lispens, claims and/or demands whatsoever.
- p. MUTATION-:** That the **VENDORS** herein has mutated their respective names in **L.R Khatian No. 2202, 2203 and 2204** respectively in respect of the aforesaid purchased property in **R.S/L.R Dag No. 357** at the office of the **B.L & L.R.O.**
- q. ABSOLUTE OWNERSHIP OF THE VENDORS HEREIN-:** That in aforesaid manner and procedure the **VENDORS** herein have jointly become the absolute owners, possessors and occupiers **ALL THAT** piece and parcel of a **vacant plot of Bastu land** measuring about **11 cottas- 07 chittak- 00 Sq. Ft.** more or less or a little bit which includes a **Kancha structure with tiles shade** measuring about **300 Sq. Ft** more or less comprised in the **R.S/L.R**

Dag No-357 under R.S Khatian No. 66 corresponding to **L.R Khatian No-2202, 2203 & 2204** at Locality **Bimannagar, Kolkata-700052** appertaining to **Mouza- Kaikhali, J.L No-05, P.S-Airport** within the **Ward No-06 of the Bidhannagar Municipal Corporation, Dist.-North 24 Parganas**, absolutely and free from all encumbrances, charges, liens, lispensens, claims and/or demands whatsoever.

2.2]- TRUE AND CORRECT REPRESENTATION-: The **VENDORS** herein are the absolute and undisputed owner of the "**Said Property**". Such ownership having been acquired in the manner stated herein above, the contents of which are all true and correct.

3. REPRESENTATION, WARRANTY AND COVENANTS REGARDING ENCUMBRANCES AS FOLLOWS-: The **VENDORS** herein represent, warrant and covenant regarding encumbrances as follows-:

3.1- NO ACQUISITION AND REQUISITION-: The **VENDORS** have not received any notice from any authority for acquisition and requisition or vesting of the "**Said Property**" and declare that the "**said property**" is not affected by any scheme of the local municipality or Government or any statutory body.

3.2- NO ENCUMBRANCE BY THE ACT OF THE VENDORS-: The **VENDORS** have not at any time done or executed or knowingly suffered or been party to any act, deed, thing and matter including the grant of right of easements , whereby the "**said property**" or any part thereof can or may be impeached, encumbered, or affected in title.

3.3- RIGHT, POWER AND AUTHORITY TO SELL-: The **VENDORS** have got right, full power, absolute authority and indefeasible title to grant, sale, convey and transfer and assign and assure the "**said property**" to the **PURCHASERS**.

3.4- NO DUES-: No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no certificate case is pending for realization of any rent or taxes from the Vendors.

3.5- 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.

3.6- NO MORTGAGE-: No mortgage or charge or lien has been created by the **VENDORS** by depositing the title deed or otherwise over and in respect of the "**Said Property**" or any part thereof.

3.7- FREE FROM ALL ENCUMBRANCES-: The "said property" is now free from all encumbrances, charges, lien, les pen dens, attachments, use, trusts, prohibition, Income tax attachments, financial institution charges, statutory prohibition, acquisitions, requisitions, vesting, liabilities, claims and or demands whatsoever or howsoever made or suffered by the **VENDORS** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interests therein through, under or in trust for the **VENDORS** and the predecessors in title and the title of the **VENDORS** to the Said Property is free, clear and marketable.

3.8- NO PERSONAL GUARANTEE-: The "**Said Property**" is not affected by or subject to any personal guarantee for securing any financial accommodation.

3.9- NO BAR BY COURT ORDER OR STATUTORY AUTHORITY-: There is no order of court or any other statutory authority prohibiting the owner from selling, transferring and / or alienating the "**Said Property**" or any part thereof.

