

3918/18

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 092373

E 092373

Q-0-120751/18
26/07/18, 1.27.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

[Signature]
Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2018

DEED OF SALE

THIS DEED OF SALE is made this the 26th day of July, 2018

BETWEEN

Contd ... P/2.

2018 25.07.18
নং ৩৫০০৫ দল ৫০০৮/-

করদার Rekha Sardar

মাং 37, N.C. Naskar Rd., Kol-84

শঙ্কর কুমার সরকার

স্ট্যাম্প ভেড্ডার
সেন্দারপুর এ্যা.ডি.এস.আর অফিস
৩৩ ১২ পল্লবপা



E 085373



Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2018

Sankar Mondal
Cranagachha, Crania,
Kol-700084
Business
S/o. Sant Anukul Mondal

SRI ANUKUL MONDAL (PAN : DNIPM2530K), son of Late Jatindra Nath Mondal, by faith - Hindu, by occupation - Cultivation, residing at Garagachha, Post Office - Garia, Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700084, hereinafter called and referred to as the "**OWNER/ VENDOR**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **ONE PART**.

AND

SMT. REKHA SARDAR (PAN : AZIPS2742J), wife of Sri Surath Sardar, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 'Rekha Neer', 37, Nafar Chandra Nasakar Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, hereinafter called and referred to as the "**PURCHASER**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **OTHER PART**.

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**Additional District Sub-Registrar,
Garia South 24 Parganas**

26 JUL 2011

WHEREAS Anukul Mondal, the recorded raiyat in respect of 0.625 decimal Shali land lying, situated at and comprised in L.R. Dag No. 189 appertaining to L.R. Khatian No. 20 corresponding to R.S. Dag No. 177 of R.S. Khatian No. 124 of Mouza - Garagachcha and 0.5 decimal shali land in L.R. Dag No. 190 appertaining to L.R. Khatian No. 20 corresponding to R.S. Dag No. 177/285 of R.S. Khatian No. 124 of Mouza - Garagachcha, altogether measuring 1.125 decimlas land in Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas has been in possession and enjoyment of the said property till now without any hindrance and encumbrance and the Vendor herein has absolute right, title and authority to sell the said property or any part or portion thereof to any person or persons of his choice.

AND WHEREAS due to urgent need of money the said Vendor herein has expressed his willingness to sell the aforesaid 1.125 decimals Land together with all ancient and easement right attached thereto and the purchaser herein offered to purchase the aforesaid plot of land for total consideration of a sum of **Rs. 10,00,000/- (Rupees Ten Lakh only)** and the Vendor herein accepted the same.

Contd . . . P/4.



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Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2016

AND WHEREAS the purchaser herein has paid to the Vendor the total consideration money being sum of **Rs. 10,00,000/- (Rupees Ten Lakh only)** for purchase of the said plot of land together with easements and quasi easement attached thereto within the meaning of law for the time being in force.

NOW THIS INDENTURE WITNESSETH as follows :-

That in consideration of the total sum of **Rs. 10,00,000/- (Rupees Ten Lakh only)** paid by the Purchaser to the Vendor for purchase of the aforesaid plot of land measuring 1.125 decimal i.e. more or less 10 Chittaks land, depicted with red colour in the site plan attached herewith, lying, situated at and comprised in L.R. Dag Nos. 189 and 190 appertaining to L.R. Khatian No. 20 corresponding to R.S. Dag No. 177 and 177/285 under R.S. Khatian No. 124 of Mouza - Garagachcha, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas and the rights and properties appurtenant thereto the Vendor by memo of receipt hereunder admits and acknowledges and of and from the payment of the same the vendor for ever releases, discharges, acquits and exonerates the purchaser the property and every part thereof hereby granted, transferred and conveyed; the vendor doth hereby grant, sell, convey, transfer, assign and assure by way of absolute sale unto and in favour of the Purchaser ALL THAT piece and parcel of land measuring more or less 1.125 decimals

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Additional District Sub-Registrar,
Garia South 24 Parganas

