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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 368976

E 368976

Certified that the document is admitted to registration. The Signature sheet / sheets & the endorsement sheet / sheets attached to this document are the part of this document.

*Nashi*

District Sub-Registrar-III  
North 24-Parganas, Barasat

21 DEC 2018

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21<sup>st</sup> day of DECEMBER, 2018 (TWO THOUSAND EIGHTEEN) of Christian Era.

Contd..P/2....

**B E T W E E N**

**(1) SAMAR ALI MONDAL**, Son of Late Jafar Ali Mondal, by Nationality - Indian, by Faith - Islam, by Occupation - Business, residing at Digberia, Majherpara, P.O. Madhyamgram, P.S. Madhyamgram, Kolkata - 700 128, Dist - North Parganas, **(2) RAHIMA BIBI**, Wife of Din Mohammad, D/o. Late Jafar Ali, by Nationality - Indian, by Faith - Islam, by Occupation - Housewife, residing at Dadpur, P.O. Kadambagachi, P.S. Barasat, Kolkata - 700 125, Dist - North Parganas, hereinafter referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**. The Vendors herein hereby represented their Constituted Attorneys **(1) ARJINA BIBI**, D/o. Alimuddin, residing at Digberia, Paulpara, P.O. Badu, P.S. Madhyamgram, Kolkata - 700 128, Dist - North 24 Parganas and **(2) RAKEYA BIBI**, W/o. Akbar Ali, residing at Kutulsahi, Ghoshpara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas through a Registered General Power of Attorney being No. 0897 dated 12/12/2018 which was registered at A.D.S.R.O. Barasat and recorded in Book No. IV, C.D. Volume No. 1503-2018, for the year 2018.

**A N D**

**M/S KAILASH KUMAR ROONGTA HUF**, having its Registered Office at 25, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, Kolkata -



700001, represented by its Authorized Signatory **MR. BINOD KUMAR DROLIA**, Son of Late Govind Ram Drolia, residing at BC-260, Sector - I, Salt Lake City, P.O. Bidhannagar, P.S. Bidhannagar, Kolkata - 700 064, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, hereinafter called and referred to as the **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Office-Successors-in-interest, Office Executors, Administrators, legal Representative and/or assigns) of the **OTHER PART.**

**WHEREAS** one Chhatu Mondal of Digberia was the absolute recorded Owner and exclusive possessor of ALL THAT a piece and parcel of landed property measuring 01 Acre 49 Decimals more or less lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in R.S. Khatian No. 97, L.R. Khatian No. 130, appertaining to R.S. & L.R. Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas and he recorded his name before the local B.L. & L.R.O. in respect of his aforesaid landed property.

**AND WHEREAS** said Chhatu Mondal while seized and possessed the said landed property died intestate leaving behind his son Jafar Ali Mondal and other sons and after demise of said Chhatu Mondal, one of his sons namely Jafar Ali Mondal obtained the landed property

measuring 37 Decimals more or less by way of inheritance as per Mohammedan Law.

**AND WHEREAS** said Jafar Ali Mondal after obtaining the aforesaid landed property measuring 37 Decimals more or less recorded his name before the B.L. & L.R.O. in L.R. Khatian No. 150 and while he seized and possessed the aforesaid landed property, he transferred and conveyed some portions of landed property and he retained the landed property measuring 07.50 Decimals and while he seized and possessed the same died intestate on 10/06/2006 leaving behind him his son namely **Samar Ali Mondal, the Vendor No. 1 herein** and his daughter namely **Rahima Bibi, the Vendor No. 2 herein** as his only legal heirs and successors to inherit his aforesaid landed property and after demise of said Jafar Ali Mondal his aforesaid son namely said **Samar Ali Mondal, the Vendor No. 1 herein** obtained the landed property measuring 05 Decimals and his daughter namely **Rahima Bibi, the Vendor No. 2 herein** obtained the landed property measuring 02.50 Decimals by way of inheritance as per Mohammedan law.