4. BASIC UNDERSTANDING -:

4.1- AGREEMENT TO SELL AND PURCHASE-: The **VENDORS** have agreed to sell and the **PURCHASERS** based on the representations , warrantees, and covenants mentioned in **clause 2 & 3** and its sub clauses above (collectively representations) has agreed to purchase the "**Said Property**" at or for a consolidated consideration of **Rs. 40,00,000/- [Rupees Forty lakh] only.**

4.2- CONSIDERATION-: The aforesaid transfer is being made in consideration of a sum of **Rs. 40,00,000/- [Rupees Forty lakh] only** paid by the **PURCHASERS** to the **VENDORS** and the receipt of which is more particularly mentioned in the Memo of consideration and the receipts of which hereunder written , admitted and acknowledged by the **VENDORS**. The memo of consideration shall be treated to be the part of this deed of sale.

5. TRANSFER -:

5.1- HEREBY MADE-: The **VENDORS** herein hereby sells, conveys, transfers and delivers vacant possession to the **PURCHASERS** the entirety of their right, title and interest and possession of whatsoever or howsoever nature in the "**Said Property**" being **ALL THAT** piece and parcel of a ~~vacant~~ plot of **Bastu land** measuring about **11 Cottahs- 07 Chittack- 00 Sq. Ft.** more or less or a little bit which includes a **Kancha structure with tiles shade** measuring about **300 Sq. Ft** more or less comprised in the comprised in the **R.S/L.R Dag No-357** under R.S Khatian No. 66 corresponding to **L.R Khatian No-2202, 2203 & 2204** at Locality **Bimannagar, Kolkata-700052** appertaining to **Mouza- Kaikhali, J.L No-05, P.S-Airport** within the **Ward No-06 of the Bidhannagar Municipal Corporation, Dist.-North 24 Parganas, AND TOGETHER WITH** the right to use the **adjacent 12'ft wide common passage AND TOGETHER WITH** its' all easement rights.

6. TERMS OF TRANSFER-:

6.1- SALIENT TERMS-: The transfer being effected by this conveyance is-:

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6.2- SALE -: A sale within the meaning of the Transfer of Properties Act, 1882 as amended up to date.

6.3- ABSOLUTE -: Absolute, irreversible and perpetual .

6.4- 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, impedances, uses, trusts, prohibition, income tax attachments, financial institution charges, reversionary rights, statutory prohibition, acquisitions and requisitions, vesting and liabilities whatsoever.

6.5- 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**" which includes all unrecorded/non mutated land purchased by the vendors as mentioned in the various sub clauses of **clause-2 & 3**.

6.6- SUBJECT TO -: The transfer being affected by this conveyance is subject to-:

6.6.a- INDEMNIFICATION-: Indemnification by the **VENDORS** about the correctness of her title and authority to sell and delivery of possession and her conveyance is being accepted by the **PURCHASERS** on such express indemnification by the **VENDORS** about the correctness of her title and the representation and the authority to sell and delivery of possession which if found defective or untrue or disputed at any time , the **VENDORS** shall at her risk and responsibility forthwith take all necessary steps to remove and /or rectify otherwise indemnify the Purchasers herein as per their demand.

6.6.b- TRANSFER OF PROPERTY ACT:- All obligations and duties of the **VENDORS** and **PURCHASERS** as provided under the **Transfer of Property Act, 1882** save as contracted to the contrary hereunder to be followed.

6.7- DELIVERY OF POSSESSION:- Khas, vacant and peaceful possession of the "**Said Property**" has been handed over by the **VENDORS** to the **PURCHASERS** which the **PURCHASERS** admit, acknowledge, confirm and accept.

6.8- HOLDING POSSESSION:- The **VENDORS** hereby covenant that the purchasers and their successors, executors, administrators, representatives and assigns, shall and may from time to time and all time hereafter peaceably and quietly enter into hold, possess, use and enjoy the "**Said Property**" and every part thereof and receives rents issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed and transferred, assigned and assured or expressed or intended so to be unto and to the purchasers, without any lawful eviction, hindrance, interruptions, disturbances, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from or under or in trust from the **VENDORS**.

