

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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11.22

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*Notarizing this document is equivalent to
attestation. The signature should not
be made on the back of the document.*

*Notary Public
District South 24-parganas
29 NOV 2022*

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS
THE-29TH DAY OF NOVEMBER = , 2022 (TWO
THOUSAND AND TWENTY TWO) A. D.

B Y

(1) SM. BULA PAUL (PAN AFPPP 8961 B) wife of Late Dr. Ajoy Kumar Paul, AND (2) MISS ASMITA PAUL (PAN EPOPP 6819 F), daughter of Late Dr. Ajoy Kumar Paul, – both are by religion Hindu, by nationality Indian, by occupation Service and residing at 2/45B, Netaji Nagar, Police Station Netaji Nagar (previously Patuli), Post Office Regent Estate, Kolkata - 700092, District South 24 Parganas, hereinafter jointly called and referred to as the OWNERS / VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, executors, administrators, legal representatives, assignees) of the FIRST PART.

TO AND IN FAVOUR OF

ALAUDDIN NASKAR (PAN AEKPN 5507 P), son of Late Mulluk Naskar, by faith Islam, by Nationality Indian, by occupation- Business and residing at 265, Seikhpara, Brahmapur, Post Office Brahmapur, Police Station Bansdrani (previously Regent Park), Kolkata - 700096, District South 24 Parganas, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, executors, administrators, legal representatives, assignees) of the SECOND PART.

WHEREAS one Lakshmi Bibi and Kurani Bibi were the joint and absolute Owners and Possessors of ALL THAT the piece and parcel of land, measuring about 41 Decimals, lying and situate at District South 24 Parganas, Police Station Bansdrani (previously Regent Park), Additional District Sub Registrar Office at Alipore, Mouja Brahmapur J.L. No 48, Touji No.60, R.S. No 169, appertaining to R.S. Khatian No 269, comprised under R.S. Dag No 523.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Kurani Bibi died intestate, leaving behind her two sons namely Din

Mohammad Khan and Hamid Ali Khan and six daughters namely Amiron Bewa, Samiran Bibi, Chapura Bibi, Lakhi Bibi, Asura Bewa and Begum Bibi, as her only legal heirs and / or successors to succeed and / or inherit the property as left by the said Kurani Bibi.

Be it mention here that the husband of Kurani Bibi predeceased her since long.

AND WHEREAS after the death of the said Kurani Bibi, the said Din Mohammad Khan, Hamid Ali Khan, Amiron Bewa, Samiran Bibi, Chapura Bibi, Lakhi Bibi, Asura Bewa and Begum Bibi, became the joint and absolute Owners and Possessors of the entire property along with the other co-owner, without any disturbance and / or hindrance from anybody.

Subsequently, the said Asura Bewa, on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the piece and parcel of land, measuring about 02 (Two) Cottahs 06 (Six) Chittacks 32 (Thirty Two) Sq. Ft., out of her entire property as inherited from her mother, to and in favour of his two brothers namely Din Mohammad Khan and Hamid Ali Khan, by virtue of execution and registration of a Deed of Sale dated 16.07.1987. The said Deed has been registered at the Office of the Sub Registrar at Alipore and recorded in Book No. I, Deed No. 1023 for the year 1987.

ON THE OTHER HAND one Abu Bakkar, Soleman Bibi and Robejan Bewa were the joint and absolute Owners and Possessors of ALL THAT the piece and parcel of land, measuring about 03 Decimals, lying and situate at District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar Office at Alipore, Mouja Brahmapur J.L. No 48, Touji No.60, R.S. No 169, appertaining to R.S. Khatian No 269, comprised under R.S. Dag No 523.

