

4944/4

I. 4566/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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E 989111

22/09/19
 Q-01/527640

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

Kee

Additional District Sub-Registrar,
 Garia South 24 Parganas

23 SEP 2019

DEED OF SALE

THIS DEED OF SALE is made this the ...23rd day of September,
 Two Thousand Nineteen (2019) A.D.

BETWEEN

Contd ... P/2.

1943 19.09.19

তারিখ ৫০০০/-

খরিদদার Surath Sandar

সাং Garia, Kolkata - 700084

শঙ্কর কুমার সরকার

স্ট্যাম্প ভেঙার

সোনালপুর এ্যা.ডি.এস.আর অফিস

দফা ১৪ পরগণা



~~Handwritten signature~~

E 989111 E 989111



DEED OF SALE

Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

Saman Das
Advocate
High Court, Calcutta

(1) **SRI NITAI CHANDRA MONDAL** (PAN : BZEPM1013P), (2) **SRI MADAN MONDAL** (PAN : BGSPM0459G), and (3) **SRI KANAK MONDAL** (PAN : BLCPM 3453R), all sons of Late Kangal Chandra Mondal, all by Nationality - Indian, all by faith - Hindu, all by occupation - Business, all residing at Garagachha, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, hereinafter called and referred to as the "**VENDORS/ FIRST PARTY**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND

(1) **SRI SURATH SARDAR** (PAN : AQQPS5976F), son of Sri Mahim Sardar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, and (2) **SRI SAMIR SARDAR** (PAN : DOBPS7793A), son of Sri Surath Sardar, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, hereinafter jointly called and referred to as the "**PURCHASERS/ SECOND PARTY**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **OTHER PART.**

Contd . . . P/3.



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

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WHEREAS one Kangal Chandra Mondal, son of Ramchandra Mondal of Garagachha was the recorded raiyat in 2.5 decimals shali land in L.R. Dag No. 189 corresponding to R.S. Dag No. 177 and 1.5 decimals shali land in L.R. Dag No. 190 corresponding to R.S. Dag No. 177/285 inter alia other plots of land of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas.

AND WHEREAS by and under a Deed of Gift registered at the office of the A.D.S.R., Sonarpur, South 24 Parganas and recorded in its Book No. I, CD Volume No. 5, Pages 1982 to 2005, Being No. 1605 for the year 2010 gifted the aforesaid property measuring more or less 2.5 decimals shali land in L.R. Dag No. 189 corresponding to R.S. Dag No. 177 and more or less 1.5 decimals shali land in L.R. Dag No. 190 corresponding to R.S. Dag No. 177/285 inter alia other plots of land of Mouza - Garagachha in favour of his three sons, Nitai Chandra Mondal, Madan Mondal and Kanak Mondal.

AND WHEREAS Nitai Chandra Mondal, Madan Mondal and Kanak Mondal, the VENDORS herein accepting the aforesaid Gift Deed and have been in possession and enjoyment of 2.5 decimals shali land equivalent to 1 Cottah 8 Chittaks shali land in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 569, 570 and 571 corresponding to R.S. Dag No. 177 and 1.5 decimals shali land equivalent to 15 Chittaks land in L.R. Dag No. 190 appertaining to L.R. Khatian Nos. 569, 570 and 571 corresponding to R.S. Dag No. 177/285 altogether measuring more or less 2 Cottahs 7 Chittaks land of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas till now without any hindrance and encumbrance and the vendors herein have absolute, right, title and authority to sell the said property to any person or persons of their choice.

Contd . . . P/4.



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Garia South 24 Parganas

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THE VENDORS HAVE REPRESENTED AND GUARANTEED THE PURCHASERS as follows :-

- a) The Vendors have not entered into any Agreement and/or arrangements and/or have not done any act, deed or thing to any body whereby the Vendors' title in respect of the unit rights and properties appurtenant thereto may get alienated and/or encumbered.
- b) There is no statutory, Judicial and/or quasi Judicial and/or departmental order and/or restrictions which may prevent the Vendors from transferring and/or conveying the unit and right and properties appurtenant thereto to the purchaser absolutely and forever.
- c) That upon purchase the purchasers shall acquire a clear and marketable title in respect of the said plot of land specifically described in the schedule hereunder written and the right and properties appurtenant thereto free from all encumbrances, alienation whatsoever.
- d) The Vendors also guaranteed that the property is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigation, lispendens, uses, debottar, trusts made or suffered by the Vendors 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 Vendors.