6.9- INDEMNITY:- The **VENDORS** hereby covenant that the **VENDORS** or any person claiming under them in law, trust and equity, shall at all time hereafter, indemnify and keep indemnified the **PURCHASERS** and their heirs, executors, administrators, representatives and assigns, and /or their successors in interest of, from and against any loss damage, costs, charges and expenses which may be suffered by the purchaser and its partners, executors, administrators, representatives and assigns, and /or their successors in interest by reason any defect in title of the vendor or any of the representations found to be untrue.

6.12- NO OBJECTION FOR MUTATION-: The **VENDORS** declare that the **PURCHASERS** can fully be entitled to mutate their names in all record of the concerned authority including **Local municipal authority & before the local B.L & L.R.O at Rajarhat**, and to pay tax or taxes, rent or rents and all other impositions in their own names in respect of the "**Sid Property**".

6.13- NO OBJECTION FOR OBTAINING ELECTRICITY-: The **VENDORS** declare that the **PURCHASERS** can fully be entitled to obtain electric connection from the concern department in their name at the Said Property and to pay the charges accordingly.

THE SCHEDULE ABOVE REFERRED TO

(Subject matter of sale)

ALL THAT piece and parcel of a **Bastu land** measuring about **11 (Eleven) Cottahs 07 (zero seven) Chittacks 00 (zero) Sq. Ft.** more or less or a little bit which includes a **Kancha structure with tiles shade** measuring about **300 Sq. Ft** under 3(Three) L.R. Khatian numbers as under

Recorded owner name	L.R. Khatian No.	R.S. and L.R. Dag No.	Nature of land	Area of land Cottahs- Chittacks- Sq.ft
Dinesh Prasad	2202	357	Bastu	03-13-00
Bhola Shaw	2203	357	Bastu	03-13-00
Sumit Dey	2204	357	Bastu	03-13-00

Which are lying and situated at Bimannagr, Kolkata-700152 appertaining to **Mouza- Kaikhali, Locality- Bimannagar, J.L No-05, P.S-Airport, A.D.S.R. Bidhannagar, Salt Lake City** within the **Ward No-06** of the **Bidhannagar**

Municipal Corporation, Dist.-North 24 Parganas, AND TOGETHER WITH its' all easement rights which is butted and bounded by:-

ON The North :- R.S/L.R Dag No. 352,

ON The South :- R.S/L.R Dag No. 356,

ON The East :- R.S/L.R Dag No. 353 @ **12 Feet wide Municipal Road,**

ON The West :- Part of R.S/L.R Dag No. 357 @ R.S/L.R Dag No. 360 @ 5'06" Common Passage.

The "**Said Property**" is delineated in the **Map** in **Red** Border and the same is attached herewith and be treated as the part and parcel of this Deed of Sale.



IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day, month & year as above mentioned in presence of the following witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at KAIKHALI in presence of:

1. Mitu Mondal
 Kairkhal, Sardarpata
 PO & PS Airport
 Kolkata- 700052

Dinesh Prasad
 [DINESH PRASAD]

2. Swarona dit Sala
 103 Ramkrishnagarh,
 P.O - Italgacha,
 Kol- 79,
 P.S- Dum Dum

Bhola Shaw
 [BHOLA SHAW]

Sumit Dey
 [SUMIT DEY]

SIGNATURE OF THE VENDORS

Drafted as per instruction and information provided by the Parties after prepared of this instrument same explained and translate in Bengali by me

Sandip Mondal

SANDIP MONDAL

Barasat Judges' Court

Regd. No. WB/125/2009

Amit Kumar Roy
 [AMIT KUMAR ROY]

Dilip Dutta
 [DILIP DUTTA]

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

Received with thanks from the Purchasers the entire consideration of this deed of sale amounting to **Rs. 40,00,000/- (Rupees Forty lakh) only** as per the following memo in presence of the witnesses.

