

7608/23 VC-1734/23

I-7323/23



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 270235

24.5.23  
6.45  
6-241252208

stated that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

25 MAY 2023

**DEED OF SALE**

THIS DEED OF SALE is made on this the 24<sup>th</sup> day of *May*, 2023 (TWO THOUSAND TWENTY THREE).

BETWEEN

*[Signature]*

22 MAY 2023

No. 27002 Rs.5000/- Date.....

Name : Binoy Bhawal

Address : 28A, Bedla Danga masjid Bari Byelane

Vendor : Subhankar Das P.S. Kasba Kot-39.

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

27002 = 5000/-

— Binoy Bhawal



C216

— Binoy Bhawal



C218

— Rita Laha



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
24 MAY 2023



C220

Identified by me:—

— Bodhisatwa Bora  
(Advocate)  
Alipore Police Court  
Kof-27

**SMT RITA LAHA (PAN NO:ABAPL2449R) (AADHAAR NO: 9664 8165 6675)**, wife of Late Ratan Laha, by faith-Hindu, by Nationality-Indian, by occupation: Housewife, residing at 20, Kankulia Road, P.O. and P. S. Gariahat, Kolkata - 700029, hereinafter jointly called and referred to as the **"OWNER/ VENDOR"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal, representatives and/or assigns) of the **FIRST PART**.

**AND**

**SRI BINOY BHAWAL (PAN NO. ADRPB9041L) (AADHAAR NO. 4515 6200 5249)**, son of Late Suresh Chandra Bhawal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 28A, Bedia Danga, Masjid Bari Bye Lane, P.O.- Tiljala, P.S.- Kasba, Kolkata- 700039, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his each heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** The Suburban Agricultural Diary & Fisheries Ltd. having its registered office at No.75, Badridas Temple Street, P.S. Manicktala, Calcutta-700004, filed a suit against Pratul Chandra Mondal and others in the 3<sup>rd</sup> court of the Sub-Ordinate Judge at Alipore being title suit No.16 of 1941 (The Suburban Agricultural Diary & Fisheries Ltd. -vs- Pratul Chandra Mondal and Ors.) for partition of their property which included land appertaining to R.S. Dag No.195 under Khatian Nos.131,132 of Mouza Nayabad Police Station Kasba then Purba Jadavpur now Panchasayar in the District of South 24 Parganas.

**AND WHEREAS** by the preliminary Decree passed in the said suit the respective shares of the groups of Defendants were declared.

**AND WHEREAS** on the prayer Sri Pratul Chandra Mondal son of Raj Kishore Mondal was one of the defendants and during the hearing proceeding of the said suit.

**AND WHEREAS** on the prayer of some of the Defendants therein a Pleader commissioner was appointed to make separate allotment.



**AND WHEREAS** said Pratul Chandra Mondal (now deceased) died intestate leaving behind him the following legal heirs:-

- i) Labannya Prova Mondal.....wife
- ii) Malay Kumar Mondal.....son
- iii) Swapan Kumar Mondal.....son

**AND WHEREAS** in the report submitted by the Pleader Commissioner Labannya Prova Mondal one of the heir of the deceased said Pratul Chandra Mondal was allotted sali land appertaining to R.S. Plot No.195 under Khatian Nos. 131,132, of Mouza Nayabad, P.S. Kasba then Purba Jadavpur now Panchasayar, District of South 24-Pparganas.

**AND WHEREAS** a final decree on 4<sup>th</sup> June, 1971 was passed by the court in the said suit accepting the said report of the Commissioner.

**AND WHEREAS** Labannya Prova Mondal being seized and possessed of the said land allotted to her under the final decree entered into an agreement for sale the same to Sri Naren Pramanik and Kusum Moitra for value consideration.

**AND WIEREAS** Labannya Prova Mondal sold out sali land to to Sri Naren Pramanik and Kusum Moitra.

**AND WHEREAS** Sri Naren Pramanik and Sri Kusum Moitra purchased the said land from said Labannya Prova Mondal by a registered Deed of Conveyance vide deed No. 8697 dated 16.5.1986 registered at the office of the D.S.R. Alipore.