**AND WHEREAS** the Vendors herein thus become the absolute Owners of ALL THAT a piece and parcel of undivided land measuring an area of 07.50 Decimals be the same a little more or less lying and situated under Mouza - **Kutalsahi**, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Khatian No. 97, corresponding to

L.R. Khatian No. 150, appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by way of inheritance as per Mohammedan law and while they seized and possessed the aforesaid landed property to look after and to sell out the aforesaid property, constituted and appointed Attorneys namely **(1) ARJINA BIBI**, D/o. Alimuddin, residing at Digberia, Paulpara, P.O. Badu, P.S. Madhyamgram, Kolkata - 700 128, Dist - North 24 Parganas and **(2) RAKEYA BIBI**, W/o. Akbar Ali, residing at Kutulsahi, Ghoshpara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas through a Registered General Power of Attorney being No. 0897 dated 12/12/2018 which was registered at A.D.S.R.O. Barasat for the year 2018 and the Vendors herein are paying regularly rents and taxes to the appropriate authority concern and since then the Vendors herein seize, possess and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and they have every right to transfer, sale, gift, liens, mortgage in any manner whatsoever in favour of any party or parties.

**AND WHEREAS** the Vendor No. 1 herein has firmly and finally decided to sell and transfer the landed property measuring 1.875 Decimals out of his 05 Decimals and the Vendor No. 2 herein has firmly and finally decided to sell and transfer the landed property measuring 0.625



described in the **SCHEDULE** hereunder below to the Purchaser at the said consideration price **Rs. 2,60,000/- (Rupees Two Lakhs sixty thousand)** only and accordingly a verbal agreement was made by and between the parties.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 2,60,000/- (Rupees Two Lakhs sixty thousand)** only of lawful money of the Union of India well and truly paid by the Purchaser to the Vendors herein and the Govt. assessed value is **Rs. 8,63,638/- (Rupees Eight Lakhs sixty three thousand six hundred thirty eight)** only for which the Purchaser herein has paid the requisite stamp duty at or before the execution of these presents (the receipts whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and for every discharge the Purchaser and the said landed property and every part thereof) the Vendors doth hereby by these presents indefeasible and absolutely grant, sell and convey, transfer, assure and assign unto and to the use of the Purchaser free from all encumbrances **ALL THAT** a piece and parcel of undivided vacant land measuring an area of 02.50 Decimals be the same a little more or less out of 07.50 Decimals lying and situated under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana - Anowarpur, comprised in Khatian No. 97, corresponding to L.R. Khatian No. 150, appertaining to R.S. & L.R. Dag No. 546, under Barasat

Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas, which is more fully and particularly described in the **SCHEDULE** herein below and/or **HOWSOEVER OTHERWISE** the said land property or any portion thereof now are or is or at any time or times heretobefore were or was situated, butted and bounded, called, known, numbered described or distinguished **AND ALL** the estate right title, interest, use, trust, possession proper claim and demand both at Law and in Equity of the Vendors into and upon the said landed property or any or every part thereof **AND ALL** rents, issues and profits thereof **AND ALL** deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said landed property which are now or hereafter shall or may be in the custody possession power or control of the said Vendors or any person or persons from whom they can or may procure the same without any suit action at Law in Equity free from all encumbrances attachments and encumbrances **TO HAVE AND TO HOLD** the said landed property hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever **AND** the Vendors doth hereby for themselves, their heirs, executors, administrators, representatives, covenant with the Purchaser, its Office-executors, Office-administrators, legal-representatives and assigns that **NOTWITHSTANDING** any act, deed or thing by the Vendor or any of their predecessor or predecessors-

in-title done, committed or executed or knowingly suffered to the contrary, the said Vendors are now lawfully and absolutely seize and possess of or otherwise well and sufficiently entitle to the said landed property hereby granted, conveyed and transferred and / or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same **AND** that **NOTWITHSTANDING** any act, deed in themselves, good right, full power absolute authority and indefeasible title to sell, convey or transfer the said landed property and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and forever **AND** the Vendors are not in any way encumbered the said landed property hereby granted, conveyed and transferred **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said landed property in Khas and every part thereof and receive and take all rents, issue and profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the Vendors or from or under any of their predecessor, predecessors-in-title and the Purchaser shall have the right to record its name as raiyate in the register of settlement office, Municipality and will pay the annual revenue