MEMO

Sl. No.	Date	Mode	Payment details	Amount in INR
1	06/08/2021	Cheque	Cheque No. 506873, dated 06/08/2021, drawn on SBI, Branch: Kalkhali issued in favour of Sumit Dey.	Rs. 6,50,000.00
2	06/08/2021	Cheque	Cheque No. 506874, dated 06/08/2021, drawn on SBI, Branch: Kalkhali issued in favour of Bhola Shaw.	Rs. 6,50,000.00
3	06/08/2021	Cheque	Cheque No. 506875, dated 06/08/2021, drawn on SBI, Branch: Kalkhali issued in favour of Dinesh Prasad.	Rs. 6,50,000.00
4	30/01/2023	Cash		Rs. 1,00,000.00
5	31/01/2023	Cheque	Cheque No. 088997, dated 31/01/2023, drawn on Bank Of India, Branch: Kalkhali issued in favour of Sumit Dey.	Rs. 6,50,000.00
6	31/01/2023	Cheque	Cheque No. 088998, dated 31/01/2023, drawn on Bank Of India, Branch: Kalkhali issued in favour of Bhola Shaw.	Rs. 6,50,000.00
7	31/01/2023	Cheque	Cheque No. 088999, dated 31/01/2023, drawn on Bank Of India, Branch: Kalkhali issued in favour of Dinesh Prasad.	Rs. 6,50,000.00

In Word: Rupees Forty lakhs only

Rs. 40,00,000.00

Witnesses:

1. *M. H. Mandal*

Dinesh Prasad
[DINESH PRASAD]

2. *Swarona dip Saha.*

Bhola Shaw
[BHOLA SHAW]

Sumit Dey

[SUMIT DEY]

SIGNATURE OF THE VENDORS



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



192022230269804158

GRN Details

GRN:	192022230269804158	Payment Mode:	SBI Epay
GRN Date:	27/01/2023 23:13:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2179866530625	BRN Date:	27/01/2023 23:15:15
Gateway Ref ID:	0590005288	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	270120232026980414	Payment Init. Date:	27/01/2023 23:13:50
Payment Status:	Successful	Payment Ref. No:	2000217903/1/2023
			[Query No*/Query Year]

Depositor Details

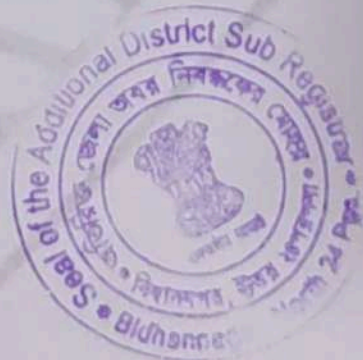
Depositor's Name:	Mr MQ REALTY
Address:	KAIKHALI SARDAR PARA, KOLKATA-700052
Mobile:	8017821883
Period From (dd/mm/yyyy):	27/01/2023
Period To (dd/mm/yyyy):	27/01/2023
Payment Ref ID:	2000217903/1/2023
Dept Ref ID/DRN:	2000217903/1/2023

211/2023

Payment Details

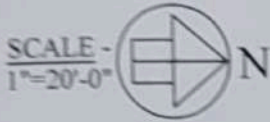
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000217903/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	724533
2	2000217903/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	144937
3	2000217903/1/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	3776
			Total	873246

IN WORDS: EIGHT LAKH SEVENTY THREE THOUSAND TWO HUNDRED FORTY SIX ONLY.



SITE PLAN OF LAND AT MOUZA-KAIKHALI; IN R.S. & L.R. DAG NO.- 357; R.S. KHATIAN NO.- 66; L.R. KHATIAN NO.- 2202, 2203 & 2204; J.L. NO.-05; R.S. NO.- 115; WARD NO.- 06; P.S.-AIRPORT; DIST.- 24 PRGNS.(N.); UNDER BIDHANNAGAR MUNICIPAL CORPORATION (FORMERLY RAJARHAT - GOPALPUR MUNICIPALITY, WARD NO.- 10).