AND WHEREAS the said Din Mohammad Khan and others sold and / or conveyed ALL THAT the piece and parcel of land, measuring about 02 (Two) Cottahs 06 (Six) Chittacks 32 (Thirty Two) Sq. Ft., within the District South 24 Parganas, Mouja Brahmapur J.L. No 48, Touji No.60, R.S. No 169, appertaining to R.S. Khatian No 269,

comprised under R.S. Dag No. 524 and Robejan Bewa and others sold and / or conveyed ALL THAT the piece and parcel of land, measuring about 14 (Fourteen) Chittacks, within the District South 24 Parganas, Mouja Brahmapur J.L. No 48, Touji No.60, R.S. No 169, appertaining to R.S. Khatian No 269, comprised under R.S. Dag No. 523, on receipt of a fair consideration amount, sold and / or conveyed jointly ALL THAT THE above mentioned property to and in favour of Saibal Chandra Das, by virtue of execution and registration of the Deed of Sale dated 15.11.1988, which was duly registered at the Office of the Sub Registrar Alipore and recorded in Book – I, Volume No. 80, from 381 to 396 Pages and Being Deed No. 3392 for the year 1988.

On and from the date of purchase of the said property, the said Saibal Chandra Das started to possess and enjoy the said property solely, absolutely and without any disturbance and / or hindrances from anybody.

AND WHEREAS while seized and possessed the said property solely and absolutely, the said Saibal Chandra Das died intestate on 30.05.1996, leaving behind him, his widow wife Shikha Das, minor daughter Sagarika Das and minor son Subhradeep Das as his legal heirs and / or successors to inherit and / or succeed the properties as left by the deceased Saibal Chandra Das.

HENCE, in accordance with the provisions of the Hindu Succession Act, 1956, after the demise of the said Saibal Chandra Das, the said Shikha Das, Sagarika Das and Subhradeep Das have become the joint and absolute Owners and Possessors of the above mentioned Property and thereby started to possess and enjoy the same jointly and absolutely and without any disturbances and / or hindrances from any corner.

AND WHEREAS the said Sikha Das for meeting the educational expenses and maintenance of her minor son and daughter sold the said property for self and as natural guardian of her minor son and daughter for valuable consideration to and in favour of Smt. Bula Paul and Smt. Sandipta Chakraborty, by virtue of execution and registration of the

Deed of Sale (scripted in Bengali as Saf Bikroy Kobala Dalil) dated 19.07.1996, which was duly registered at the Office of the Additional District Sub Registrar at Alipore, South 24 Parganas and recorded in Book – I, Volume No. 45, from 107 to 118 Pages and Being Deed No. 1872 for the year 1996.

On and from the date of purchase of the said property, the said Smt. Bula Paul and Smt. Sandipta Chakraborty started to possess and enjoy the said property jointly, absolutely and without any disturbance and / or hindrances from anybody and thereafter mutated their names in the books and records of the Competent Authority of the then Kolkata Municipal Corporation under Ward No. 111 and the said property has started to be known and numbered as the KMC Premises No. 108, Seikhpara, Kolkata – 700096 and said property has started to be assessed under the Assessee No. 31-111-23-0108-6 and thereby started to pay its taxes, rents and other payables to the Concerned Authority regularly.

AND WHEREAS it is pertinent to mention here that the said Subhradeep Das and Sagarika Das being the minor son and daughter of Smt. Shikha Das and Late Saibal Chandra Das, have attained majority in age long ago and for removing any doubt and confirming validity of the transfer of their share / interest in the land executed by their mother as natural guardian for transferring and / selling the above mentioned property, they declared and confirmed in writing by virtue of execution of Affidavit before the First Class Judicial Magistrate and thereby the said sale of the property have become valid and legal in favour of Smt. Bula Paul and Smt Sandipta Chakraborty.

AND WHEREAS during their such joint and absolute and peaceful possession and enjoyment of the said property, the said Sandipta Chakraborty being one of the joint Owners and Possessors of the above mentioned property, have voluntarily appointed and / or nominated the said Smt. Bula Paul (wife of Sri Ajoy Kumar Paul), to act for and / or on behalf of her, in respect of the half share and interest of the above mentioned Property, by virtue of execution and registration of the General Power of Attorney dated 29.05.2013, which was duly registered at the Office of the District Sub Registrar I, at Alipore, South 24

Parganas and recorded in Book – IV, CD Volume No. 2, from 658 to 665 Pages and Being Deed No. 00462 for the year 2013.

