

SL-603/2023

I-603/2023



19/1/23

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Q-2-118442/23

AL 544004

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

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

19 JAN 2023

SALE DEED

THIS SALE DEED IS MADE ON THIS 19 DAY OF JANUARY, TWO THOUSAND TWENTY-THREE, AT KRISHNANAGAR, NADIA, WEST BENGAL, INDIA,

ESTD 1951 P.F.

2087

24/2/2023

Samir Kumar Das

.....
.....
.....
.....
.....

.....
.....
.....
.....
.....



Samir Das
Satabdi Priza Ranjan Saha
P.C. Mukherjee
Krishnagar
Ward
PIN - 741101
Subr ID - WB/41075/192512

Add. Dist. Sub-Registrar, Sadar
Krishnagar, Nadia

9 JAN 2023

BETWEEN

1. **MR. SHYAMAL TARAFDAR** (having PAN – ABPPT8655C, AADHAR NO. – 7798 5704 3557, VOTER ID NO. – WB/11/075/180371, MOBILE NO. 9434054712), son of Late Binoy Kumar Tarafdar, by Nationality – Indian, by Occupation – Business, residing at Gyanendra Sarkar Lane, M. G. Road, Golapatti, Post Office – Krishnanagar, Police Station – Kolowali, PIN – 741101, Krishnanagar, District – Nadia, West Bengal, India, **And**
2. **MR. SUVO TARAFDAR** alias **SUBHA TARAFDAR** (having PAN – ABLPT0201G, AADHAR NO. – 3137 8776 6380, VOTER ID NO. – WB/11/075/180353, MOBILE NO. 9635010848), son of Late Binoy Kumar Tarafdar, by Nationality – Indian, by Occupation – Business, residing at Gyanendra Sarkar Lane, M. G. Road, Golapatti, Post Office – Krishnanagar, Police Station – Kolowali, PIN – 741101, Krishnanagar, District – Nadia, West Bengal, India,

hereinafter jointly called and referred to as the “**OWNERS/VENDORS**” (which term or expression shall where the context so admits include their respective heirs, executors, administrators, representatives and assigns)

AND

- (1) **MR. GOPAL TAMBULI** (having PAN – ANJPT1457E, AADHAR NO. – 3321 9776 2670, VOTER ID NO. – DDZ1757418, MOBILE NO. – 8617486158), son of Late Kalipada Tambuli, by Nationality – Indian, by Occupation – Business, residing at Vivekananda Nagar, Uttarpara, Babla Gobindapur, Post Office – Gobindapur, Police Station – Santipur, PIN – 741404, District – Nadia, West Bengal, India,
- (2) **MR. BIKRAM KUNDU** (having PAN – EOC PK7015F, AADHAR NO. – 6320 3083 6856, VOTER ID NO. – XZF2718955, MOBILE NO. – 9002411318), son of Mr. Tapas Kundu, by Nationality – Indian, by Occupation – Business, residing at J.N. Biswas Lane, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(3) MR. SUKDEB HALDER (having PAN – AFPPH3399D, AADHAR NO. – 3879 1575 8723, VOTER ID NO. – DMB2071058, MOBILE NO. – 9775047390), son of Late Biplab Halder, by Nationality – Indian, by Occupation – Business, residing at Dharmatala Lane, Malopara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(4) MR. SRIBAS DALAL (having PAN – ARQPD2133C, AADHAR NO. – 2580 7444 9662, VOTER ID NO. – DMB2388056, MOBILE NO. – 9749467735), son of Late Mangal Chandra Dalal, by Nationality – Indian, by Occupation – Business, residing at B.K. Modok Lane, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(5) MR. SUBHASH HALDER alias SUBHASH HALDAR (having PAN – ACIPH1773P, AADHAR NO. – 4890 2489 5592, VOTER ID NO. – DMB1621366, MOBILE NO. – 9474335173), son of Late Bishwanath Haldar, by Nationality – Indian, by Occupation – Business, residing at Khetranath Drakhhi Road, Malopara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(6) MR. ARUN KUMAR DEY (having PAN – AXSPD1216C, AADHAR NO. – 4445 0144 0286, VOTER ID NO. - XZF2696953, MOBILE NO. – 7908087941), son of Late Biswanath Dey, by Nationality – Indian, by Occupation – Business, residing at M.G. Road, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(7) MR. PROKASH DAS (having PAN – AVQPD9475P, AADHAR NO. – 3642 9572 6250, VOTER ID NO. – DMB2354636, MOBILE NO. – 9832700325), son of Mr. Prabir Das, by Nationality – Indian, by Occupation – Business, residing at M.G. Road (Momin Park), Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India.