**AND WHEREAS** said Sri Naren Pramanik and Sri Kusum Moitra while was in peaceful possession on the above said their purchased land, they sold, conveyed and transferred **ALL THAT** piece and parcel of sali land measuring about **6 Cottahs 00 Chittak 07 Sq.ft.** including area of common passage and the area of land after deducting the area of common passage net area 3 Cotthas 06 Chiitaks 16 Sq.ft. being Plot No.38 and lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising of part of Dag No. 195 under Khatian No. 131, 132, P.S. previously Kasba then Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, District South 24 Parganas, in favour of the present Vendor Smt Rita Laha, by a duly registered Deed of Sale which was

*Bijoy Bhunia*

executed on 31<sup>st</sup> day of December, 1986 and registered at the office of the District Sub-Registrar, Alipore and recorded it in Book No. I, Volume No. 105, Page from 243 to 252, Deed No. 5047 of 1987.

**AND WHEREAS** after deducting the common passage area i.e. 2 Cottahs 9 Chittaks 36 sq.ft., the said Smt Rita Laha, the Vendor herein became the absolute owner of **ALL THAT** piece and parcel of sali land measuring about 3 Cotthas 06 Chiitaks 16 Sq.ft. being Plot No.38 and lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising of part of Dag No. 195 under Khatian No. 131, 132, P.S. previously Kasba then Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, District South 24 Parganas,.

**AND WHEREAS** the said Smt Rita Laha, the Vendor herein mutated her names in the office of Kolkata Municipal Corporation vide **Assessee No. 31-109-08-2229-2** and the Land known and numbered as **2229, Nayabad** and the Vendor herein also mutated her name in the office of B.L&L.R and she got L.R. Khatian No.2915 and also applied for conversion of land from Sali to Bastu vide case No. CN/2023/1630/774.

**AND WHEREAS** the said Smt Rita Laha, the Vendor herein decided to sale, transfer, convey **ALL THAT** a plot of Bastu Land measuring about **3 Cotthas 06 Chittaks 16 Sq.ft.** being Plot No.38 and lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising in part of R.S. Dag No. 195 corresponding L.R. Dag No.195, under R.S. Khatian No. 131, 132 corresponding L.R. Khatian No. 2915, **K.M.C. Premises No. 2229, Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, Borough No. XII, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-2229-2**, District 24 Parganas (South), which is more fully described in **SCHEDULE** hereinafter referred to as "**said Property**".

**AND WHEREAS** the said Vendor wants to sale the said Property and the Purchaser herein who have come to know of the intention of the Vendor to transfer the said Property and after inspection and verification of title documents and related papers of the said property, the Purchaser has been satisfied and approached the Vendor to purchase the same at or for a full consideration of **Rs.64,00,000/- (Rupees Sixty Four Lakh) only**, inclusive