AND WHEREAS during their such joint and absolute and peaceful possession and enjoyment of the said property, the said Sandipta Chakraborty through her Constituted Attorney namely Smt. Bula Paul on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the piece and parcel of undivided and un-partitioned 50% (Fifty Percent) of the share of land measuring about 01 (One) Cottahs 10 (Ten) Chittacks and 16 (Sixteen) Sq.Ft., {a portion of land measuring about 07 (Seven) Chittacks under Dag No. 523 and 01 (One) Cottahs 03 (Three) Chittacks and 16 (Sixteen) Sq.Ft., under Dag No. 524} out of the entire property as mentioned above, to and in favour of Dr. Ajoy Kumar Paul, by virtue of execution and registration of the Deed of Sale dated 05.03.2014, which was duly registered at the Office of the Additional District Sub Registrar Alipore, South 24 Parganas and recorded in Book – I, CD Volume No. 19, from 3138 to 3152 Pages and Being Deed No. 04639 for the year 2014.

On and from the date of purchase of the said property, the said Smt. Bula Paul and Dr. Ajoy Kumar Paul, started to possess and enjoy the said property jointly, absolutely and without any disturbance and / or hindrances from anybody and thereafter they have jointly mutated their names in the books and records of the Competent Authority of the then Kolkata Municipal under Ward No. 111 and the said property has continued to be known and numbered as the KMC Premises No. 108, Seikhpara, Kolkata – 700096 and said property has continued to be assessed under the Assessee No. 31-111-23-0108-6 and thereby started to pay its taxes, rents and other payables to the Concerned Authority regularly.

Thereafter the said Dr. Ajoy Kumar Paul Smt. and Bula Paul also recorded their names in the records of the B.L. & L.R.O. and names have duly been recorded under L.R. Khatian Nos. 2998 and 2999 comprised under R.S. and L.R. Dag Nos. 523 and 524 and thereby started to pay its taxes, khajna etc to the Competent Authorities regularly.

During their such joint and absolute and peaceful possession and enjoyment of the said property, the said Dr. Ajoy Kumar Paul died intestate on 05.06.2020, leaving behind him, his widow wife Bula Paul and only daughter namely Asmita Paul, as his legal heirs and / or successors to inherit and / or succeed the properties as left by the deceased Dr. Ajoy Kumar Paul.

Be it mentioned here that the mother of the said Dr. Ajoy Kumar Paul predeceased him since long.

HENCE, in accordance with the provisions of the Hindu Succession Act, 1956, after the demise of the said Dr. Ajoy Kumar Paul, the said Bula Paul and Asmita Paul have become the joint and absolute Owners and Possessors of the entire Property as more-fully mentioned under the Schedule herein and thereby started to possess and enjoy the same jointly and absolutely and without any disturbances and / or hindrances from any corner and also mutated their names in the books and records of the Competent Authority of the then Kolkata Municipal Corporation under Ward No. 111 and the said property has continued to be known and numbered as the KMC Premises No. 108, Seikhpara, Kolkata – 700096 and said property has continued to be assessed under the Assessee No. 31-111-23-0108-6 and thereby started to pay its taxes, rents and other payables to the Concerned Authority regularly.

AND WHEREAS during their such joint and absolute and peaceful possession and enjoyment of the said property, the said Bula Paul and Asmita Paul (the Owners / Vendors herein named) in respect of the Schedule mentioned property, have voluntarily decided to sell out their Schedule mentioned property as mentioned herein below and expressed their such desire before various of their near ones.

Getting the intimation from a very reliable source, the Party of the Second Part herein, who is in the need of such a property, placed a proposal before the Owners herein, to purchase the Schedule mentioned property, at or for a total price and/or consideration of Rs. 30,00,000/- (Rupees Thirty Lakh) only.

Finding the proposal of the Party of the Second Part herein as an acceptable one, as per the available market price, the Owners/Vendors herein named have mutually decided to sell ALL THAT the property under the Schedule herein, to and in favour of the Party of the Second Part herein named and for the same, the Parties have entered into an Agreement for Sale and started to make payment towards the total settled consideration amount.