(8) MR. BISWAJIT BAGCHI (having PAN – AKRPB7429B, AADHAR NO. – 8810 9543 9255, VOTER ID NO. – WB/11/075/318734, MOBILE NO. – 7908986621), son of Mr. Samar Bagchi, by Nationality – Indian, by Occupation – Business, residing at

Sadhak Ramprasad Road, Najirpara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(9) MR. TILAK GHOSH (having PAN – AKPPG6977M, AADHAR NO. – 2386 2576 4107, VOTER ID NO. – DMB2086247, MOBILE NO. – 9733672534), son of Mr. Bhadreswar Ghosh, by Nationality – Indian, by Occupation – Business, residing at S.K Basu Road, Banasree Para, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India, **AND**

(10) MR. SANDIP BAGUI (PAN AJIPB0634L, AADHAR NO. 7096 8012 4492, VOTER ID NO. – GGC2206100, MOBILE NO. 9830640022), son of Late Kartik Bagui, by Nationality – Indian, by Occupation – Business, residing at CC 55/D, Narayantala East, Rajarhat - Gopalpur (m), Aswini Nagar, Kolkata – 700159, Post Office – Aswininagar, Police Station - Baguiati, North 24-Parganas, West Bengal, India,

hereinafter jointly referred to as the "PURCHASERS" (which expression unless excluded by or repugnant to the context shall mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by virtue of a Sale Deed dated 23.09.1955 which was registered in the office of the District Sub Registrar Sadar, Krishnanagar, Nadia and recorded in Book No. – I, Volume No. – 200, Page – 55 to 59, being No. – 19244, for the year 1955, one Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik, all are son of Late Hari Charan Banik jointly purchased and seized possessed and well sufficiently entitled to **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about **41 Decimal** in Mouza – Krishnanagar, J.L. No. – 92, R.S Khatian No. – 59, comprised in (a) land measuring about **26 Decimal in R.S Dag No. – 24** in Touzi No. – 3858-3861 and (b) land measuring about **15 Decimal in R.S Dag No. – 26/290** in Touzi No. – 917-920, under jurisdiction of Police Station – Kotowali and Krishnanagar Municipality Ward No. – 1 and Krishnanagar Municipality Holding No. – 86, District – Nadia, West Bengal, from one Puspalata Dasi Biswas, wife of Hajarilal Biswas together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration.

AND WHEREAS afterward said Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik had applied for the mutation of their names in the record of the concerned BL&LRO in respect of the abovementioned **41 Decimal land**. At the time of mutating their names, it was revealed that in the **Sale Deed dated 23.09.1955** the R.S Dag No. - 24/290 was erroneously written as R.S Dag No. - 26/290 to the inadvertence of the parties concerned. As per the rules of making the Bata-Dag, the Bata-Dag 26/290 is not possible. It is also evident that in the list of Bata-Dag mentioned in the R.S. Mouza Map, that there is no existence of the R.S Dag No. - 26/290 but R.S Dag No. - 24/290 is there. Hence, the concerned BL&LRO authority mutated the name of Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik in their record in respect of (a) land measuring about **26 Decimal in R.S Dag No. - 24** and (b) land measuring about **15 Decimal in R.S Dag No. - 24/290** and they were continuing to pay khajna, all outgoings in respect of the said **41 Decimal land** regularly. It is to be mentioned that no Deed of Rectification or Deed of Declaration was executed by the parties concerned for that unintentional mistake.

AND WHEREAS subsequently, by the renumbering of the land record the R.S Dag No. 24/290 became **L.R Dag No. 201** AND R.S Dag No. 24 became **L.R Dag No. 202**. And also by the renumbering the Krishnanagar Municipality Ward No. - 1 became Ward No. - 27 and the Krishnanagar Municipality Holding No. - 86 became Holding No. - 53.