6 JUL 2017

which is specifically mentioned and described in the Schedule hereto TOGETHER WITH right of exclusive use and enjoyment of all ancient rights and liberties, hereditaments, situated in the said property which is butted, bounded, called, known, numbered, described and distinguished and ALL THAT the estate right, title and interest of the Vendor together with paths, passage, drains, road, supply of water by the authority concern if any, cable, telephone line, electricity, rights, liberties, easements and/ or quasi easements and appurtenances whatsoever for beneficial use and enjoyment of the said landed property or any part thereof belonging to ALL THAT deeds, pottahs, writings, muniments and evidences of title whatsoever relating to the said land or any part thereof which is now or hereinafter shall or may be in the possession, power and control of the Vendor or any other person from whom he can procure the same whatsoever and which is free from all encumbrances and/ or alienation whatsoever TO HAVE AND TO HOLD the said plot of land and each and every part thereof and rights and properties appurtenant thereto unto and to the use of the purchaser absolutely and forever as heritable and transferable immovable property within the meaning of law for the time being in force and also subject to the payment of revenue, municipal rates and taxes, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of West Bengal, the Rajpur - Sonarpur Municipality or any other authorities concern.

Contd . . . P/6.



Handwritten signature

Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2014

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER

as follows :-

- i) That the interest which the vendor hereby professes to transfer, subsists and the vendor has good right, title, full power and absolute authority to grant, sell, convey, transfer, assign and assure the property hereby granted, sold, conveyed, transferred, assigned and assured unto and in favour of the purchaser absolutely and forever.
- ii) That there is no Statutory, Judicial and/ or quasi Judicial order or restriction which may prevent the vendor from transferring and/ or conveying the said plot of land or any part or portion thereof and the rights and properties appurtenant thereto to the purchaser.
- iii) That the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any deed, document or writing whereby the property and the rights and properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title.

Contd . . . P/7.



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**Additional District Sub-Registrar,
Garia South 24 Parganas**

6 JUL 2018

- iv) That the property is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigation, lis pendens, uses, debottar, trusts, made or suffered by the Vendor or any person or persons arising or lawfully, rightfully and/ or equitably claiming any estate or interest therein from, under or in trust for the Vendor.

- v) That the purchaser, his heirs, executors, administrators, successors, legal representatives and assigns shall and may at all times hereafter peacefully and quietly hold, possess, occupy and enjoy exclusively the said plot of land and every part thereof and/ or construct house, building, receive the rents, issue and profits therefrom for its/their own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendor or any person or persons lawfully claiming or to claim through, under or in trust for the Vendor and all person having or lawfully claiming any estate right or interest whatsoever at law for the property hereby granted, sold, conveyed, expressed so to be by, from, under or in trust for the Vendor.

- vi) That the Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the

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Additional District Sub-Registrar,
Garia South 24 Parganas

6 JUL 2018

purchaser make, doth acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, conveyance, matters and things whatsoever for further betterment or more perfectly assuring and absolutely granting the property and every part thereof hereby granted and sold unto and to the use of the purchaser as and when shall and may be reasonably required.

- vii) That the purchaser shall hereafter have the right to get mutated her name in the record of the Rajpur-Sonarpur Municipality, in the record of rights of the Department of Land and Land Reforms or any other authority or authorities concern, as the sole owner of the said plot of land, rights and properties appurtenant thereto and also to pay revenue and the Municipal Rates and Taxes as may be assessed or imposed in respect of the said plot of land.

- viii) That the purchaser shall have the right, full power and absolute authority to erect boundary walls, construct house, grant, sell, convey, transfer in any manner, assign, assure, mortgage, let out the said property or any part or portion thereof and the rights and properties appurtenant thereto to any person or persons of her choice.

Contd . . . P/9.



