

DEED OF SALE

DATED

31ST DAY OF MAY, 2023

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB - REGISTRAR III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2023

PAGES FROM 216782 TO 216803

BEING NO. 160307634 FOR THE YEAR 2023.

BY

SAKILA MONDAL AND ANR.

... OWNERS / VENDORS.

TO AND IN FAVOUR OF

ALAUDDIN NASKAR.

... PURCHASER.

7911/23

1

7631/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 516074

31/05/23
R-2-1392706/23

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

District Sub-Register-III
Alipore, South 24-parganas

31 MAY 2023

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE
31ST DAY OF MAY = , 2023
(TWO THOUSAND AND TWENTY THREE A.D.)

B Y

(1) MRS. SAKILA MONDAL *ALIAS* SAKILA MANDAL (PAN: EGJPM 9713 B) (AADHAAR: 4576 9628 7810), wife of Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal, a Housewife AND (2) MR. SHAYAN MONDAL (PAN: DRZPM 3508 J) (AADHAAR: 9893 8974 2342), son of Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal, by occupation Service -- both by faith Islam, by nationality Indian, residing at C- 61, Hari Sava Math, Brahmapur, Kolkata – 700084, Post Office : Garia, Police Station Bansdrani (previously Regent Park), District : South 24 Parganas, hereinafter jointly called and referred to as the OWNERS / VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, executors, administrators, legal representatives, assignees) of the FIRST PART.

TO AND IN FAVOUR OF

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

WHEREAS one Babur Ali Mondal (son of Ajgar Mondal) was the sole and absolute owner and possessor of the Schedule 'A' mentioned land property along with various of other properties, who possessed and enjoyed the same solely and absolutely without any lets or hindrances free from all sorts of encumbrances.

During his such sole and peaceful possession and enjoyment of the same, the said Babur Ali Mondal, sold and /or conveyed ALL THAT the piece and parcel of land of

about 47 (Forty Seven) Decimal, within the then District : 24-Parganas (now known as the District : South 24- Parganas), Police Station the then Tollygunge thereafter Jadavpur then after Regent Park now Bandsoni, Pargana Magura, Touzi No.60, J.L. No.48, R.S. No.169, Mouza Brahmapur, appertaining to Khatian Nos.517 and 558, comprising R.S. Dag Nos.551 and 123, against receipt of a fair consideration amount and by virtue of execution of a Bengali Deed of Sale (বিক্রয় কোবাল) dated 05.05.1964, to and in favour of one Himangshu Mohan Guha (son of Kamini Mohan Guha). The said Deed was registered at the Office of the Sub - Registrar at Alipore and recorded in Book No. I, Volume No.62, from 218 to 221 pages and being known and numbered as the Deed No. 3397 for the year 1964.

On and from the date of purchase of the same, the said Himangshu Mohan Guha started to possess and enjoy the same solely and absolutely and without any disturbance and /or hindrance from anybody.

During his such sole and peaceful possession and enjoyment of the same, the said Himangshu Mohan Guha, sold and /or conveyed ALL THAT the piece and parcel of land of about 25 (Twenty Five) Decimal, out of 47 (Forty Seven) Decimal, appertaining to Khatian No.558, comprising Dag No.123, against receipt of a fair consideration amount and by virtue of execution of a Bengali Deed of Sale (স্বাধিকার বিক্রয় কোবাল) dated 04.05.1974, to and in favour of one Jumman Mondal *alias* Jumman Ali Mondal (son of Karim Ali Mondal). The said Deed was registered at the Office of the Sub - Registrar of Alipore at Alipore and recorded in Book No. I, Volume No.24, from 226 to 229 pages and being known and numbered as the Deed No. 2513 for the year 1974.

On and from the date of purchase of the same, the said Jumman Mondal *alias* Jumman Ali Mondal started to possess and enjoy the same solely and absolutely and without any disturbance and /or hindrance from anybody and duly recorded his name in the books and records of the Competent Authority of B.L. & L.R.O. and started to pay rates, khajna etc. for the same.

During his such sole and peaceful possession and enjoyment of the same, the said Jumman Mondal *alias* Jumman Ali Mondal, out of his natural love and affection, gifted and /or transferred the said property, to and in favour of his wife Goljan Bibi *alias* Guljan Bibi and son Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal, by virtue of execution of a Bengali Deed of Gift (দানপত্র) dated 20.08.1985. The said Deed was registered at the Office of the Sub - Registrar at Alipore and recorded in Book No. I, Volume No.129, from 206 to 211 pages and being known and numbered as the Deed No. 7379 for the year 1985.