to the collector as well as tax to the concerned municipality and shall have full right, absolute authority to sell transfer or encumber the said property by any manner whatsoever and the Purchaser will hold, possess and own the said property including its successor **AND** that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnify against all estate and encumbrances created by the Vendors or any of their predecessor or predecessors-in-title **AND** **FURTHER** that the Vendors and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said landed property or any part thereof from under any of their predecessor or predecessor-in-title shall will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said landed property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the Vendors deliver peaceful vacant possession of the said landed property along with all original copies of title deed and documents unto and to the use of the Purchaser simultaneously on this day of execution of these presents and the Vendors declare that the said landed property is being used for residential and/~~or~~ commercial purpose and there is no bar to transfer the land and the Vendors are in actual possession therein and the Vendors declare that there is no legal impediment in the matter of

transferring the said property has not acquired for any public purpose and the Vendors have not received any notice of acquisition or requisition relating to the said property.

**THIS DEED ALSO WITNESSETH** that the property sold hereby has not been transferred earlier by the Vendors hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor has he encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser do hereby put in open peaceful possession thereof and the Vendors and/or their heirs, executors, administrators and assigns shall and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title, interest of the Purchaser to the said property and every part thereof and if the title to and possession in the land sold to the Purchaser be in any way hampered in consequence of any action /fraud / deed performed or done by the Vendors and if it is found that the property sold hereby is not free from all sorts of encumbrances as herein before stated the Vendors, their heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid total consideration money with interest and all costs thereon.

**SCHEDULE OF PROPRERTY**

**ALL THAT** a piece and parcel of undivided vacant Shali land measuring an area of **1.875 Decimals** (out of Vendor No. 1's share of 05 Decimals) AND land measuring **0.625 Decimals** (out of Vendor No. 2's share of 02.50 Decimals) i.e. **02.50 Decimals** be the same a little more or less out of 07.50 Decimals lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Touji No. 146, Pargana – Anowarpur, comprised in Khatian No. 97, corresponding to R.S. & L.R. Khatian No. 150 (Recorded in the name of Jafar Ali Mondal), appertaining to R.S. & L.R. Dag No. 546, under Barasat Municipality, Kutulsahi Mathpara Road, in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The total property is butted and bounded by :

**ON THE NORTH :-** Land of Dag No. 552;

**ON THE SOUTH :-** Land of Dag No. 548;

**ON THE EAST :-** Land of Dag No. 545;

**ON THE WEST :-** Land of Dag No. 549;



**IN WITNESSES WHEREOF** the Vendor herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

Signed Sealed and Delivered  
By the Vendors hereto in  
the presence of Witnesses :-

1) *Habibur Rehman*  
*Barasat*

1) *Argina Bibi*

2) *[Handwritten signature]*

**SIGNATURE OF THE CONSTITUTED  
ATTORNEYS FOR AND ON BEHALF  
OF THE VENDORS:**

2) *SA Salsar Rahman*  
*oradhyogran*

1) SAMAR ALI MONDAL  
2) RAHIMA BIBI

Drafted and Prepared by :-  
*Nandini Bhuniya*

(Nandini Bhuniya)  
Advocate  
Barasat Judges' Court  
Kolkata - 700 124  
Enrolment No. F-1237/988/07

*Kailash Kumar Roongia HUF*

*[Handwritten signature]*  
*Signatory Authority*

**SIGNATURE OF THE PURCHASER**

Computer type by :

*[Handwritten signature]*  
(Rana Dey, Barasat)

*[Faint handwritten text]*

**MEMO OF CONSIDERATION**

RECEIVED of and from within named Purchaser within mentioned a sum of **Rs. 2,60,000/- (Rupees Two Lakhs sixty thousand)** only being the full consideration money as Memo given below :-