Contd . . . P/5.



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

- e) The Vendors have absolute right, title and authority to sell the aforesaid plot of land or any part or portion thereof to any intending purchaser or purchasers of their own choice without any interference from any person or authority whatsoever.
- f) the Vendors herein are in need of money have expressed their willingness to sell the aforesaid plot of land which is specifically described in the Schedule hereunder written and delineated with red colour in the site plan attached herewith together with all ancient and easement right attached thereto.
- g) Relying upon the aforesaid representation of the Vendors the purchasers herein offered to the vendors to sell the aforesaid plot of land and specifically described in the schedule hereunder written measuring more or less **2 Cottahs 7 Chittaks** in their favour for consideration money being sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)** and the Vendors herein accepted the same and the purchaser herein have paid to the Vendors the total consideration money being sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)** for purchases of the said plot of land together with easements and quasi easements appurtenant 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. 25,00,000/- (Rupees Twenty Five Lakh only)** has paid by the Purchasers to the Vendors for purchase of the aforesaid plot of land measuring more or less **2.5 decimals shali land equivalent to 1 Cottahs 8 Chittaks**

Contd . . . P/6.



Additional District Sub-Registrar,
Garia South 24 Parganas

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shali in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 569, 570 and 571 corresponding to R.S. Dag No. 177 and **1.5 decimals shali land** equivalent to **15 Chittaks shali land in L.R. Dag No. 190 appertaining to L.R. Khatian Nos. 569, 570 and 571** corresponding to R.S. Dag No. 177/285 **altogether measuring more or less 2 Cottahs 7 Chittaks land** of **Mouza - Garagachha, J.L. No. 45**, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 and the rights and properties appurtenant thereto the Vendors by memo of receipt hereunder admits and acknowledges and of and from the payment of the same the vendors for ever releases, discharges, acquits and exonerates the purchasers the property and every part thereof hereby granted, transferred and conveyed; the vendors doth hereby grant, sell, convey, transfer, assign and assure by way of absolute sale unto and in favour of the Purchasers **ALL THAT** piece and parcel of land measuring more or less **2 Cottahs 7 Chittaks 00 sq. ft.** 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, trees, plants 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 Vendors 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 property or any part or portion thereof which is now or hereinafter shall or may be in the possession, power and control of the Vendors or any other person from whom they can procure the

Contd . . . P/7.



Additional District Sub-Registrar,
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same whatsoever and which is free from all encumbrances and/ or alienation whatsoever **TO HAVE AND TO HOLD** the said property and each and every part thereof and rights and properties appurtenant thereto unto and to the use of the purchasers 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.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

- i) That the interest which the vendors hereby professes to transfer, subsists and the vendors have 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 purchasers absolutely and forever.
- ii) That the Vendors have 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.
- iii) That the purchasers, their heirs, executors, administrators, successors, legal representatives and assigns shall and may at all times hereafter peacefully and quietly hold, possess, occupy

Contd . . . P/8.



Additional District Sub-Registrar,
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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 their own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendors or any person or persons lawfully claiming or to claim through, under or in trust for the Vendors 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 Vendors.

- iv) That the Vendors shall, from time to time and at all times, hereafter upon every reasonable request and at the cost of the purchaser makes, 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 purchasers as and when shall and may be reasonably required.

- v) That the purchasers shall hereafter have the right to get mutated their name in the record of the Rajpur - Sonarpur Municipality, in the record of rights of the Department of Block Land and Land Reforms, Sonarpur, South 24 Parganas or any other authority or authorities concern, as the owners 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.

Contd . . . P/9.



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

- vi) That the purchasers shall, hereafter, have the right, full power and absolute authority to erect boundary walls, construct house, building, grant, sell, gift, convey, transfer, alienate 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 their choice.