On and from the date of such Gift, the said Goljan Bibi *alias* Guljan Bibi and Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal started to possess and enjoy the same jointly and absolutely and without any disturbance and /or hindrance from anybody and subsequently mutated their names in the books and records of the Competent Authority of The Kolkata Municipal Corporation and accordingly the said property has started to be known and numbered as the Premises No.212, Seikhpura, Kolkata – 700096, and assessed under the Assessee No.31-111-23-0212-1 and started to pay the rents, rates and taxes to the Competent Authorities regularly.

During their such joint, absolute and peaceful possession and enjoyment of the same, the said Goljan Bibi *alias* Guljan Bibi died intestate on 04.01.2007, leaving behind his only son the said Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal, to succeed and /or inherit the estate and properties, as left by the said Goljan Bibi *alias* Guljan Bibi.

It is to be mentioned here that the husband of the said Goljan Bibi *alias* Guljan Bibi the above – named Jumman Mondal *alias* Jumman Ali Mondal predeceased her.

Hence, by virtue of the Musim Law of Succession the said Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal became the sole and absolute Owner and Possessor of the said property and started to possess and enjoy solely the same without any disturbance and/or hindrance from anybody and subsequently mutated his name in the books and records of the B.L. & L.R.O. and started to pay rates, khajna etc for the same.

AND WHEREAS the said Jamal Mondal *alias* Jamal Uddin Mondal *alias* Jamal Mandal, out of natural love and affection, towards his wife and son namely Sakila Mondal

alias Sakila Mandal and Shayan Mondal, gifted and / or transferred ALL 'THAT' the piece and parcel of Land measuring about 06 (Six) Cottahs 07 (Seven) Chittack and 09 (Nine) Sq. Ft., along with a temporary shed structure, measuring about 1500 (One Thousand and Five Hundred) Sq. Ft. is standing thereon, within the District:South 24-Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub – Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No.48, R.S. No.169, Mouza Brahmapur, appertaining to R.S. Khatian No.558, corresponding to L.R. Khatian No. 1530, comprising R.S. and L.R. Dag No.123, within the local limits of The Kolkata Municipal Corporation Ward No.111, being known and numbered as the part of Premises No.212, Seikhpara, Kolkata – 700096, and assessed under the part of Assessee No.31-111-23-0212-1, together with all easements, quasi – easements, rights, title, interest attached thereto.

On and from the date of execution and registration of the said Deed of Gift in respect of the said property, the said Sakila Mondal alias Sakila Mandal and Shayan Mondal started to possess and enjoy the said property jointly, absolutely and without any disturbance and / or hindrances from anybody and thereafter mutated their names in the books and records of the Competent Authority of the then Kolkata Municipal under Ward No. 111 and the said property has started to be known and numbered as the Premises No. 212/2, Seikhpara, Kolkata – 700096 and said property has started to be assessed under the Assessee No. 31-111-23-0444-0 and thereby started to pay its taxes, rents and other payables to the Concerned Authority regularly and thereafter also mutated their names in the Books and Records of the Competent Authority of the B.L. & L.R.O. and they have been allotted with separated Khatian Number i.e. L.R. Khatian Nos. 3785 and 3786.

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

Getting the intimation from a very reliable source, the Party of the Second Part herein, who is in the need of such a property, placed a proposal before the Owners herein, to purchase the Schedule mentioned property, at or for a total price and/or consideration of Rs. 70,00,000/- (Rupees Seventy Lakh) only.

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

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

AND HENCE THIS DEED OF SALE.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the said settled price of Rs. 70,00,000/- (Rupees Seventy Lakh) only paid to the Owners / Vendors by the Purchaser towards the full and final payment of the total settled consideration amount for the land with structure under the instant Deed of Sale amounting Rs. 70,00,000/- (Rupees Seventy Lakh) only, which is more-fully and particularly written in the Memo and therein duly admitted and acknowledged by the Owners / Vendors do hereby grant receipt, which is attached herewith A N D of and from the same and every part thereof acquit, release and discharge the Purchaser, his heirs, successors, executors, administrators, representatives and assigns A N D that the Owners / Vendors as the beneficial Owners, do by *these presents*, indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, his heirs, successors,