1) By Cheque No. 103905 dtd	75,000.00
Drawn on Union Bank of India, Canning Street Brach	
2) By Cash	1,85,000.00
	-----
<b>TOTAL</b>	<b>Rs. 2,60,000/-</b>
	=====

**(Rupees Two Lakhs sixty thousand) only.**

**WITNESSESS :**

1) *Hakibur Rehman  
Borasat*

1) *Argina Bibi*  
-----  
2) *राहमा बिबी*  
-----

2) *SK Saleem Rahman  
Pradhangron*











**SIGNATURE OF THE CONSTITUTED  
ATTORNEYS FOR AND ON BEHALF  
OF THE VENDORS:  
1) SAMAR ALI MONDAL  
2) RAHIMA BIBI**

=====X=====



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

(1) Name : Arzina Bibi

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Arzina Bibi











ডান হাত

Arzina Bibi

**Signature of the Presentant**

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

(2) Name : Rakeya Bibi

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

রাফিয়া বেগম

*All the above fingerprints are of the above named person and attested by the said person.*

**Signature of the Presentant**

(3) Name : Binod kumar Doolia

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Binod kumar Doolia

ডান হাত

Binod kumar Doolia

**Signature of the Presentant**

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





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW4054797

পরিচয় পত্র



Elector's Name Arjina Khalun

নির্বাচকের নাম আর্জিনা খাতুন

Father's Name Almuddin

পিতার নাম আলমুদ্দিন

Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2005	20
১.১.২০০৫-এ বয়স	২০

Address:

Dakshinhat Para 12 Barasat North 24 Parganas 743275

ঠিকানা:

দক্ষিণহাট পারা ১২ বারাসাট উত্তর ২৪ পর্গানা ৭৪৩২৭৫

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অফিসারের

Assembly Constituency: 90-Barasat

বিধানসভা নির্বাচন কেন্দ্র : ৯০-বারাসাট

District:North 24 Parganas      পোস্ট: ষ্টাড ২৪ পর্গানা

Date: 17.07.2005      তারিখ: ১৭.০৭.২০০৫

25A7928



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/092/159077

পরিচয় পত্র



Elector's Name : RAHMA BIBI  
নির্বাচকের নাম : রাহিমা বিনি  
Father/Mother/  
Husband's Name : DIN MAHAMMAD  
পিতা/মাতা/স্বামীর নাম : দিন মোহাম্মদ  
Sex : F  
বিল : মহিলা  
Age as on 1.1.1995 : 36  
১.১.১৯৯৫-এ বয়স : ৩৬

Address PART NO. 54  
DADPUR  
NORTH 24 - PARGANAS

ঠিকানা পল্টন নং ৫৪  
দাদপুর  
উত্তর ২৪ - পরগানা

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 092-DEGANGA Assembly Constituency  
০৯২-দেগাঙ্গা বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসত

Date : 22/03/95

তারিখ : ২২/০৩/৯৫



भारतीय निर्वाचन आयोग  
भारत में  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/13/030/879175



निर्वाचक नाम : डा. डी. डी. दास  
Elector's Name : Dr. D. D. Das

पिता/माता का नाम : दास

Father's Name : Das

लिंग/Sex : पुरुष / M

कार्ड जारी की तिथि  
Date of Issue : 06/02/2018

WB/13/030/879175

पता:

निवासी डा. डी. डी. दास, बसपाड़ा,  
मदियाग्राम, पिन कोड-700128

Address:

Dr. D. D. Das, Baspara,  
MADHYAGRAM NORTH-24,  
PARGANAS-700128

Date: 06/02/2018

118 - Madhya Gram Constituency  
मदियाग्राम पारगणा-700128

Facsimile Signature of the Electoral  
Registration Officer for

118 - Madhya Gram Constituency

विशेष ध्यान दें - यदि आपका पता बदलने की आवश्यकता है तो आपको अपने पता को अपडेट करने के लिए अपने क्षेत्र के निर्वाचक अधिकारी से संपर्क करना होगा।

In case of change in address, you must contact the ER Officer in the relevant Form for updating your name in the roll at the changed address and to obtain the card with same number.