SCHEDULE AS ABOVE REFERRED TO :

ALL THAT piece and parcel of Land estimated by an area measuring **2.5 decimals shali land equivalent to 1 Cottahs 8 Chittaks shali in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 569, 570 and 571** corresponding to R.S. Dag No. 177 and **1.5 decimals shali land** equivalent to **15 Chittaks shali land in L.R. Dag No. 190 appertaining to L.R. Khatian Nos. 569, 570 and 571** corresponding to R.S. Dag No. 177/285 **altogether measuring more or less 2 Cottahs 7 Chittaks land of Mouza - Garagachha, J.L. No. 45, Road -** Near to Garagachha Patuli Link Road, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084. The said plot of land is 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 aforesaid plot of land is butted and bounded by -

On the North : Plot of R.S. Dag Nos. 177 and 177/285

On the South : Plot of R.S. Dag No. 178.

On the East : Plot of R.S. Dag No. 180.

On the West : Plot of R.S. Dag No. 176.

Contd . . . P/10.



Additional District Sub-Registrar,
Garia South 24 Parganas

3 SEP 2019

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. *Samar Das*
Advocate (1) *Nitai Chandra Mondal.*
(2) *Madan Mondal*
2. *Subrata Haldar* 3) *Kanak Mondal*
Sonarpur, KOL-700150

SIGNATURE OF THE VENDORS

Drafted and prepared by me -

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB91/95

Sarith Sarkar

Samin Sardar

SIGNATURE OF THE PURCHASERS

Contd ... P/11.



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

MEMO OF RECEIPT

Received the within mentioned total sum of Rs. **25,00,000/- (Rupees Twenty Five Lakh only)** in full being consideration money from the within mentioned purchasers in the following manner -

Particulars	Amount (Rs.)
Cheque No. 904305 dated 26/02/2017 of UCO Bank, Garia Station Road Branch	1,00,000/-
Cheque No. 904319 dated 08/03/2017 of UCO Bank, Garia Station Road Branch	4,00,000/-
Cheque No. 904321 dated 08/03/2017 of UCO Bank, Garia Station Road Branch	5,00,000/-
Cheque No. 904322 dated 08/03/2017 of UCO Bank, Garia Station Road Branch	5,00,000/-
Cheque No. 904329 dated 30/03/2017 of UCO Bank, Garia Station Road Branch	3,33,333/-
Cheque No. 904327 dated 30/03/2017 of UCO Bank, Garia Station Road Branch	3,33,333/-
Cheque No. 904328 dated 30/03/2017 of UCO Bank, Garia Station Road Branch	3,33,334/-
TOTAL	25,00,000/-

WITNESSES :

1. *Saman Des*
Advocate
2. *Seebata Haldar*
Sonarpur, KOL- 700150

- 1) *Nitai Chandra Mondal.*
- 2) *Madan Mondal*
- 3) *Kanak Mondal*

SIGNATURE OF THE VENDORS



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NITAI CHANDRA MONDAL

KANGAL CHANDRA MONDAL

10/05/1945

Permanent Account Number

BZEPM1013P

*Nitai Chandra
Mondal*

Signature



23-7-2012

Nitai Chandra Mondal



Additional District Sub-Registrar,
Garha South 24 Parganas

3 SEP 2019



ভারত সরকার
Government of India



নিতার চন্দ্র মণ্ডল
Nitar Chandra Mondal
পিতা : কঙ্গাল চন্দ্র মণ্ডল
Father : Kanga! Chandra Mondal
জন্মতারিখ / DOB : 10/05/1945
পুরুষ / Male



4154 3978 0922

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা

S/O: কঙ্গাল চন্দ্র মণ্ডল,
গড়াগাছা, পড়িয়া, গড়াগাছা,
রাজপুর (সোনারপুর), পড়িয়া, দাঙ্গল
১৪ পরগনা, পশ্চিমবঙ্গ, 700084

Address

S/O Kanga! Chandra Mondal,
GARAGACHA, GARIA,
GARAGACHIA Rajpur Sonarpur
Gana, South 24 Parganas, West
Bengal, 700084