Subsequently, after making arrangement of the residuc portion of the consideration amount of the property under sale, as also the required money for the purpose of registration of the required Deed of Sale, the Purchaser herein named has placed a proposal before the Owners/Vendors herein named for execution and registration of the required Deed of Sale, upon which the Owners/Vendors have accepted.

AND HENCE THIS DEED OF SALE.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the said settled price of Rs. 30,00,000/- (Rupees Thirty Lakh) only paid to the Owners / Vendors by the Purchaser towards the full and final payment of the total settled consideration amount for the land with structure under the instant Deed of Sale amounting Rs. 30,00,000/- (Rupees Thirty Lakh) only, which is more-fully and particularly written in the Memo and therein duly admitted and acknowledged by the Owners/Vendors do hereby grant receipt, which is attached herewith A N D of and from the same and every part thereof acquit, release and discharge the Purchaser, his heirs, successors, executors, administrators, representatives and assigns A N D that the Owners/Vendors as the beneficial Owners, do by *these presents*, indefeasibly grant, sell, convcy and transfer, assign and assure unto the Purchaser, his heirs, successors, executors, administrators, representatives and assigns, ALL THAT the property as fully mentioned and described in the Schedule herein, being free from all encumbrances, attachments and other defects in title or HOWSOEVER OTHERWISE the said property now is or heretofore was or were situate, butted, bounded, called, known,

described, numbered or distinguished TOGETHER WITH all benefits and advantages of ancient and other liberties, easements, privileges and appendages whatsoever to the said property or any part or portion thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to or belong or be appurtenant thereto A N D the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof, further more with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at the Law and in Equity, of the Owners/Vendors, into and upon the said property and every part thereof A N D all deeds, pattas, muniments, writings and evidences of title, which is anywise related to the said property or any part or parcel thereof and which now is or hereafter shall or may be in the custody, power or possession of the Owners/Vendors, their respective heirs, successors, executors, administrators, representatives or assigns or any person from whom she can or may procure the same without any action or suit at Law or in Equity TO ENTER INTO AND TO HAVE AND TO HOLD, own, possess and enjoy the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with the rights and liberties unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Owners/Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owners / Vendors, from or to *these presents* A N D the Owners / Vendors do hereby for themselves and their respective heirs, successors, executors, administrators, representatives and assigns covenant with the Purchaser, his heirs, successors, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever, by the Owners / Vendors or by any of their predecessors-in-title, done or executed or knowingly suffered to the contrary the Owners / Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or

expressed or intended so to be unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, his heirs, successors, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said property and every part thereof and receive all rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever from or by the Owners / Vendors or any person or persons lawfully or equitably claiming any right or estate thereof, from, under or in trust for the Owners / Vendors or from or under any of their ancestors or predecessors-in-title AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated and released of or otherwise by the Owners / Vendors well and sufficiently saved and indemnified of, from and against all or any manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owners / Vendors or any of their ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owners / Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof, from, under or in trust for the Owners / Vendors or any of their predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further, better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required A N D will also remain obliged to provide any such necessary document or documents, to and in favour of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns at the Purchaser's cost, which will remain under the care and custody of the Owners / Vendors and may come into the hands subsequently AND FURTHER MORE THAT the Owners /

Vendors and their heirs, successors, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, successors, executors, administrators, representatives and assigns against loss, damage, costs, charges and expenses if any suffered in future by reason of any defect in title of the any of the present Owners / Vendors AND IN ADDITION TO THAT the Owners / Vendors herein - named do hereby declare that the property under the sell herein is lying free from all encumbrances, liens, attachments or suits or any way other which can restrict the right, title, interest and possession in respect of the property and/or towards execution of this document A N D till this day as per the knowledge of the Owners / Vendors herein-named, neither any Authority of the State Government or the Central Government has acquired the property nor any such Notice has served upon any of the Owners/Vendors.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of total Land measuring an area more or less 03 (Three) Cottahs 04 (Four) Chittacks and 32 (Thirty Two) Sq. Ft., {out of which a portion of land measuring about 14 (Fourteen) Chittacks comprised under R.S. Dag No. 523 and 02 (Two) Cotthas 06 (Six) Chittacks and 32 (Thirty Two) Sq. Ft., comprised under R.S. Dag No. 524}, along with a Tile Shed Structure measuring about 100 (One Hundred) Sq. Ft., standing thereon, lying and situated within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Mouja Brahmapur J.L. No 48, Touji No.60, R.S. No 169, appertaining to R.S. Khatian No 269, corresponding to L.R. Khatian Nos. 2998 and 2999, comprised under R.S. and L.R. Dag