AND WHEREAS by virtue of a **Sale Deed dated 12.12.1997** which was registered in the office of the Additional District Sub Registrar (Sadar), Krishnanagar, Nadia and recorded in Book No. - I, Volume No. - 1302-2022, Page from 262086 to 262108, being No. - 130207264, for the year 1997, Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar, the **Owners/Vendors** herein, jointly purchased and seized possessed and well sufficiently entitled to said **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about **41 Decimal** in Mouza - Krishnanagar, J.L. No. - 92, comprised in (a) land measuring about **26 Decimal in L.R Dag No. - 202** (corresponding **R.S Dag No. - 24**) and (b) land measuring about **15 Decimal in L.R Dag No. - 201** (corresponding **R.S Dag No. - 24/290**), under jurisdiction of Police Station - Kotowali and Krishnanagar Municipality Ward No. - 27 and Krishnanagar Municipality Holding No. - 53, District - Nadia, West Bengal, from the respective legal heirs of said Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik

together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration.

AND WHEREAS the **Owners/Vendors** herein mutated their name in the record of the office of the concerned BL&LRO in respect of (a) land measuring about 26 Decimal in L.R Dag No. – 202 (corresponding R.S Dag No. – 24) and (b) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) and was assigned L.R Khatian No. – 39519 and L.R Khatian No. – 39520 respectively.

AND WHEREAS the **Owners/Vendors** herein also mutated their name in the record of the Krishnanagar Municipality in respect of the said 41 Decimal land and was assigned new Holding No – 866 and the Ward No. – 24.

AND WHEREAS subsequently the **Owners/Vendors** herein constructed several RT Sheds totally measuring about 8000 Square Feet on the said 41 Decimal of land.

AND WHEREAS thus the **Owners/Vendors** herein became lawful joint owner and seized possessed and well sufficiently entitled to **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about 41 Decimal in Mouza – Krishnanagar, J.L. No. – 92, L.R Khatian No. - 39519 & 39520, comprised in (a) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) **AND** (b) land measuring about 26 Decimal in L.R Dag No. – 202 (corresponding R.S Dag No. – 24), under jurisdiction of Police Station – Kotowali and under Krishnanagar Municipality Ward No. – 24 and Krishnanagar Municipality Holding No. – 866, District – Nadia, PIN – 741101, West Bengal, together with all easement and quasi easement rights, along with about 8000 Square Feet RT Sheds standing thereon free from all encumbrance and liability, hereinafter referred to as the said “**Demised Land**”, more fully and particularly mentioned in the **Schedule – A** written below.

AND WHEREAS due to widening the adjacent roads about 4.8 Decimal land in L.R Dag No. – 202 (corresponding R.S Dag No. – 24) of the about 26 Decimal out of the said **Demised Land** fell into the said adjacent roads. No compensation was given to the **Owners/Vendors** herein by the concerned authorities for that. So the **Owners/Vendors** herein are still the joint owners of entirely the said **Demised Land**.

Therefore in Physically measurement there is about **36.20 Decimal** land comprises in (a) land measuring about **15 Decimal** in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) **AND** (b) land measuring about **21.20 Decimal** in L.R Dag No. – 202 (corresponding R.S Dag No. – 24)

AND WHEREAS it is recently eventually revealed by the **Owners/Vendors** herein that unintentionally some typographical mistakes were occurred in the **Sale Deed dated 12.12.1997** which are enumerated below:

- (i) In the Line No. – 6 in the "Schedule of Property" written in Page – 6 of the **Sale Deed dated 12.12.1997**, the "Dag No. – 26/290" was erroneously written.
- (ii) In the Line No. – 6 in the continuing part of the "Schedule of Property" written in Page – 7 of the **Sale Deed dated 12.12.1997**, the "Dag No. – 26/290 and its in words description" was erroneously written.
- (iii) In the heading of the Plan of the **Sale Deed dated 12.12.1997** the "R.S. PLOT NO 24 (PART) & 24/290 (P)" was erroneously written.

AND WHEREAS on a reply to one Right to Information (RTI), the BL&LRO, Krishnanagar - I is pleased to intimate vide Memo No. 1793/RTI/BL&LRO(Kri-I/22 dated 29.11.2022 that R.S Dag No. – 24/290 is renumbered as L.R Dag No. – 201 and having land area measuring about **15 Decimal** **AND** R.S Dag No. – 24 is renumbered as L.R Dag No. – 202 and having land area measuring about **26 Decimal**. The R.S Recoded owners of above mentioned two Dags were Bijoy Krishna Banik, Binoy Krishna Banik both are son of said Ram Chandra Banik; Pran Krishna Banik, Jiban Krishna Banik, Debashis Banik all are son of said Nishikanta Banik; and Kamal Krishna Banik, Bimal Krishna Banik both are son of said Nibaran Chandra Banik, who were the vendors of the abovementioned **Sale Deed dated 12.12.1997**.