4154 3978 0922

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1800 300 1947

http://uidai.gov.in

www.uidai.gov.in



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

23 SEP 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADAN MONDAL
KANGAL MONDAL

07/09/1953

Permanent Account Number

BGSPM0459G

Madan Mondal
Signature



Madan Mondal

Madan Mondal

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Madan Mondal



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019



ভারত সরকার
Government of India

নাম: মদন
Madan Mondal



মুদ্রিত ডিউ: 01/01/1980
সঙ্গ: Male



7232 2956 7818

আপনার - সাধারণ মানুষের অধিকার

Madan Mondal



ভারতীয় একমুদ্রিত পরিচয় কার্ড
Unique Identification Authority of India

ঠিকানা: ১০, কাংগাল মন্ডল, নতুনগাছা
পাটনা গারগাচা রায়পুর সোনারপুর, গাংড়া
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ

Address: S/O Kangal
Mondal GARAGACHA
GARIA, Rajpur Sonarpur
Garia, South 24 Parganas,
West Bengal, 700084

7232 2956 7818

1947
1300 300 1947

help@uidai.gov.in

www.uidai.gov.in

Madan Mondal



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KANAK MONDAL
KANGAL MONDAL

15/07/1950
Permanent Account Number

BLCPM3453R

Kanak Mondal
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services, UTTISI,
Plot No. 3, Sector 11, UDI, Gurgaon,
Haryana (India) - 122001.
यदि इस कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें।
आयकर सेवा केंद्र, UTTISI,
प्लॉट नं. 3, सेक्टर 11, उडी, गुर्गाँव,
हरियाणा (भारत) - 122001.

Kanak Mondal



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/39999/01584

To
কনক মণ্ডল
KANAK MONDAL
S/O: Kanga Chandra Mondal
- GARAGACHA
GARIA GARAGACHA
Rajpur Sonarpur
Garia
Sonarpur South 24 Parganas
West Bengal 700084

05/11/2013
67764731



MN677647319FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5426 7440 2612

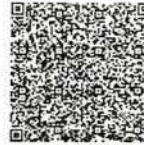
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কনক মণ্ডল
KANAK MONDAL
পিতা : কঙ্গাল চন্দ্র মণ্ডল
Father : KANGAL CHANDRA MONDAL
জন্মতারিখ / DOB : 01/01/1955
পুরুষ / Male



5426 7440 2612

আধার - সাধারণ মানুষের অধিকার

Kanak Mondal



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

23 SEP 2019

PERMANENT ACCOUNT NUMBER

AQQPS5976F



NAME
SURATH SARDAR

FATHER'S NAME
MAHIM CHANDRA SARDAR

DATE OF BIRTH

Stalin

Surath Sardar

Surath Sardar



Additional District Sub-Registrar,
Garia South 24 Parganas

3 SEP 2019

સાચકર વિભાગ
SAMIR SARDAR
SURATH SARDAR

સરકાર
GOVT. OF INDIA

25/01/1987
Permanent Account Number
DOBPS7793A

Signature



Samir Sardar



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019


[Redacted]



সুরথ সর্দার
Surath Sardar

জন্মতারিখ / DOB: 03/04/1966
পুরুষ / Male



5318 9296 4455

আধার - সাধারণ মানুষের অধিকার


[Redacted]

আধার

ঠিকানা: S/O মাহিম চন্দ্র সর্দার
- - - পি.ও পুন্পুয়া, মিলকানথপুর
পুন্পুয়া, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ

Address: S/O Mahim
Chandra Sardar, - - P.O
PUNPUA, Nilkanthapur,
Punpua, South 24 Parganas,
Jaynagar - I, West Bengal,
743372

5318 9296 4455

1947

1800 300 1947

✉

help@uidai.gov.in

WWW

www.uidai.gov.in

Surath Sardar



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019



Government of India



সমীর সর্দার
SAMIR SARDAR
পিতা : সুরথ সর্দার
Father : Surath Sardar

জন্মতারিখ / DOB: 25/01/1987
পুংস্ব / Male



8239 2104 9030

আধার - সাধারণ মানুষের অধিকার

Samir Sardar
Samir Sardar



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
নীলকান্তপুর, পূর্ব
দক্ষিণ ২৪ পরগণা

Address: -
Nilkanthapur, Purnua, South
24 Parganas, Jaynagar - I,
West Bengal, 743372

8239 2104 9030





Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

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

GRN: 19-201920-007689414-1 Payment Mode Online Payment
GRN Date: 23/09/2019 09:49:32 Bank : UCO Bank
BRN : 19016799 BRN Date: 23/09/2019 09:50:31