523 and 524, within the limits of Kolkata Municipal Corporation, Ward No. 111, being known and numbered as the KMC Premises No. 108, Seikhpara, Kolkata – 700096 and assessed under the Assessee No. 31-111-23-0108-6, along with easements, quasi easements, rights and benefits and interest attached thereto.

The entire property is being marked with RED border line, in the plan annexed herewith.

The property is butted & bounded by:

ON THE NORTH : 20'-00" wide K.M.C. Road;

ON THE SOUTH : 20'-00" wide K.M.C. Road;

ON THE EAST : Property under Dag No. 533;

ON THE WEST : Property under Dag No. 523.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

1. Jaya Paul
 c/o Dr. Swapan Kumar Paul
 Rajdanga Aeta Paul
 Acharya Anand - Uttaranchal
 Kolkata - 700077

Bina Paul

Amrita Paul


SIGNATURE OF THE OWNERS / VENDORS

2. Sudipto Paul
 c/o. Late Sanjita Kumar Paul
 Siddha Happyville
 Fezu - 403
 Rajarhat Chowmahata
 Koi - 700135

Abhinav Dasgupta

SIGNATURE OF THE PURCHASER

As per the documents adduced by the Parties herein
 DRAFTED & PREPARED BY:


 Advocate,
 Alipore Judges' Court,
 Kolkata-700027.

F-1181155072009.

RECEIPT

RECEIVED from the within named Purchaser the total settled consideration amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only, as per the Memo below:-

MEMO

Paid by Cheque, being no. 364625, dated 14.11.2022, Drawn on IDBI Bank, Bansdroni Branch.	... Rs. 2,00,000/-
Paid by Demand Draft, being no. 009945, dated 28.11.2022, Drawn on IDBI Bank, Bansdroni Branch.	... Rs. 28,00,000/-

Total: Rs. 30,00,000/-

(Rupees Thirty Lakh) only

WITNESSES:

(1) *Jaya Paul*
26, Rajdanga Field Park.
attached Avasan ultra salt
Kol Kaba - 107

Bula Paul

Demita Paul

SIGNATURE OF THE OWNERS / VENDORS

(2) *Sudipta Paul*
Siddha Happyville
Fern - 403
Rajrhat Chowmatta
Kol - 700135

Major Information of the Deed

Deed No :	I-1603-18238/2022	Date of Registration	29/11/2022
Query No / Year	1603-2003369857/2022	Office where deed is registered	
Query Date	28/11/2022 9:17:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8981114954, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,20,020/- (Article:23)	Rs. 30,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Seikh Para Road, , Premises No: 108, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 32 Sq Ft	29,70,000/-	29,70,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				5.4358Dec	29,70,000 /-	29,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Buyer Details :
Name, Address, Photo, Finger print and Signature



Name	Photo	Finger Print	Signature
Mrs BULA PAUL Wife of Late AJOY KUMAR PAUL Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office			Bula Paul
	29/11/2022	LTI 29/11/2022	29/11/2022

2/45B, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2022
 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Miss ASMITA PAUL Daughter of Late AJOY KUMAR PAUL Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office			Asmita Paul
	29/11/2022	LTI 29/11/2022	29/11/2022



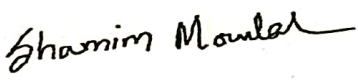
2/45B NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EPxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2022
 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Mr ALAUDDIN NASKAR (Presentant) Son of Late MULLUK NASKAR Executed by: Self, Date of Execution: 29/11/2022 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office			Alauddin Naskar
		29/11/2022	LTI 29/11/2022	29/11/2022