*Buyy Bhand*

of all right, interest, title and possession and others whatsoever applicable under **TRANSFER OF PROPERTY ACT** and the Owner/Vendor accepted said offer of the **PURCHASER** and finally agreed to sell aforesaid Property more fully mentioned hereunder **SCHEDULE** with true intent and purposes at or for a said full consideration of **Rs.64,00,000/- (Rupees Sixty Four Lakh) only**, as per terms and condition hereunder written. Excluding all statutory payments like stamp duty & registration charges, etc. will be from **PURCHASER'S** account.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the said sum of **Rs.64,00,000/- (Rupees Sixty Four Lakh) only** paid by the **PURCHASER** to the **VENDOR** at or before the execution of these presents (the receipt whereof the **VENDOR** doth as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge forever the **PURCHASER** as well as the said land and premises hereby granted and conveyed) the **VENDOR** doth hereby grant, convey and transfer, sell assign and assure unto and to the use and benefit of the **PURCHASER** free from all encumbrances and liabilities whatsoever **ALL THAT** a plot of Bastu Land measuring about **3 Cotthas 06 Chittaks 16 Sq.ft.** being Plot No.38 and lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising in part of R.S. Dag No. 195 corresponding L.R. Dag No.195, under R.S. Khatian No. 131, 132 corresponding L.R. Khatian No. 2915, **K.M.C. Premises No. 2229, Nayabad, P.S.** previously Purba Jadavpur now Panchasayar, Kolkata-700099, under the Kolkata Municipal Corporation ward No. 109, Borough No. XII, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-2229-2**, District 24 Parganas (South), more fully and particularly described in the Schedule hereunder written and herein after referred to as the "the said Property" **OR HOWSOEVER OTHERWISE** the said land, messuages and premises now is or at any time or times heretofore were or was situated butted bounded described called known and numbered **TOGETHER WITH** the trees, fences, lights, privileges, liberties, easements and appurtenance whatsoever to the said property belonging or in any way appertaining thereto **AND the REVERSION OR REVRSIONS REMAINDER OR REMAINDERS** and the rents, issues and profits thereof and all the estate right title interest property claim or demand whatsoever both at law and in equity of the

*Buyer*

**VENDOR** into or upon the same or any part thereof **AND ALL** the deeds, puttahs, muniments, writings and evidences of title which exclusively relate to "the said premises" hereby granted **TO HAVE AND TO HOLD** the said "the said premises" hereby transferred assigned and assured or intended so to be unto and to the use of the **PURCHASER** absolutely and forever free from all encumbrances charges and attachments whatsoever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:**

- i. Notwithstanding any act, deed, matter or thing what so ever done by the Vendor or any of the Vendor's predecessors-in-title may have done, commit, execute or knowingly suffered to the contrary, the Vendors now hath good right, full power, absolute authority, indefeasible title or otherwise is well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Schedule property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid according to the true intent and meaning of these presents.
- ii. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor and well and sufficiently saved, defended, kept, harmless and indemnified of and from or against all manner of former or other rights, title, interest, liens, charges, attachments and encumbrances whatsoever made, done occasioned and/or suffered by the Vendor and/or any person or persons rightfully claiming through or under or in trust of the Vendors.
- iii. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the said property, hereby conveyed and every part thereof and to receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendor and/or any person or persons claiming through under or in trust for them and freed and cleared from and against all manner of encumbrances, trust, liens and attachments whatsoever.
- iv. The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make, do, acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters, and things whatsoever for further, better or

*Ding Bhand*

more perfectly assuring the subject property hereby conveyed, transferred, assigned and assured unto the Purchaser the manner aforesaid as shall or may be reasonably required by the Purchaser.

- v. The Vendor shall not do anything or make by grant whereby the right of the Purchaser hereunder may be prejudicially affected and shall do all acts as the necessary to cause the rights available to the Purchaser as granted conveyed and/or sold, hereunder.
- vi. The Vendor doth hereby accord their consents and assist to the Purchaser for mutation of the said property in the Assessment Records of the Kolkata Municipal Corporation and B.L. & L.R.O. and all other appropriate Government and/or Semi-Government or any other competent authority.
- vii. That the said property has not been acquired by the State Government, KMDA or any other Authority nor the Vendor received any notice for acquisition or requisition for the said property or any part thereof.
- viii. If any of the representations or covenants made hereinbefore by the Vendor, is subsequently found to be false or any fraud is detected hereafter, the Vendor shall be liable to compensate the loss if sustained by the Purchaser.
- ix. The Vendor shall duly fulfill and perform all their obligations and covenants elsewhere herein expressly contained.

**IT IS FURTHER AGREED AND DECLARED BY THE PARTIES AS BELOW :**

- i. It shall be lawful for the **PURCHASER** at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said land hereditaments, messuages and premises hereby granted in khas or through tenants and receive the rents issues and profits thereof without any hindrance interruption disturbances claims or demand whatsoever from or by the **VENDOR** or any person or persons claiming any estate right title or interest from under through or in trust for the **VENDOR** and that free and clear and freely and clearly and absolutely acquitted exonerate and forever discharged or otherwise by the **VENDOR** well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed or knowingly suffered by the **VENDOR**.