AND WHEREAS in consideration of abovementioned bonafide and undeliberated mistakes occurred in the **Sale Deed dated 23.09.1955** and **Sale Deed dated 12.12.1997**, the **Owners/Vendors** herein have sworned a Notarised Declaration dated 17.01.2023 to rectify those undeliberated mistakes and to render the right, title

and interest of the **Owners/Vendors** herein good, perfect and sacrosanct in law and equity.

AND WHEREAS the **Owners/Vendors** herein decided to sell the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon for a total consideration **Rupees One Cror Seventy Five Lakhs only** free from all encumbrances and liabilities.

AND WHEREAS the **Owners/Vendors** herein represent and assure as follows:-

- i) That the **Owners/Vendors** herein are the absolute joint owners of the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon;
- ii) That there is no suit or proceeding pending regarding title of the **Owners/Vendors** herein to the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon or any part thereof or otherwise;
- iii) That the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon is free from all encumbrances charges, trustees, liens, lispendens, attachments and liabilities whatsoever and having the indefeasible title over the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon;
- iv) That no notice or order of acquisition or requisition of or alignment on the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon or any part thereof has been received or served upon the **Owners/Vendors** herein or **Owners/Vendors** herein have any knowledge or are aware of any such notice or order of acquisition or requisition of alignment on the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon or any part thereof;

- v) That the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon is in the "Khas" possession of the **Owners/Vendors** herein and no other their family member and any person whatsoever or howsoever has claimed or could claim or has any right of possession or occupation ever in "Khas" possession.

AND WHEREAS By virtue of an **Agreement for Sale dated 07.09.2022** made between the **Owners/Vendors** herein and the **Purchasers** herein (being Purchaser No. 1 to 8), the **Owners/Vendors** herein agreed to sell and the **Purchasers** herein (being Purchaser No. 1 to 8) agreed to purchase the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon, described in the **Schedule - A** written below, **TOGETHER WITH** all easement and quasi-easement rights, at a total consideration of **RUPEES ONE CROR SEVENTY FIVE LAKHS ONLY** free from all encumbrances and liabilities.

AND WHEREAS as per the said **Agreement for Sale dated 07.09.2022** the **Purchasers** herein (being Purchaser No. 1 to 8) paid a sum of **Rupees Fifty Lakhs only** to the **Owners/Vendors** herein being the part payment or advance of the total consideration money of **Rupees One Cror Seventy Five Lakhs only** to the **Owners/Vendors** herein, the receipt of which the **Owners/Vendors** herein duly acknowledged.

AND WHEREAS subsequently the **Purchasers** herein (being Purchaser No. 1 to 8) made a proposal to the **Owners/Vendors** herein that the Purchaser No. – 9 and Purchaser No. – 10 being their nominee would also purchase the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon jointly with them. The **Owners/Vendors** herein accepted their proposal.

AND WHEREAS afterward the **Purchasers** herein further negotiated with the **Owners/Vendors** herein regarding the total consideration of the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon and the **Owners/Vendors** herein ultimately agreed to sell and the **Purchasers** herein agree to purchase said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon for a total consideration **RUPEES ONE CROR FIFTY LAKHS ONLY** free from all encumbrances and liabilities.