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Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2019

SCHEDULE AS ABOVE REFERRED TO

ALL THAT piece and parcel of Shali Land estimated by an area measuring 0.625 decimal lying, situated at and comprised in L.R. Dag No. 189 appertaining to L.R. Khatian No. 20 corresponding to R.S. Dag No. 177 of R.S. Khatian No. 124 of Mouza - Garagachcha and 0.5 decimal shali land in L.R. Dag No. 190 appertaining to L.R. Khatian No. 20 corresponding to R.S. Dag No. 177/285 of R.S. Khatian No. 124 of Mouza - Garagachcha, altogether measuring 1.125 decimal land in Mouza - Garagachcha, J.L. No. 45, Ward No. 01 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700084 alongwith all ancient and easement right attached thereto. The said plot of land is shown, delineated and depicted with red colour in the site plan attached herewith which is deemed to be a part and parcel of this indenture. The said plot of land is butted and bounded as follows :-

On the North : More or less 12 feet wide existing Municipal Road.
On the South : Plot of R.S. Dag No. 177/285.
On the East : Plot of R.S. Dag No. 180.
On the West : Plot of R.S. Dag No. 177/285.

Contd . . . P/10.



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Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2017

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. Sankar Mondal
Garegachha, Garia
KOL- 700084

2.

Rupali Mondal
Atghara Purbapara,
Adarait, Baripura,
24 Pgs(S), Pin - 743610



L.T.I. of Anukul Mondal
by the pen of -

Sankar Mondal

SIGNATURE OF THE VENDOR

Drafted and prepared by me -

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB91/05.

Rekha Sardar.

SIGNATURE OF THE PURCHASER

Contd ... P/11.



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**Additional District Sub-Registrar,
Garia South 24 Parganas**

26 JUL 2017

MEMO OF RECEIPT

Received the within mentioned total sum of **Rs. 10,00,000/- (Rupees Ten Lakh only)** in full being consideration money from the within mentioned purchaser in several dates through Account Transfer and Cheques.

WITNESSES :

1. Sankar Mondal
Garagachha, Gaia,
Kot-700084
2. Rupali Mondal
Aghara Purbapara,
Madarat, Bannipur,
24 Pgs (S), Pin - 743610



L.P.I. of Anukul Mondal
by the pen of -
Sankar Mondal

SIGNATURE OF THE VENDOR



Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2017



Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SRI ANUKUL MONDAL

SIGNATURE :



L.T.I. of Anukul Mondal
by the pen of -

Sankar Mondal



Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SMT. REKHA SARDAR

SIGNATURE :

Rekha Sardar



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Additional District Sub-Registrar,
Garia South 24 Parganas

26 JUL 2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DNIPM2530K



नाम / Name
ANIKUL MONDAL

पिता का नाम / Father's Name
JATIN MONDAL

जन्म की तिथि / Date of Birth
03/09/1954

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTHITSL
Plot No. 3, Sector 11, CBD-Belapur,
New Mumbai - 400 614.

अगर कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नया मुंबई - 400 614.



L.T. I. of Anikul Mondal
by the pen of -
Sankar Mondal



Rekha Sardar



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

GRN: 19-201819-026653266-1

Payment Mode

Online Payment

GRN Date: 26/07/2018 11:39:11

Bank : UCO Bank

BRN : 14090968

BRN Date: 26/07/2018 11:32:23

DEPOSITOR'S DETAILS

Id No. : 16290001207511/2/2018

[Query No./Query Year]

Name : Samir Sardar

Contact No. :

Mobile No. : +91 9051148984

E-mail :

Address : 37 n c naskar road garia kolkata 700084

Applicant Name : Mr Samar Das

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16290001207511/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	55020
2	16290001207511/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	10014
3	16290001207511/2/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	45

Total

65079

In Words : Rupees Sixty Five Thousand Seventy Nine only

Major Information of the Deed



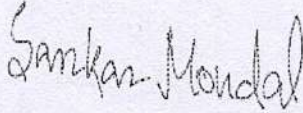
Deed No :	I-1629-03604/2018	Date of Registration	26/07/2018
Query No / Year	1629-0001207511/2018	Office where deed is registered	
Query Date	26/07/2018 11:05:18 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, 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. 10,00,000/-	Rs. 10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,020/- (Article:23)	Rs. 10,014/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Garagachha, Ward No: 1