DEPOSITOR'S DETAILS

Id No. : 16290001527640/3/2019

[Query No./Query Year]

Name : Samir Sardar
Contact No. : Mobile No. : +91 9051148984
E-mail :
Address : Garia Kolkata 700084
Applicant Name : Mr Samar Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16290001527640/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	161745
2	16290001527640/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	27802

Total

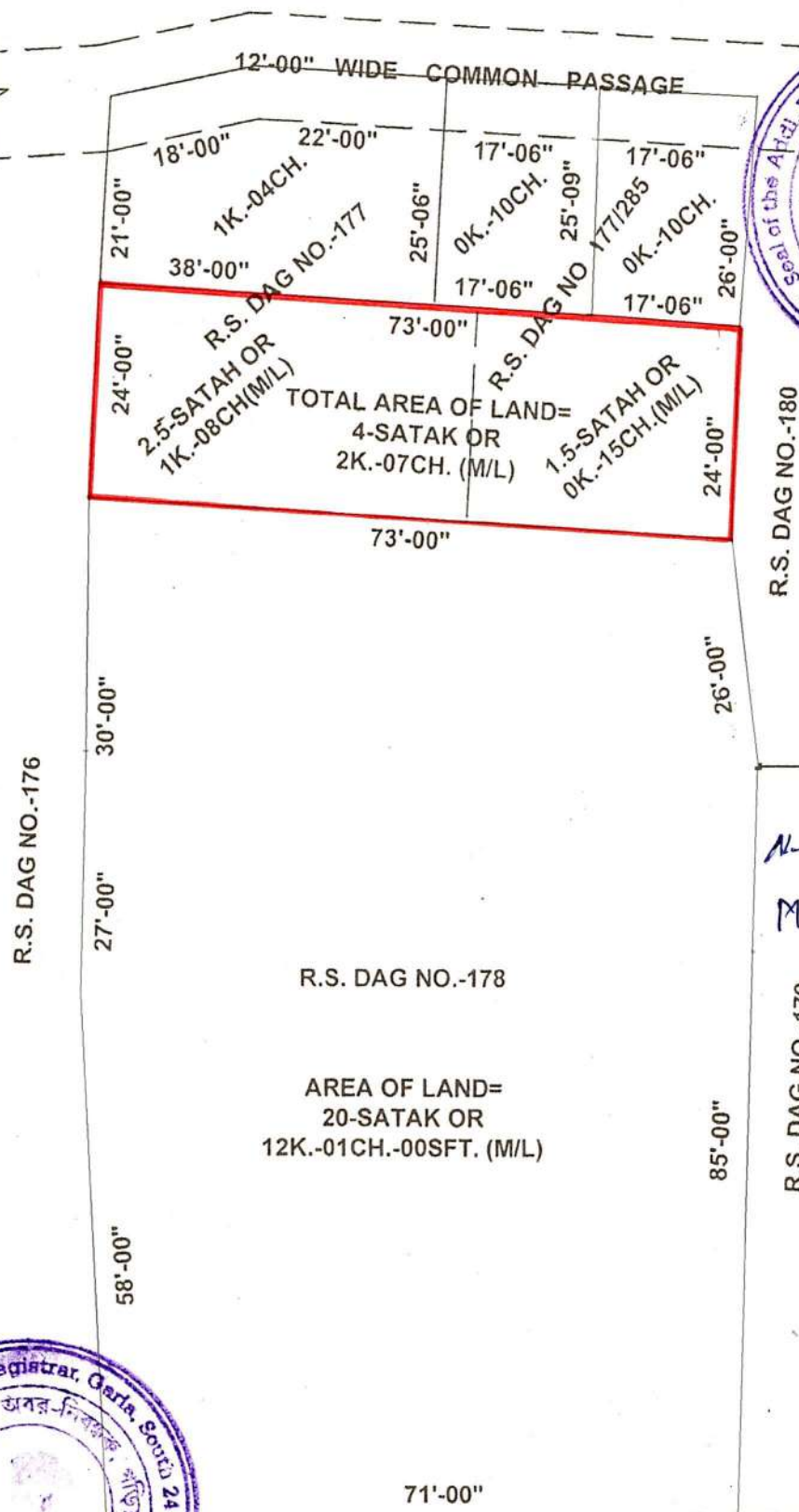
189547

In Words : Rupees One Lakh Eighty Nine Thousand Five Hundred Forty Seven only



SITE PLAN OF R.S. DAG NO.- 177(P), 177/285(P), MOUZA-GARAGACHA, J.L. NO.-45, P.S.-SONARPUR, DISTRICT-24- PARGANAS(SOUTH), UNDER RAJPUR SONARPUR MUNICIPALITY, WARD NO.-01, SCALE:-20'-00"=1",