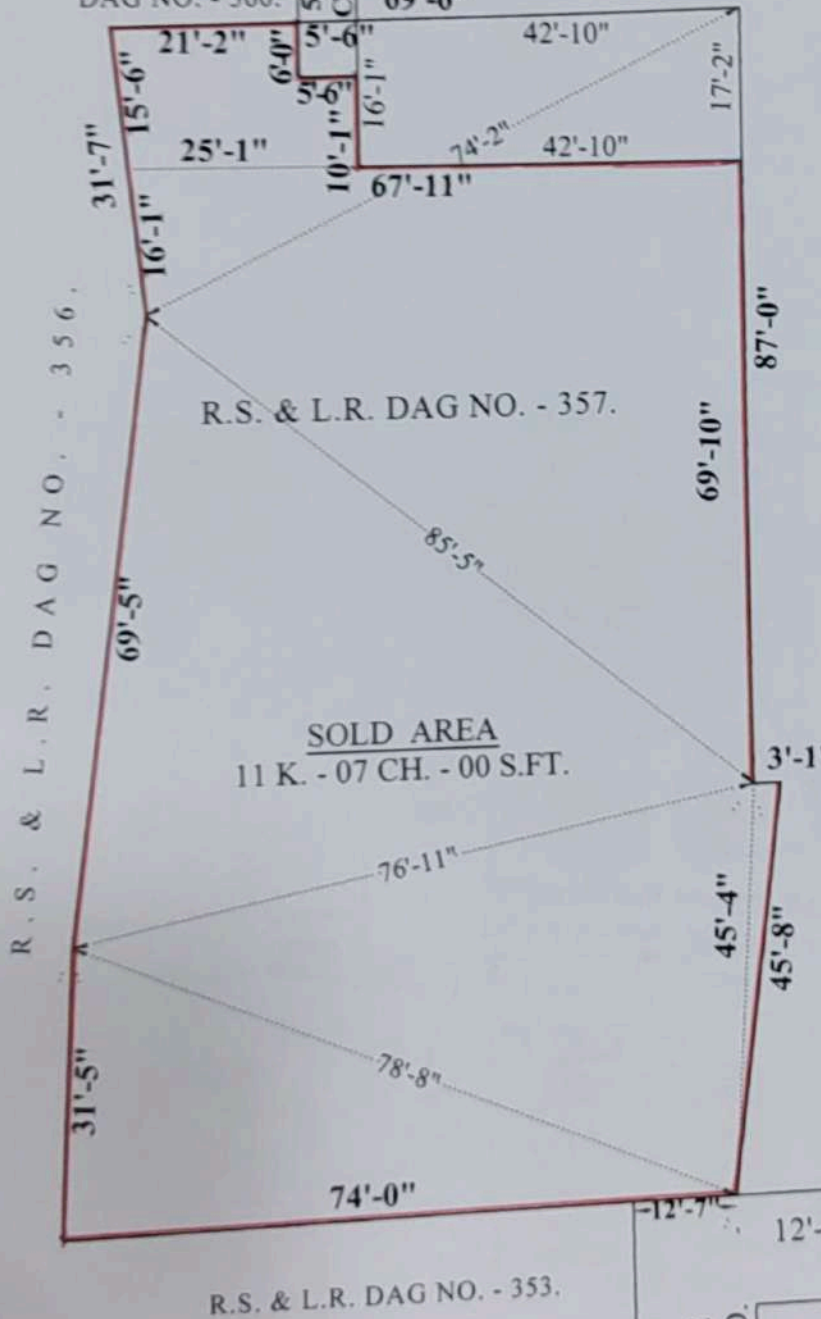
SOLD AREA OF LAND = 11 K.- 07 CH.- 00 S.FT. (MORE OR LESS).



NAME OF VENDORS - 1. DINESH PRASAD,
2. BHOLA SHAW &
3. SUMIT DEY.

R.S. & L.R. DAG NO. - 360. 5'-6" WIDE COM. PASS. 69'-6"

NAME OF PURCHASERS -
1. AMIT KUMAR ROY &
2. DILIP DUTTA.