executors, administrators, representatives and assigns, ALL THAT the property as fully mentioned and described in the Schedule herein, being free from all encumbrances, attachments and other defects in title or HOWSOEVER OTHERWISE the said property now is or heretofore was or were situate, butted, bounded, called, known, described, numbered or distinguished TOGETHER WITH all benefits and advantages of ancient and other liberties, easements, privileges and appendages whatsoever to the said property or any part or portion thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to or belong or be appurtenant thereto A N D the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof, further more with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at the Law and in Equity, of the Owners/Vendors, into and upon the said property and every part thereof A N D all deeds, pattas, muniments, writings and evidences of title, which is anywise related to the said property or any part or parcel thereof and which now is or hereafter shall or may be in the custody, power or possession of the Owners/Vendors, their respective heirs, successors, executors, administrators, representatives or assigns or any person from whom she can or may procure the same without any action or suit at Law or in Equity TO ENTER INTO AND TO HAVE AND TO HOLD, own, possess and enjoy the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with the rights and liberties unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Owners/Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner / Vendor, from or to *these presents* A N D the Owners/Vendors do hereby for themselves and their respective heirs, successors, executors, administrators, representatives and assigns covenant with the Purchaser, his heirs, successors, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever, by the Owners/Vendors

or by any of their predecessors-in-title, done or executed or knowingly suffered to the contrary the Owners/Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, his heirs, successors, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said property and every part thereof and receive all rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate thereof, from, under or in trust for the Owners/Vendors or from or under any of their ancestors or predecessors-in-title AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated and released of or otherwise by the Owners/Vendors well and sufficiently saved and indemnified of, from and against all or any manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owners/Vendors or any of their ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owners/Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof, from, under or in trust for the Owners/Vendors or any of their predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further, better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required A N D

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

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of total Land measuring an area more or less 06 (Six) Cottahs 07 (Seven) Chittack and 09 (Nine) Sq. Ft., along with a temporary shed structure, measuring about 1500 (One Thousand and Five Hundred) Sq. Ft. is standing thereon, within the District: South 24-Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub – Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No.48, R.S. No.169, Mouza Brahmapur, appertaining to R.S. Khatian No.558, corresponding to L.R. Khatian Nos. 3785 and 3786, comprising R.S. and L.R. Dag No.123,

within the local limits of The Kolkata Municipal Corporation Ward No.111, being known and numbered as the part of Premises No. 212/2, Seikhpara, Kolkata – 700096, and assessed under the part of Assessee No. 31-111-23-0444-0, along with easements, quasi easements, rights and benefits and interest attached thereto.

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

The property is butted & bounded by:

ON THE NORTH : 25'-00" wide K.M.C. Road;

ON THE SOUTH : Property under R.S. Dag No. 123;

ON THE EAST : Property under R.S. Dag No. 438 and 124;

ON THE WEST : Partly Property under R.S. Dag No. 115.

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

IN THE PRESENCE OF:

1. Jamal Mandal

S/o Jumana Mandal

c/c Brahmaparthy
Shreevath. P/o Gornia
Col- 84

Sakila Mandal

Shayam Mandal

SIGNATURE OF THE OWNERS / VENDORS

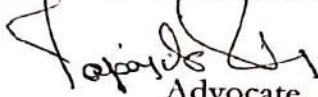
2. Shamim Mandal

Alipore, police Court
kol- 27

Mondal Masly

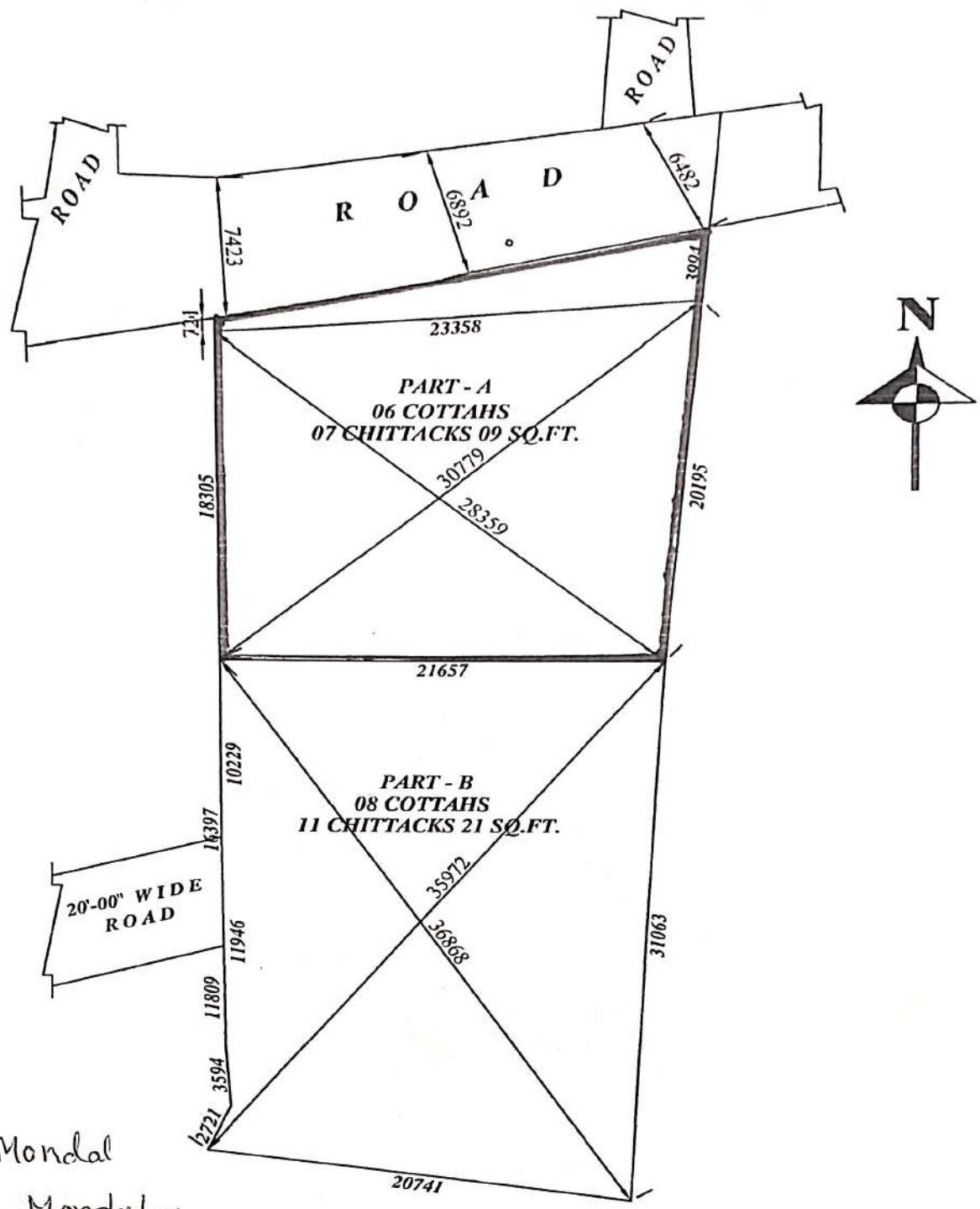
SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY:


Advocate,

Alipore Judges' Court,
Kolkata-700027. F-1180/1550/2009 -

THE PIECE AND PARCEL OF TOTAL LAND MEASURING AN AREA MORE OR LESS 06 (SIX) CHITTACK AND 09 (NINE) SQ. FT., ALONG WITH A TEMPORARY SHED STRUCTURE, MEASURING ABOUT 1500 (ONE THOUSAND AND FIVE HUNDRED) SQ. FT. IS STANDING THEREON, WITHIN DISTRICT: SOUTH 24-PARGANAS, POLICE STATION BANDRONI, J.L. NO.48, MOUZABRAHMAPUR, R.S. KHAMTIAN NO.558, L.R. KHATIAN NOS. 3785 AND 3786, R.S. AND L.R. DAG NO.123, WITHIN THE LOCAL LIMITS OF THE KOLKATA MUNICIPAL CORPORATION WARD NO.111, BEING PREMISES NO. 212/2, SEIKHPARA, KOLKATA - 700096.



Sakila Mondal
Shayan Mondal

Mondal Mondal
SIGNATURE OF THE PURCHASER

SIGNATURE OF LAND OWNERS/VENDORS
TRACED BY :- SALIM ALI MOLLA.

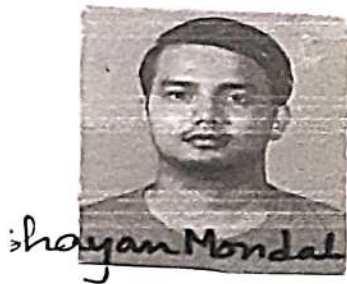


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SAKILA MONDAL *ALIAS* SAKILA MANDAL

SIGNATURE.....*Sakila Mondal*.....