RED MARKED:- ■



R.S. DAG NO.-180

Nitai Chandan Mondal

Madan Mondal

Kauak Mondal

R.S. DAG NO.-179

Smita Saha

Sami Saha

R.S. DAG NO.-178

AREA OF LAND =
20-SATAK OR
12K.-01CH.-00SFT. (M/L)

85'-00"

71'-00"

R.S. DAG NO.-188

M/S
Hiranmoy Mukherjee
L.B.S. No. 1350(I)
The Kolkata Municipal Corporation



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SRI NITAI CHANDRA MONDAL

SIGNATURE :

Nitai Chandra Mondal



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SRI MADAN MONDAL

SIGNATURE :

Madan Mondal



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

SRI KANAK MONDAL

SIGNATURE :

Kanak Mondal



Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019



Left Hand

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

NAME : SRI SURATH SARDAR

SIGNATURE : *Surath Sardar*



Left Hand

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

NAME : SRI SAMIR SARDAR

SIGNATURE : *Samir Sardar*





Additional District Sub-Registrar,
Garia South 24 Parganas

23 SEP 2019

Major Information of the Deed



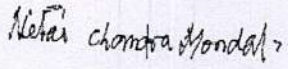


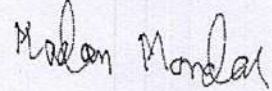


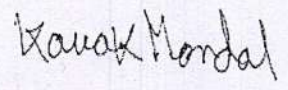
Deed No :	I-1629-04566/2019	Date of Registration	23/09/2019
Query No / Year	1629-0001527640/2019	Office where deed is registered	
Query Date	21/09/2019 6:10:42 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003317851, 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. 25,00,000/-	Rs. 27,78,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,66,745/- (Article:23)	Rs. 27,802/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



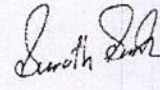


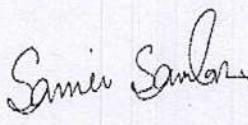
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1 JI No: 45, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-189	LR-569	Bastu	Shali	8 Chatak	5,13,333/-	5,70,000/-	Width of Approach Road: 4 Ft.,
L2	LR-189	LR-571	Bastu	Shali	8 Chatak	5,13,333/-	5,70,000/-	Width of Approach Road: 4 Ft.,
L3	LR-189	LR-570	Bastu	Shali	8 Chatak	5,13,334/-	5,70,000/-	Width of Approach Road: 4 Ft.,
L4	LR-190	LR-569	Bastu	Shali	5 Chatak	3,20,000/-	3,56,250/-	Width of Approach Road: 4 Ft.,
L5	LR-190	LR-571	Bastu	Shali	5 Chatak	3,20,000/-	3,56,250/-	Width of Approach Road: 4 Ft.,
L6	LR-190	LR-570	Bastu	Shali	5 Chatak	3,20,000/-	3,56,250/-	Width of Approach Road: 4 Ft.,
		TOTAL :			4.0219Dec	25,00,000 /-	27,78,750 /-	
		Grand Total :			4.0219Dec	25,00,000 /-	27,78,750 /-	