- ii. The **VENDOR** and all persons claiming any right title or interest in the said premises hereby granted through from under or in trust for the **VENDOR** shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the **PURCHASER** do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part there of hereby granted transferred conveyed assured and assigned unto the **PURCHASER** as may be reasonably required according to the true intent and meaning of this **DEED**.
- iii. If any error or omission is found in this **DEED** in future the **VENDOR** at the costs and expenses of the **PURCHASER** shall do execute and registrar a **DEED OF DECLARATION/RECTIFICATION** in favour of the **PURCHASER** or his heirs executors legal representatives and assign.
- iv. There is no charge, lien, lispdents or any attachment whatsoever and there is no Case, Suite or Proceedings pending before any Court of Law against the said property and the **VENDOR** has not made done or executed nor entered into any agreement for Sale and transfer of the said property.
- v. If any of the statements made herein is found to be false or any defect in title is detected hereinafter then the **VENDOR** shall be liable to execute necessary Rectification Deed or Deed of Declaration at their own cost and if after execution of necessary Rectification Deed or Deed of Declaration, there is still default found in the title, then the **VENDOR** have to return back the total consideration and the total cost of registration fees and stamp duly with bank interest which is paid by the **PURCHASER** at the time of registration of this deed.

**THE SCHEDULE PROPERTY REFERRED TO ABOVE**

**ALL THAT** a plot of Bastu Land measuring about **3 Cotthas 06 Chittaks 16 Sq.ft.** being Plot No.38 and lying and situate at Mouza-Nayabad, J.L. No. 25, Touzi No. 56, comprising in part of R.S. Dag No. 195 corresponding L.R. Dag No.195, under R.S. Khatian No. 131, 132 corresponding L.R. Khatian No. 2915, **K.M.C. Premises No. 2229, Nayabad**, P.S. previously Purba Jadavpur now Panchasayar, Kolkata- 700099, under the Kolkata Municipal Corporation ward No. 109, Borough No. XII, A.D.S.R. Office at Sealdah, **Assessee No. 31-109-08-2229-2**, District 24 Parganas (South), together with all easement and quasi-easement rights alongwith right to use for

*Big Bhand*

ingress in and egress and in or over road/passage on the Southern and Western side of the above said land hereby sold, on which the Purchaser shall have every right to take all sorts of connections in or underneath the said road/passage thereto. The aforesaid landed property (hereby sold) is shown in annexed Map/Plan herewith and demarcated with **RED** border line, and this Map/Plan is a part of this Deed.

**ON THE NORTH** : by Plot No.41;  
**ON THE SOUTH** : by 30 ft. wide Road;  
**ON THE EAST** : by Plot No.39;  
**ON THE WEST** : by 30 ft. wide Road.

**IN WITNESS WHEREOF** the **PARTIES** hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

**In the presence of**

**WITNESSES:-**

1) Binjit Roy  
 2879, Nayabard  
 Kol-700094  
 2240810155

*Rita Laha*

**SIGNATURE OF THE VENDOR  
 PARTY OF THE FIRST PART**

2) Tara K Dey  
 Block B. Satabdi Park.  
 Kol-99

*Binj Bhoy*

**SIGNATURE OF THE PURCHASER  
 PARTY OF THE SECOND PART**

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

*Bodhisatwa Das*  
 Advocate  
 Enrolment No. MB2138/09  
 Alipore Police Court,  
 Kolkata - 700027

*Binj Bhoy*

## MONEY RECEIPT

Received with thanks from within named **PURCHASER, SRI BINOY BHAWAL**, the **SECOND PART** herein a sum of **Rs.64,00,000/- (Rupees Sixty Four Lakh) only** as full consideration money to confirm absolute sale of the land mentioned in the Schedule and the payments are:

Date	Cheque/DD No.	Bank	Amount
22.05.2023	DD NO. 008795	AXIS BANK	Rs. 63,36,000/-
22.05.2023	BSR Code 6360014 Challan No. 03355	Bank Reference No. 13701772 CIN : 23052200132967UTIB	Rs. 64,000/-
<b>TOTAL</b>			<b>Rs.64,00,000/-</b>

(Rupees Sixty Four Lakh) only

**WITNESSES :**

1. *Biswajit Ray*

2. *Tarak Das*  
Block-B, Sata'bd Park  
K01-99

*Rita Laha*

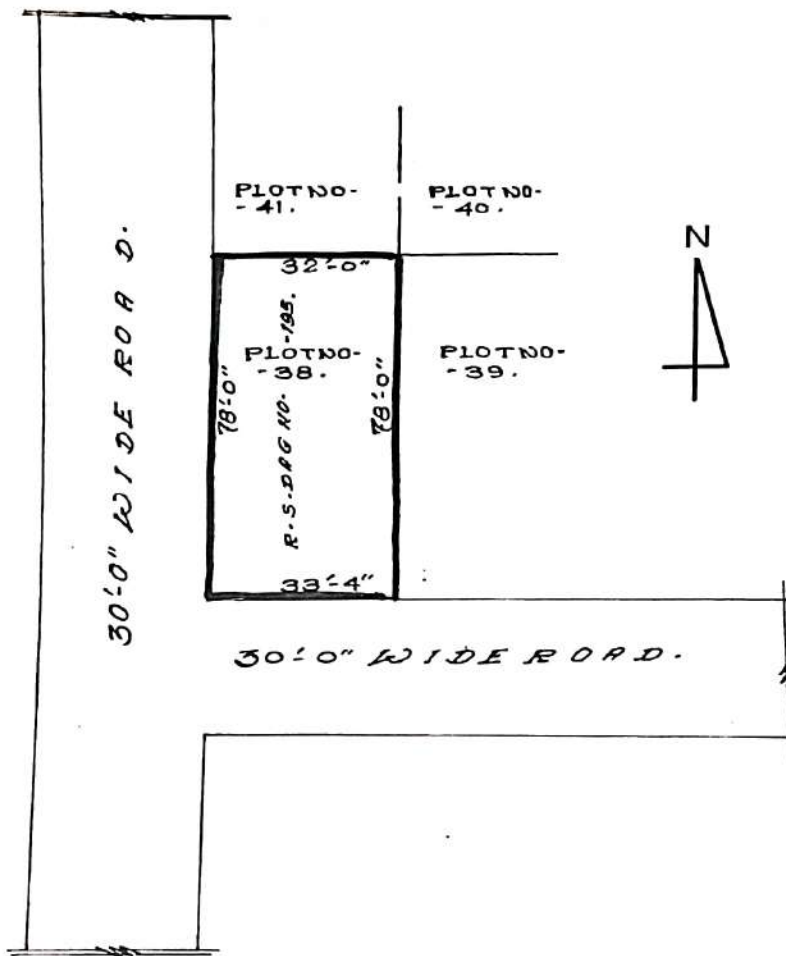
\_\_\_\_\_  
**SIGNATURE OF THE VENDOR**

*Biny Bhowal*

SITE PLAN FOR A PLOT OF LAND AT MOUZA-NAYABAD, J.L. No. 25, TOUZI NO. 56, COMPRISING IN PART OF R.S. DAG NO. 195 CORRESPONDING L.R. DAG NO.195, UNDER R.S. KHATIAN NO. 131, 132 CORRESPONDING L.R. KHATIAN NO. 2915, K.M.C. PREMISES NO. 2229, NAYABAD, P.S. PREVIOUSLY PURBA JADAVPUR NOW PANCHASAYAR, KOLKATA- 700099, UNDER THE KOLKATA MUNICIPAL CORPORATION WARD NO. 109, BOROUGH NO. XII, A.D.S.R. OFFICE AT SEALDAH, ASSESSEE NO. 31-109-08-2229-2, DISTRICT 24 PARGANAS (SOUTH).