SOLD AREA
11 K. - 07 CH. - 00 S.FT.

R.S. & L.R. DAG NO. - 352.

31.1.2023

1. Amit Kumar Roy
2. Dilip Dutta

1. Bhola Shaw
2. Sumit Dey

SIG. OF PURCHASERS.


SIG. OF VENDORS.


N.B. - SOLD AREA SHOWN WITH RED BORDER.

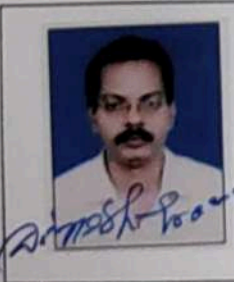
Shyam Sundar Kundu
EMPANELMENT NO:- 31/L-1/BMC/2018
L.B.S. CLASS-I
BIDHANNAGAR MUNICIPAL CORPORATION

SIGNATURE OF THE PRESENTANT/EXECUTANT/
SELLER/BUYER/CLAIMANT WITH PHOTO

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




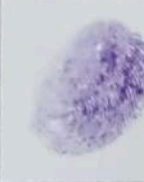
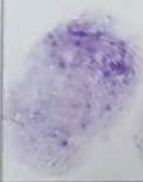
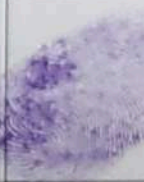


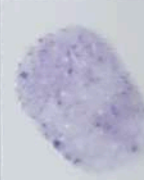

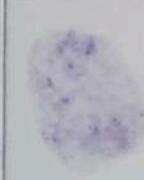
 Attested : <i>Swinit Deo</i>	Left Hand	Little	Ring	Middle	Index	Thumb
		Thumb	Index	Middle	Ring	Little
	Right Hand	Thumb	Index	Middle	Ring	Little
		Little	Ring	Middle	Index	Thumb


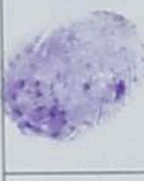

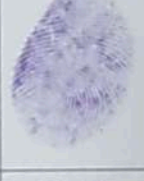







 Attested : <i>Bhalo Shou</i>	Left Hand	Little	Ring	Middle	Index	Thumb
		Thumb	Index	Middle	Ring	Little
	Right Hand	Thumb	Index	Middle	Ring	Little
		Little	Ring	Middle	Index	Thumb

 Attested : <i>Ramesh Prasad</i>	Left Hand	Little	Ring	Middle	Index	Thumb
		Thumb	Index	Middle	Ring	Little
	Right Hand	Thumb	Index	Middle	Ring	Little
		Little	Ring	Middle	Index	Thumb

SIGNATURE OF THE PRESENTANT/EXECUTANT/
SELLER/BUYER/CLAIMANT WITH PHOTO

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

 Attested : <i>Anil Kumar Roy</i>	Left Hand	Little	Ring	Middle	Index	Thumb
						
	Right Hand	Thumb	Index	Middle	Ring	Little
						

 Attested : <i>Dipankar</i>	Left Hand	Little	Ring	Middle	Index	Thumb
						
	Right Hand	Thumb	Index	Middle	Ring	Little
						

 Attested :	Left Hand	Little	Ring	Middle	Index	Thumb
	Right Hand	Thumb	Index	Middle	Ring	Little

VC-A3



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

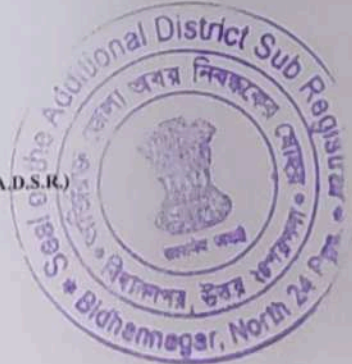
OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042000217903/2023