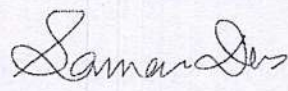
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nitai Chandra Mondal Son of Late Kangal Chandra Mondal Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office	 23/09/2019	 LTI 23/09/2019	 23/09/2019
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, PAN No.:: BZEPM1013P, Aadhaar No: 41xxxxxxxx0922, Status :Individual, Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Madan Mondal Son of Late Kangal Chandra Mondal Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office	 23/09/2019	 LTI 23/09/2019	 23/09/2019
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, PAN No.:: BGSPM0459G, Aadhaar No: 72xxxxxxxx7818, Status :Individual, Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Kanak Mondal Son of Late Kangal Chandra Mondal Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office	 23/09/2019	 LTI 23/09/2019	 23/09/2019
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, PAN No.:: BLCPM3453R, Aadhaar No: 54xxxxxxxx2612, Status :Individual, Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Surath Sardar Son of Mr Mahim Sardar Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office			
	23/09/2019	LTI 23/09/2019	23/09/2019	
Son of Mr Mahim Sardar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQQP5976F, Aadhaar No: 53xxxxxxxx4455, Status :Individual, Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Samir Sardar (Presentant) Son of Mr Surath Sardar Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office			
	23/09/2019	LTI 23/09/2019	23/09/2019	
Son of Mr Surath Sardar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DOBPS7793A, Aadhaar No: 82xxxxxxxx9030, Status :Individual, Executed by: Self, Date of Execution: 23/09/2019 , Admitted by: Self, Date of Admission: 23/09/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	23/09/2019	23/09/2019	23/09/2019
Identifier Of Mr Nitai Chandra Mondal, Mr Madan Mondal, Mr Kanak Mondal, Mr Surath Sardar, Mr Samir Sardar			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Nitai Chandra Mondal	Mr Surath Sardar-0.4125 Dec,Mr Samir Sardar-0.4125 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Kanak Mondal	Mr Surath Sardar-0.4125 Dec,Mr Samir Sardar-0.4125 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Madan Mondal	Mr Surath Sardar-0.4125 Dec,Mr Samir Sardar-0.4125 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Nitai Chandra Mondal	Mr Surath Sardar-0.257813 Dec,Mr Samir Sardar-0.257813 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Kanak Mondal	Mr Surath Sardar-0.257813 Dec,Mr Samir Sardar-0.257813 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr Madan Mondal	Mr Surath Sardar-0.257813 Dec,Mr Samir Sardar-0.257813 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1 JI No: 45, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 189, LR Khatian No:- 569	Owner:নিতাই চন্দর মন্ডল, Gurdian:কাজা চন্দ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Nitai Chandra Mondal
L2	LR Plot No:- 189, LR Khatian No:- 571	Owner:কনক মন্ডল, Gurdian:কাজাল , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Kanak Mondal
L3	LR Plot No:- 189, LR Khatian No:- 570	Owner:মদন মন্ডল, Gurdian:কাজাল , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Madan Mondal
L4	LR Plot No:- 190, LR Khatian No:- 569	Owner:নিতাই চন্দর মন্ডল, Gurdian:কাজা চন্দ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Nitai Chandra Mondal
L5	LR Plot No:- 190, LR Khatian No:- 571	Owner:কনক মন্ডল, Gurdian:কাজাল , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Kanak Mondal
L6	LR Plot No:- 190, LR Khatian No:- 570	Owner:মদন মন্ডল, Gurdian:কাজাল , Address:নিজ , Classification:শালি,	Mr Madan Mondal

Endorsement For Deed Number : I - 162904566 / 2019

On 23-09-2019

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 12:33 hrs on 23-09-2019, at the Office of the A.D.S.R. GARIA by Mr Samir Sardar , 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 27,78,750/-

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

Execution is admitted on 23/09/2019 by 1. Mr Nitai Chandra Mondal, Son of Late Kungal Chandra Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Madan Mondal, Son of Late Kungal Chandra Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Kanak Mondal, Son of Late Kungal Chandra Mondal, Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Surath Sardar, Son of Mr Mahim 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, 5. Mr Samir Sardar, Son 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 Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,802/- (A(1) = Rs 27,788/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,802/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2019 9:50AM with Govt. Ref. No: 192019200076894141 on 23-09-2019, Amount Rs: 27,802/-, Bank: UCO Bank (UCBA0000190), Ref. No. 19016799 on 23-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,66,745/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,61,745/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1943, Amount: Rs.5,000/-, Date of Purchase: 19/09/2019, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2019 9:50AM with Govt. Ref. No: 192019200076894141 on 23-09-2019, Amount Rs: 1,61,745/-, Bank: UCO Bank (UCBA0000190), Ref. No. 19016799 on 23-09-2019, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 152399 to 152430

being No 162904566 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.10.01 12:55:35 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01-Oct-19 12:52:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)