AND WHEREAS the Owner/Vendor No. – 1 herein would receive **Rupees One Crore Forty Five Lakhs only** (including TDS of Rupees one Lakh Forty Five Thousand only) and the Owner/Vendor No. – 2 herein would receive **Rupees Five Lakhs only** as their respective consideration for selling their respective undivided $\frac{1}{2}$ (half) share in said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon to the **Purchasers** herein. The Purchaser No. – 10 herein would give TDS to the Owner/Vendor No. – 1 for himself and on behalf of the rest of the **Purchasers**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That the expressions "Owners/Vendors", "Purchasers", "its" or such other expressions as appear herein shall be deemed to include the masculine, feminine or plural thereof where the context so admits.
2. That in pursuance to the said **Agreement for Sale dated 07.09.2022** and in consideration of the said sum of **Rupees Fifty Lakhs only** paid to the **Owners/Vendors** herein by the **Purchasers** herein being the part payment or advance of the total consideration money of **RUPEES ONE CRORE FIFTY LAKHS ONLY**, the balance consideration of **RUPEES ONE CRORE ONLY** paid by the **Purchasers** herein to the **Owners/Vendors** herein on or before the execution of this presents, the receipt of whereof the **Owners/Vendors** herein do hereby admit and acknowledge, the **Owners/Vendors** herein, being the lawful joint owners and absolutely seized, possessed of and/or otherwise well sufficiently entitled to the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon, hereby sell, grant, convey, transfer, assign and assure the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon, described in the **Schedule - A** written below, **ALONG WITH** all easement and quasi-easement rights, as an absolute and indefeasible estate or an estate equivalent or analogous thereto to the **Purchasers** herein jointly out of their free will and without any coercion from quarter and free from all encumbrances and liabilities along with all the estate, right, title, interest, use, inheritance, possession benefit, claim and demand whatsoever of the **Owners/Vendors** herein unto upon or of the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon in following undivided proportion:

| SL. No. | Name of the Purchaser | Demised Land to be sold | | | RT Shed (in Square Feet) |
|---------|-----------------------|--------------------------|--------------------------|--------------------|--------------------------|
| | | Dag No. 201 (in Decimal) | Dag No. 202 (in Decimal) | Total (in Decimal) | |
| 1. | Gopal Tambuli | 2.5714 | 4.4571 | 7.0285 | 1372 |
| 2. | Bikram Kundu | 1.2857 | 2.2286 | 3.5143 | 685 |
| 3. | Sukdev Halder | 1.2857 | 2.2286 | 3.5143 | 685 |
| 4. | Sribas Dalal | 0.8572 | 1.4857 | 2.3429 | 457 |
| 5. | Subhash Halder | 0.8572 | 1.4857 | 2.3429 | 457 |
| 6. | Arun Kumar Dey | 2.5714 | 4.4571 | 7.0285 | 1372 |
| 7. | Prokash Das | 2.1427 | 3.7144 | 5.8571 | 1143 |
| 8. | Biswajit Bagchi | 0.8572 | 1.4857 | 2.3429 | 457 |
| 9. | Tilak Ghosh | 1.7143 | 2.9714 | 4.6857 | 915 |
| 10. | Sandip Bagui | 0.8572 | 1.4857 | 2.3429 | 457 |
| | | 15 | 26 | 41 | 8000 |

TO HAVE AND TO HOLD the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon hereby conveyed, granted, sold, transferred, assigned and assured with the **Owners'/Vendors'** all rights and appurtenances unto and the **Purchasers** herein jointly in abovementioned undivided proportion forever absolutely and to be held as heritable and transferable immovable joint property of the **Purchasers** herein in above mention undivided proportion.

3. That the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon hereby conveyed, granted, sold, transferred, assigned, released by the **Owners'/Vendors** herein to the **Purchasers** herein jointly in above mention undivided proportion together with all other rights and appurtenances belong thereto unto and to the use of the **Purchasers** herein jointly in above mention undivided proportion forever free from all encumbrances and liabilities whatsoever together benefits and advantages of ancient and other rights, lights, liberties, privileges, easements, quasi-easement, appendages, and appurtenances whatsoever to the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon or any part thereof belonging or anywise appertaining appurtenant thereto for the purpose of an uninterrupted access to and from the main roads or otherwise for all or any purpose of use and enjoyment of the said **Demised Land** together with about **8000 Square Feet RT Sheds** standing thereon


AND the reversion or reversions remainder or remainders or the legal issues and said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon and the every part thereof AND all legal incidents and all estate, right, title, interest, inheritance, use, trust, profits, claim, demand whatsoever both at law and equity of the **Owners/Vendors** herein or into or upon the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon AND all the deeds, pattahs, muniments, evidences, writings and other documents whatsoever herein under expressly convened.