PLOT NO. 38

AREA OF LAND 3 COTTAHS 6 CHITAKS 16 SQ.FT.  
SHOWN IN RED COLOUR



*Paita Laha*  
SIGNATURE OF VENDOR

*Bing Bhral*  
SIGNATURE OF PURCHASER

*Bing Bhral*

SPECIMEN FORM FOR TEN FINGER PRINTS.



*Poita Laha*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



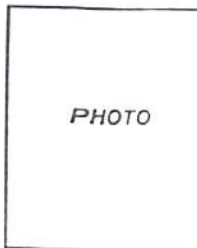
*Bijy Bhow*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Bodhisatwa Bora*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Bijy Bhow*

**IDENTITY CARD**



**ALIPORE BAR ASSOCIATION**

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)  
KOLKATA 700 027

PHONE CIVIL 2475-8335/7330, CRIMINAL 2475-1477

Card No. .... **WP/1390**



Name **BODHISATWA BASU** Advocate

Father's/husband's Name **PRADIP KUMAR BASU**

WB Bar Council Enrollment No **WB/2138/2009**

Date

*Subroto Bardhan*  
.....  
(SUBROTO BARDHAN)  
ASSISTANT SECRETARY

### Major Information of the Deed

Deed No :	I-1603-07323/2023	Date of Registration	25/05/2023
Query No / Year	1603-2001252308/2023	Office where deed is registered	
Query Date	16/05/2023 8:02:33 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 64,00,000/-	Rs. 64,20,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,56,850/- (Article:23)	Rs. 64,253/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2229, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 6 Chatak 16 Sq Ft	64,00,000/-	64,20,748/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				5.6054Dec	64,00,000 /-	64,20,748 /-	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt RITA LAHA</b> Wife of Late RATAN MOY LAHA 20 KANKULIA ROAD, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxx9R, Aadhaar No: 96xxxxxxx6675, Status :Individual, Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2023 , Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BINOY BHAWAL (Presentant )</b> Son of Late SURESH CHANDRA BHAWAL 28A, BEDIA DANGA, MASJID BARI BYE LANE, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1L, Aadhaar No: 45xxxxxxxx5249, Status :Individual, Executed by: Self, Date of Execution: 24/05/2023 . Admitted by: Self, Date of Admission: 24/05/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BODHISATWA BASU</b> Son of Mr P.K BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt RITA LAHA, Shri BINOY BHAWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RITA LAHA	Shri BINOY BHAWAL-5.60542 Dec



**Endorsement For Deed Number : I - 160307323 / 2023**

**On 23-05-2023**

**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 64,20,748/-



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

**On 24-05-2023**

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

Presented for registration at 18:45 hrs on 24-05-2023, at the Private residence by Shri BINOY BHAWAL ,Claimant.

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

Execution is admitted on 24/05/2023 by 1. Smt RITA LAHA, Wife of Late RATAN MOY LAHA, 20 KANKULIA ROAD, P.O: GARIAHAT, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Shri BINOY BHAWAL, Son of Late SURESH CHANDRA BHAWAL, 28A, BEDIA DANGA, MASJID BARI BYE LANE, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

**On 25-05-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 64,253.00/- ( A(1) = Rs 64,207.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 64,221/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2023 6:20PM with Govt. Ref. No: 192023240064873268 on 22-05-2023, Amount Rs: 64,221/-, Bank: SBI EPay ( SBlePay), Ref. No. 9578208958413 on 22-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,56,850/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,51,850/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 27002, Amount: Rs.5,000.00/-, Date of Purchase: 22/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/05/2023 6:20PM with Govt. Ref. No: 192023240064873268 on 22-05-2023, Amount Rs: 2,51,850/-,  
Bank: SBI EPay ( SBIePay), Ref. No. 9578208958413 on 22-05-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 205526 to 205544  
being No 160307323 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.05.25 11:50:51 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/25 11:50:51 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

*Ding Bhawal*