I. Signature of the Person(s) admitting the Execution at Private Residence.

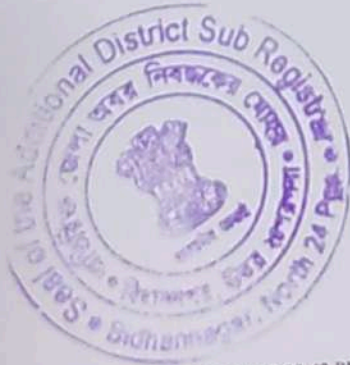
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DINESH PRASAD KALIPARK, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Seller			<i>Dinesh Prasad K</i> 31/01/23
2	Mr BHOLA SHAW 2/D, YOGIPARA, City:- Kolkata, P.O:- BEADON STREET, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700006	Seller			<i>Bhola Shaw</i> 31/1/23
3	Mr SUMIT DEY SIR RAMESH MITRA ROAD, RAJARHAT, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Seller			<i>Sumit DeY</i> 31/01/23

Query No:-15042000217903/2023, 31/01/2023 12:29:42 PM BIDHAN NAGAR (A.D.S.R.)



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr AMIT KUMAR ROY UTTARAYAN, KAIKHALI, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Buyer			<i>Amit Kumar Roy</i> 31.01.23
5	Mr DILIP DUTTA MONDAL GANTHI, RAM KRISHNA PALLY, City:- Not Specified, P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052	Buyer			<i>Dilip Dutta</i> 31-1-23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MINTU MONDAL Son of Late OMAR ALI MONDAL KAIKHALI SARDAR PARA., City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052	Mr DINESH PRASAD, Mr BHOLA SHAW, Mr SUMIT DEY, Mr AMIT KUMAR ROY, Mr DILIP DUTTA			<i>Mintu Mondal</i> 31/01/23



Sukanya Talukdar
(Sukanya Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1504-00211/2023	Date of Registration	01/02/2023
Query No / Year	1504-2000217903/2023	Office where deed is registered	
Query Date	27/01/2023 10:46:19 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANDIP MONDAL BC-12, KESTOPUR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700101, Mobile No. : 8017821883, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 1,44,92,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,24,633/- (Article:23)	Rs. 1,44,937/- (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:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kaikhali), Mouza: Kaikhali, JI No: 5, Pin Code : 700052

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-357 (RS :-)	LR-2202	Bastu	Bastu	3 Katha 13 Chatak	13,00,000/-	48,03,751/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -09573-2013
L2	LR-357 (RS :-)	LR-2203	Bastu	Bastu	3 Katha 13 Chatak	13,50,000/-	48,03,751/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -09571-2012
L3	LR-357 (RS :-)	LR-2204	Bastu	Bastu	3 Katha 13 Chatak	13,00,000/-	48,03,751/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
TOTAL :					18.8719Dec	39,50,000 /-	144,11,253 /-	
Grand Total :					18.8719Dec	39,50,000 /-	144,11,253 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	300 Sq Ft.	50,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	50,000 /-	81,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr DINESH PRASAD Son of DHANUSH DHARI PRASAD KALIPARK, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6M, Aadhaar No: 64xxxxxxxx8742, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence</p>
2	<p>Mr BHOLA SHAW Son of MULCHAND SHAW 2/D, YOGIPARA, City:- Kolkata, P.O:- BEADON STREET, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx8D, Aadhaar No: 94xxxxxxxx0364, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence</p>
3	<p>Mr SUMIT DEY Son of NARAYAN CHANDRA DEY SIR RAMESH MITRA ROAD, RAJARHAT, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx3A, Aadhaar No: 83xxxxxxxx8039, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr AMIT KUMAR ROY (Presentant) Son of AJIT ROY UTTARAYAN, KAIKHALI, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9A, Aadhaar No: 29xxxxxxxx5611, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence</p>

2 Mr DILIP DUTTA

Son of BISWANATH DUTTA MONDAL GANTHI, RAM KRISHNA PALLY, City:- Not Specified, P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AFxxxxxx3K, Aadhaar No: 56xxxxxxxx2356, Status :individual, Executed by: Self, Date of Execution: 31/01/2023
 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MINTU MONDAL Son of Late OMAR ALI MONDAL KAIKHALI SARDAR PARA., City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052			