207 / 228





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090/0582608


পরিচয় পত্র



Elector's Name : RAKA  
 নির্বাচকের নাম : রাকিয়া  
 Father/Mother/  
 Husband's Name : AKBAR  
 পিতা/মাতা/স্বামীর নাম : অকবর  
 Sex : F  
 লিঙ্গ : মহিলা  
 Age as on 1.1.1995 : 19  
 ১১১৯৯৫-এ বয়স : ১৯

Address PART NO: 196  
 BARASAT MUNICIPALITY  
 NORTH 24 - PARGANAS

ঠিকানা  
 পল্ট নং: ১৯৬  
 বারাসাত পৌরসভা  
 উত্তর ২৪ পরগণা

  
 Facsimile Signature  
 Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক  
 For 090-BARASAT Assembly Constituency  
 ০৯০ - বারাসাত বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 13/02/95

তারিখ : ১৩/০২/৯৫



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

JSC2886158



নির্বাচকের নাম : বিজয় কুমার জেলিয়া

Elector's Name : Binai Kumar Deka

বিতরণ : গৌড়িয়া

Father's Name : Govind Ram

লিঙ্গ/সেক্স : পুরু / M

জন্ম তারিখ : 02/01/1953  
Date of Birth

JSC2886158

ঠিকানা:

BC-288, নন্দীয়া, পল্লী-১, ২০-বি বি  
(ভাগ), বিধাননগর পৌর নিগম, বিধাননগর  
(দক্ষিণ), উত্তর ২৪ পরগণা-700064

Address:

BC-288, SALT LAKE SEC-1 BLOCK-BC (PARTLY)  
BIDHANNAGAR MUNICIPAL CORPORATION,  
BIDHAN NAGAR (NORTH), NORTH 24  
PARAGANAS-700064

Date: 20/05/2018

116 - বিধাননগর বিধান পৌর নিগম  
বিধাননগর (দক্ষিণ) অঞ্চল

Facsimile Signature of the Electoral  
Registration Officer for

116 - Bidhanagar Constituency

বিধাননগর বিধান পৌর নিগমের অধীনে  
১১৬ - বিধাননগর (দক্ষিণ) অঞ্চল  
এই পরিচয় পত্রটি  
আপনার পরিচয় পত্রটি  
আপনার পরিচয় পত্রটি  
আপনার পরিচয় পত্রটি

In case of change in address mention the 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 160 J 042

B.K. Deka

ভাৰতৰ নিৰ্বাচন কমিশ্বন  
পৰিচয় পত্ৰ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KJM3449832



নিৰ্বাচকেৰ নাম : হাবিবুৰ মহম্মদ  
Elector's Name : Habibur Rahman

নিৰ্বাচকৰ নাম : লুটফাৰ  
Father's Name : Lutfar

লিংগ / Sex : পুৰ / M  
জন্ম তাৰিখ : XX / XX / 19XX  
Date of Birth

KJM3449832

বিতান:  
কম পাতা সোহাই শ্বেতপুৰ ডেংগা উত্তৰ 24 পৰগনা  
743423

Address:  
Ray Para Sohail Shwetpur Deganga  
North 24 Parganas 743423

তারিখ: 28/07/2007

Signature of the Electoral  
Registration Officer for  
Deganga Constituency

বিভাগীয় নিৰ্বাচন কমিশ্বনৰ কাৰ্যালয়ত  
প্ৰাপ্ত হোৱাৰ লগতে লিখিত  
কৰ্মত উল্লেখ কৰা ঠিকাত  
কোনো পৰিৱৰ্তন হ'লে  
সংশ্লিষ্ট ফৰ্মত  
লিখিত কৰ্মত উল্লেখ কৰা  
ঠিকাত  
কোনো পৰিৱৰ্তন হ'লে  
সংশ্লিষ্ট ফৰ্মত  
লিখিত কৰ্মত উল্লেখ কৰা  
ঠিকাত  
কোনো পৰিৱৰ্তন হ'লে  
সংশ্লিষ্ট ফৰ্মত  
লিখিত কৰ্মত উল্লেখ কৰা  
ঠিকাত