Son of Late MULLUK NASKAR 265, SEIKHPARA BRAHMAPUR, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/11/2022
 , Admitted by: Self, Date of Admission: 29/11/2022 ,Place : Office

Signer Details :

SHAMIM MONDAL Son of Mr MOTALEB MONDAL 10 ROYNAGAR NEAR METE MASJID, BANSDRONI, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070	Photo 	Finger Print 	Signature 
	29/11/2022	29/11/2022	29/11/2022

Identified by: Mrs BULA PAUL, Miss ASMITA PAUL, Mr ALAUDDIN NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BULA PAUL	Mr ALAUDDIN NASKAR-2.71792 Dec
2	Miss ASMITA PAUL	Mr ALAUDDIN NASKAR-2.71792 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs BULA PAUL	Mr ALAUDDIN NASKAR-50.00000000 Sq Ft
2	Miss ASMITA PAUL	Mr ALAUDDIN NASKAR-50.00000000 Sq Ft

29-11-2022

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
Indian Stamp Act 1899.

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

Presented for registration at 12:17 hrs on 29-11-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
ALAUDDIN NASKAR, Claimant.

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
10,00,000/-

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

Execution is admitted on 29/11/2022 by 1. Mrs BULA PAUL, Wife of Late AJAY KUMAR PAUL, 2/45B, NETAJI
NAGAR, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste
Hindu, by Profession Service, 2. Miss ASMITA PAUL, Daughter of Late AJAY KUMAR PAUL, 2/45B NETAJI NAGAR,
P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by
Profession Service, 3. Mr ALAUDDIN NASKAR, Son of Late MULLUK NASKAR, 265, SEIKHPARA BRAHMAPUR,
P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Muslim,
by Profession Business

Identified by Mr SHAMIM MONDAL, , , Son of Mr MOTALEB MONDAL, 480 ROYNAGAR NEAR METE MASJID, P.O:
BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by
profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,046.00/- (A(1) = Rs 30,000.00/- , E = Rs
14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 30,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2022 9:16AM with Govt. Ref. No: 192022230194402818 on 29-11-2022, Amount Rs: 30,014/-, Bank:
SBI EPay (SBlePay), Ref. No. 6376844307737 on 29-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs
1,000.00/-, by online = Rs 1,19,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 47794, Amount: Rs.1,000.00/-, Date of Purchase: 22/11/2022, Vendor name: S B
Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2022 9:16AM with Govt. Ref. No: 192022230194402818 on 29-11-2022, Amount Rs: 1,19,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 6376844307737 on 29-11-2022, Head of Account 0030-02-103-003-02

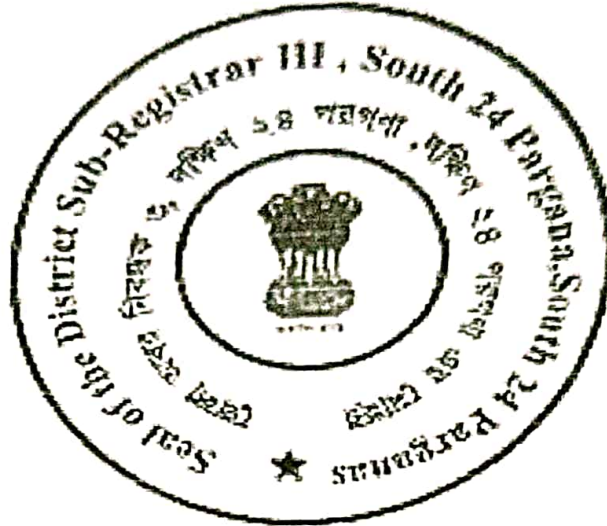


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 60.

Registered in Book - I

Volume number 1603-2022, Page from 589096 to 589119
being No 160318238 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.29 19:06:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/29 07:06:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

29/11/2022 Query No:-16032003369857 / 2022 Deed No :- 160318238 / 2022, Document is digitally signed.