Identifier Of Mr DINESH PRASAD, Mr BHOLA SHAW, Mr SUMIT DEY, Mr AMIT KUMAR ROY, Mr DILIP DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DINESH PRASAD	Mr AMIT KUMAR ROY-3.14531 Dec,Mr DILIP DUTTA-3.14531 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BHOLA SHAW	Mr AMIT KUMAR ROY-3.14531 Dec,Mr DILIP DUTTA-3.14531 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SUMIT DEY	Mr AMIT KUMAR ROY-3.14531 Dec,Mr DILIP DUTTA-3.14531 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DINESH PRASAD	Mr AMIT KUMAR ROY-50.00000000 Sq Ft,Mr DILIP DUTTA-50.00000000 Sq Ft
2	Mr BHOLA SHAW	Mr AMIT KUMAR ROY-50.00000000 Sq Ft,Mr DILIP DUTTA-50.00000000 Sq Ft
3	Mr SUMIT DEY	Mr AMIT KUMAR ROY-50.00000000 Sq Ft,Mr DILIP DUTTA-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kalkhali), Mouza: Kalkhali, JI No: 5, Pin Code : 700052

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 357, LR Khatian No:- 2202	Owner:দিলিপ ব্রহ্ম, Gurdian:শ্রীমতী ব্রহ্ম, Address:কালীঘাট খাসা-এয়ারপোর্ট কালেক্টা-136, Classification:বঙ্গ, Area:0.07000000 Acre,	Mr DINESH PRASAD
L2	LR Plot No:- 357, LR Khatian No:- 2203	Owner:ভোলা শাহ, Gurdian:শ্রীমতী শাহ, Address:2/ডি, মুহীশাড়া বাই পল কালেক্টা-106 , Classification:বঙ্গ, Area:0.07000000 Acre,	Mr BHOLA SHAW

L3	LR Plot No:- 357, LR Khatian No:- 2204	Owner:সুমিত দে, Gurdian:নারায়ণ চন্দ্র, Address:নারায়ণপুর নরেশ্বরপুর থানা-এয়ারপোর্ট কোলকাতা-136, Classification:বাণ্ড, Area:0.06000000 Acre,	Mr SUMIT DEY
----	--	---	--------------

On 31-01-2023

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

Presented for registration at 20:30 hrs on 31-01-2023, at the Private residence by Mr AMIT KUMAR ROY , one of the Claimants.

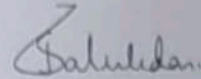
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,44,92,253/-

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

Execution is admitted on 31/01/2023 by 1. Mr DINESH PRASAD, Son of DHANUSH DHARI PRASAD, KALIPARK, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr BHOLA SHAW, Son of MULCHAND SHAW, 2/D, YOGIPARA, P.O: BEADON STREET, Thana: Maniktala, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr SUMIT DEY, Son of NARAYAN CHANDRA DEY, SIR RAMESH MITRA ROAD, RAJARHAT, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 4. Mr AMIT KUMAR ROY, Son of AJIT ROY, UTTARAYAN, KAIKHALI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 5. Mr DILIP DUTTA, Son of BISWANATH DUTTA, MONDAL GANTHI, RAM KRISHNA PALLY, P.O: AIRPORT, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Business

Indetified by Mr MINTU MONDAL, , , Son of Late OMAR ALI MONDAL, KAIKHALI SARDAR PARA,, P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Muslim, by profession Business



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 01-02-2023

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 1,44,937.00/- (A(1) = Rs 1,44,923.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,44,937/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2023 11:15PM with Govt. Ref. No: 192022230269804158 on 27-01-2023, Amount Rs: 1,44,937/-,
Bank: SBI EPay (SBIEPay), Ref. No. 2179866530625 on 27-01-2023, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 150400211 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2023.02.03 10:19:38 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/02/03 10:19:38 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)