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AACHK5148P



नाम / NAME  
KAILASH KUMAR ROONGTA

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
10-07-1988

*B. Das*

अधीन अधिकारी, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

KAILASH KUMAR ROONGTA (H.O.P.)

*B. Das*

कार्ड / Card

इस कार्ड के खो / गिर जाने पर दृष्ट्या जारी करने  
वाले अधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आगुम (पद्धति एवं तकनीकी),  
पी-7,  
भीमेश्वर त्रिपाठी,  
काकासा - 700 069.

In case this card is lost/ found, kindly inform/ return to  
the issuing authority /  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,

KAILASH KUMAR ROONGTA (H.O.P.)

*B. Das*

कार्ड / Card

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-031949721-1

Payment Mode Online Payment

GRN Date: 20/12/2018 11:03:29

Bank : State Bank of India

BRN : IK00VYQCX8

BRN Date: 20/12/2018 11:04:10

DEPOSITOR'S DETAILS

Id No. : 15250001903650/5/2018  
(Query No./Query Year)

Name : Nandini Bhuiya

Contact No. :

Mobile No. : +91 8906180425

E-mail :

Address : Barasat Court

Applicant Name : Smt Nandini Bhuiya

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15250001903650/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	46838
2	15250001903650/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	8682

In Words : Rupees Fifty Five Thousand Five Hundred Twenty only

Total

55520



### Major Information of the Deed

Deed No :	I-1525-10680/2018	Date of Registration	21/12/2018
Query No / Year	1525-0001903650/2018	Office where deed is registered	
Query Date	17/12/2018 4:42:22 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Nandini Bhuiya Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8906180425, 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. 2,60,000/-	Rs. 8,63,638/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51,838/- (Article:23)	Rs. 8,682/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Kutulsahi Matpara Road, Mouza: Kutulsahi  
Pin Code : 700124

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-546	LR-150	Bastu	Shali	2.5 Dec	2,60,000/-	8,63,638/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>2.5Dec</b>	<b>2,60,000 /-</b>	<b>8,63,638 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Samar Ali Mondal</b> Son of Late Jafar Ali Mondal Digberiya Majherpara, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700128 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Rahima Bibi</b> Wife of Din Mahammad Dadpur, P.O:- Kadambagachhi, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney



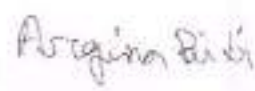


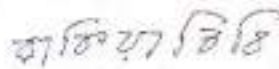
#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Kailash Kumar Roongta H U F</b> 25- R. N. Mukherjee Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1525-10680/2018-21/12/2018



**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Arjina Bibi (Presentant )</b> Daughter of Alimuddin Date of Execution - 21/12/2018, , Admitted by: Self, Date of Admission: 21/12/2018, Place of Admission of Execution: Office	 <small>Dec 21 2018 12:18PM</small>	 <small>LTI 21/12/2018</small>	<b>Signature</b>  <small>21/12/2018</small>
Digberia Paulpara, P.O:- Badu, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700128, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Attorney, Attorney of : Samar Ali Mondal, Rahima Bibi				
2	<b>Name</b> <b>Rakeya Bibi</b> Wife of Akbar Ali Date of Execution - 21/12/2018, , Admitted by: Self, Date of Admission: 21/12/2018, Place of Admission of Execution: Office	 <small>Dec 21 2018 12:20PM</small>	 <small>LTI 21/12/2018</small>	<b>Signature</b>  <small>21/12/2018</small>
Kutulsahi Road Ghoshpara, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Attorney, Attorney of : Samar Ali Mondal, Rahima Bibi				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Binod Kumar Drolia</b> Son of Govind Ram Drolia Date of Execution - 21/12/2018, , Admitted by: Self, Date of Admission: 21/12/2018, Place of Admission of Execution: Office	 <small>Dec 21 2018 12:19PM</small>	 <small>LTI 21/12/2018</small>	<b>Signature</b>  <small>21/12/2018</small>
B C 260 Saltlake, Block/Sector: 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Kailash Kumar Roongta H U F (as authorize signatory)				