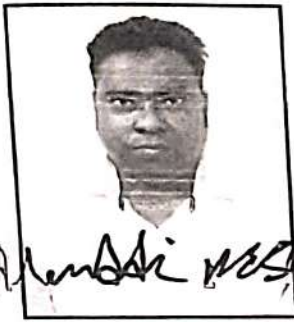


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SHAYAN MONDAL

SIGNATURE.....*Shayan Mondal*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - ALAUDDIN NASKAR

SIGNATURE Alauddin Naskar

Major Information of the Deed

Deed No :	I-1603-07634/2023	Date of Registration	31/05/2023
Query No / Year	1603-2001392706/2023	Office where deed is registered	
Query Date	30/05/2023 5:57:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, 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. 70,00,000/-	Rs. 70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,80,020/- (Article:23)	Rs. 70,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :





District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selkh Para Road, , Premises No: 212/2, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 7 Chatak 9 Sq Ft	60,00,000/-	60,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.
Grand Total :				10.6425Dec	60,00,000 /-	60,00,000 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs SAKILA MONDAL, (Alias: Mr SAKILA MANDAL) Wife of Mr JAMAL MONDAL Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>31/05/2023</p>	<p>Finger Print</p>  <p>LTI 31/05/2023</p>	<p>Signature</p> <p><i>Sakila Mondal</i></p> <p>31/05/2023</p>
<p>C 61, HARI SAVA MATH, BRAHMAPUR, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EGxxxxxx3B, Aadhaar No: 45xxxxxxxx7810, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr SHAYAN MONDAL Son of Mr JAMAL MONDAL Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>31/05/2023</p>	<p>Finger Print</p>  <p>LTI 31/05/2023</p>	<p>Signature</p> <p><i>Shayan Mondal</i></p> <p>31/05/2023</p>
<p>C 61, HARI SAVA MATH, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DRxxxxxx8J, Aadhaar No: 98xxxxxxxx2342, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr ALAUDDIN NASKAR (Presentant) Son of Late MULLUK NASKAR Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>	<p>Photo</p>  <p>31/05/2023</p>	<p>Finger Print</p>  <p>LTI 31/05/2023</p>	<p>Signature</p> <p><i>Alauddin Naskar</i></p> <p>31/05/2023</p>
<p>Son of Late MULLUK NASKAR 265, SEIKHPARA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>				

Identifier Details :

Name

Mr SWARNADEEP KHARA
 Son of Late MANOJ KHARA
 ALIPORE POLICE COURT, KOLKATA,
 City:- , P.O:- ALIPORE, P.S:-Alipore,
 District:-South 24-Parganas, West
 Bengal, India, PIN:- 700027

Photo



Finger Print



Signature

Swarnadeep Khara

31/05/2023

31/05/2023

31/05/2023

Identifier Of Mrs SAKILA MONDAL, Mr SHAYAN MONDAL, Mr ALAUDDIN NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SAKILA MONDAL	Mr ALAUDDIN NASKAR-5.32125 Dec
2	Mr SHAYAN MONDAL	Mr ALAUDDIN NASKAR-5.32125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SAKILA MONDAL	Mr ALAUDDIN NASKAR-750.00000000 Sq Ft
2	Mr SHAYAN MONDAL	Mr ALAUDDIN NASKAR-750.00000000 Sq Ft

Endorsement For Deed Number : I - 160307634 / 2023

31/05/2023

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.

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

Presented for registration at 12:54 hrs on 31-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ALAUDDIN NASKAR ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,00,000/-

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

Execution is admitted on 31/05/2023 by 1. Mrs SAKILA MONDAL, Alias Mr SAKiLA MANDAL, Wife of Mr JAMAL MONDAL, C 61, HARI SAVA MATH, BRAHMAPUR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr SHAYAN MONDAL, Son of Mr JAMAL MONDAL, C 61, HARI SAVA MATH, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 3. Mr ALAUDDIN NASKAR, Son of Late MULLUK NASKAR, 265, SEIKHPARA, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Muslim, by Profession Business

Indetified by Mr SWARNADEEP KHARA, , Son of Late MANOJ KHARA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,046.00/- (A(1) = Rs 70,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 70,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 9:06PM with Govt. Ref. No: 192023240076251928 on 30-05-2023, Amount Rs: 70,014/-, Bank: SBI EPay (SBlePay), Ref. No. 4991500926732 on 30-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,80,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,79,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 39785, Amount: Rs.1,000.00/-, Date of Purchase: 29/05/2023, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 9:06PM with Govt. Ref. No: 192023240076251928 on 30-05-2023, Amount Rs: 2,79,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4991500926732 on 30-05-2023, 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

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being No 160307634 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.06.01 11:06:33 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/01 11:06:33 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)