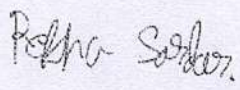
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-189	LR-20	Bastu	Danga	0.625 Dec	6,00,000/-	6,00,000/-	Width of Approach Road: 12 Ft.,
L2	LR-190	LR-20	Bastu	Shali	0.5 Dec	4,00,000/-	4,00,000/-	Width of Approach Road: 12 Ft.,
		TOTAL :			1.125Dec	10,00,000 /-	10,00,000 /-	
		Grand Total :			1.125Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

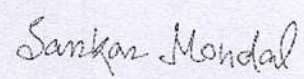
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Anukul Mondal (Presentant) Son of Late Jatindra Nath Mondal Executed by: Self, Date of Execution: 26/07/2018 , Admitted by: Self, Date of Admission: 26/07/2018 ,Place : Office			
		26/07/2018	LTI 26/07/2018	26/07/2018
Garagachha, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DNIPM2530K, Status :Individual, Executed by: Self, Date of Execution: 26/07/2018 , Admitted by: Self, Date of Admission: 26/07/2018 ,Place : Office				

Major Information of the Deed :- I-1629-03604/2018-26/07/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rekha Sardar Wife of Mr Surath Sardar Executed by: Self, Date of Execution: 26/07/2018 , Admitted by: Self, Date of Admission: 26/07/2018 ,Place : Office			
		26/07/2018	LTI 26/07/2018	26/07/2018
Wife of Mr Surath Sardar Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZIPS2742J, Status :Individual, Executed by: Self, Date of Execution: 26/07/2018 , Admitted by: Self, Date of Admission: 26/07/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr Sankar Mondal Son of Mr Anukul Mondal Garagachha, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Anukul Mondal, Mrs Rekha Sardar	
	26/07/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Anukul Mondal	Mrs Rekha Sardar-0.625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Anukul Mondal	Mrs Rekha Sardar-0.5 Dec

Major Information of the Deed :- I-1629-03604/2018-26/07/2018

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Garagachha, Ward No: 1

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 189(Corresponding RS Plot No:- 177), LR Khatian No:- 20	Owner:অনুকুল মণ্ডল, Gurdian:যতীন্দ্র নাথ, Address:নিজ, Classification:শালি, Area:0.01000000 Acre, Under Mutation
L2	LR Plot No:- 190(Corresponding RS Plot No:- 177/285), LR Khatian No:- 20	Owner:অনুকুল মণ্ডল, Gurdian:যতীন্দ্র নাথ, Address:নিজ, Classification:শালি, Area:0.01000000 Acre, Under Mutation

Endorsement For Deed Number : I - 162903604 / 2018

On 26-07-2018

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 13:27 hrs on 26-07-2018, at the Office of the A.D.S.R. GARIA by Mr Anukul Mondal ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,00,000/-

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

Execution is admitted on 26/07/2018 by 1. Mr Anukul Mondal, Son of Late Jatindra Nath Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Cultivation, 2. Mrs Rekha Sardar, Wife of Mr Surath Sardar, Rekha Neer, 37, Nafar Chandra Naskar Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business Indetified by Mr Sankar Mondal, , , Son of Mr Anukul Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (A(1) = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2018 11:32AM with Govt. Ref. No: 192018190266532661 on 26-07-2018, Amount Rs: 10,014/-, Bank: UCO Bank (UCBA0000190), Ref. No. 14090968 on 26-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1629-03604/2018-26/07/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 55,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2018, Amount: Rs.5,000/-, Date of Purchase: 25/07/2018, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2018 11:32AM with Govt. Ref. No: 192018190266532661 on 26-07-2018, Amount Rs: 55,020/-, Bank: UCO Bank (UCBA0000190), Ref. No. 14090968 on 26-07-2018, Head of Account 0030-02-103-003-02



Abhijit Bera

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-03604/2018-26/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 112117 to 112137

being No 162903604 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.07.31 12:27:57 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 31-Jul-18 12:27:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)