**Identifier Details :**

Name & address
Habibar Rahaman Son of Lutfar Rahaman Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Arjina Bibi, Rakeya Bibi, Binod Kumar Drolia

Major Information of the Deed :- I-1525-10680/2018-21/12/2018



21/12/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Samar Ali Mondal	Kailash Kumar Roongta H U F-1.875 Dec
2	Rahima Bibi	Kailash Kumar Roongta H U F-0.625 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Kutulsahi Matpara Road, Mouza: Kutulsahi Pin Code: 700124

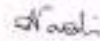
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 546(Corresponding RS Plot No:- 546), LR Khatian No:- 150	Owner: জাফর আলি মণ্ডল, Gurdian: ছাদু মণ্ডল, Address: সাং- দিগবেড়িয়া, Classification: শানি, Area: 0.07000000 Acre,	Seller is not the recorded Owner as per Applicant

**Endorsement For Deed Number : I - 152510680 / 2018**

On 17-12-2018

**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 8,63,638/-



Ananda Mohan Nandi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

On 21-12-2018

**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 12:04 hrs on 21-12-2018, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Arjina Bibi.

Major Information of the Deed :- I-1525-10680/2018-21/12/2018

24/12/2018 Query No:-15250001903650 / 2018 Deed No : I - 152510680 / 2018, Document is digitally signed.

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**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 21-12-2018 by Binod Kumar Drolia, authorize signatory, Kailash Kumar Roongta H U F (HUF), 25- R. N. Mukherjee Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Identified by Habibar Rahaman, , , Son of Lutfar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Executed by Attorney**

1. Execution by Arjina Bibi, , Daughter of Alimuddin, Digberia Paiulpara, P.O: Badu, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Muslim, by profession House wife as the constituted attorney of 1. Samar Ali Mondal Digberiya Majherpara, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, 2. Rahima Bibi Dadpur, P.O: Kadambagachhi, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125 is admitted by him

Identified by Habibar Rahaman, , , Son of Lutfar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

2. Execution by Rakeya Bibi, , Wife of Akbar Ali, Kutulsahi Road Ghoshpara, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession House wife as the constituted attorney of 1. Samar Ali Mondal Digberiya Majherpara, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, 2. Rahima Bibi Dadpur, P.O: Kadambagachhi, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125 is admitted by him

Identified by Habibar Rahaman, , , Son of Lutfar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,682/- ( A(1) = Rs 8,636/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,682/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/12/2018 11:04AM with Govt. Ref. No: 192018190319497211 on 20-12-2018, Amount Rs: 8,682/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VYQCX8 on 20-12-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 51,838/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 46,838/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 3194, Amount: Rs.5,000/-, Date of Purchase: 19/12/2018, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/12/2018 11:04AM with Govt. Ref. No: 192018190319497211 on 20-12-2018, Amount Rs: 46,838/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VYQCX8 on 20-12-2018, Head of Account 0030-02-103-003-02

*Ananda Mohan Nandi*

**Ananda Mohan Nandi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1525-10680/2018-21/12/2018

24/12/2018 Query No:-15250001903650 / 2018 Deed No : I - 152510680 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2018, Page from 297533 to 297562  
being No 152510680 for the year 2018.



Digitally signed by ANANDAMOHAN  
NANDI  
Date: 2018.12.24 13:34:43 +05:30  
Reason: Digital Signing of Deed.

*Anandi*

(Ananda Mohan Nandi) 12/24/2018 1:34:35 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)