4. That the **Purchasers** herein shall at all times hereafter peaceably and quietly enter upon hold, occupy, possess and enjoy exclusively the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon in above mentioned undivided proportion and receive rents, issues, profit, income thereof in abovementioned undivided proportion without any suit, lawful eviction interruption hindrance, disturbance and claim and demand from of by the **Owners/Vendors** herein or any person or persons having the lawfully or equitably claiming any estate, right, title or interest whatsoever or howsoever in the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon from under or in trust for the **Owners/Vendors** herein and free and freely clear and clearly and absolutely acquitted, exonerated and forever discharge or otherwise or otherwise by the **Owners/Vendors** herein well and sufficiently saved, kept harmless, defended and indemnified of, from and against all charges, lispens and encumbrances whatsoever made done executed or knowingly suffered by the **Owners/Vendors** herein.
5. That the **Purchasers** herein shall also be entitled to sell, mortgage, lease, or otherwise alienated the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon hereby conveyed in abovementioned undivided proportion.
6. That the **Owners/Vendors** herein and all the persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever in the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon or any part thereof from, through, under or in trust for the

Owners/Vendors herein or from or under any of their predecessors or ancestors in title shall and will time to time and at all times hereafter at the request and costs of the **Purchasers** herein do make acknowledge and executed or cause to be done made acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon hereby sold, granted, transferred, conveyed, assigned and assured by the **Owners/Vendors** herein to the **Purchasers** herein in the abovementioned undivided proportion and every part thereof unto and to the use of the **Purchasers** herein according to the true intent and meaning of these presents shall or may be reasonably required.

7. That the **Owners/Vendors** herein and all their heirs, executors, administrators and assigns shall at all times hereafter indemnify and keep indemnified the **Purchasers** herein and all their heirs, executors, administrators and assigns against all acts or actions, suits extra charges, expenses, damages, fines, penalties loss, costs, etc., if any suffered by reason of any defect in the title of the **Owners/Vendors** herein or any breach of the covenants herein under contained.
8. That the **Owners/Vendors** herein shall not do anything or make any grant whereby and where under the rights of the **Purchasers** herein hereunder may be prejudicially affected and shall do all such further and lawful acts as may be necessary and/or required of ensure the rights available to the **Purchasers** herein as herein contained.
9. That the **Owners/Vendors** herein do hereby hand over the vacant and *khas* possession of the said **Demised Land** together with **about 8000 Square Feet RT Sheds** standing thereon physically in favour of the **Purchasers** herein jointly in the abovementioned undivided proportion.
10. That the **Owners/Vendors** herein hereby hand over all original Documents, Agreements, Plans, etc. in respect of title of the said **Demised Land** together

with about 8000 Square Feet RT Sheds standing thereon to the **Purchasers** herein.

11. That the **Owners/Vendors** herein declare and confirm that they do not have any other document of title and should be come in possession of any evidence or document of or relating to title, they will hand over or cause to be handed over to the **Purchasers** herein or any person claiming through or under the **Purchasers** herein.
 12. That the **Owners/Vendors** herein doth hereby further covenant with the said **Purchasers** herein that whenever reasonably required by the said **Purchasers** herein and at the reasonable cost of the **Purchasers** herein, the **Owners/Vendors** herein or their heirs, executors, administrators and assigns will do sign and execute all other acts, deeds and writings for further and better assuring the said **Demised Land** together with about 8000 Square Feet RT Sheds standing thereon and hereby conveyed without any further consideration to the said **Purchasers** herein.
 13. The **Owners/Vendors** herein agrees to extend his assistance to the **Purchasers** herein in respect of mutation of the said **Demised Land** together with about 8000 Square Feet RT Sheds standing thereon.
 14. The **Owners/Vendors** herein shall bear all rate and taxes and other out goings in respect of the said **Demised Land** together with about 8000 Square Feet RT Sheds standing thereon till registration of the Sale Deed and the **Purchasers** herein shall bear all rate and taxes, other out goings only after becoming the absolute owner.
 15. The parties shall bear their respective tax liabilities arising out of the conveyance and transactions.
- 

SCHEDULE – A

(said Demised Land together with about 8000 Square Feet RT Sheds standing thereon above referred to hereby sold)

ALL THAT piece and parcel of Viti (Homestead) land totally measuring about 41 Decimal in Mouza – Krishnanagar, J.L. No. – 92, L.R Khatian No. - 39519 & 39520, comprised in (a) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) AND (b) land measuring about 26 Decimal in L.R Dag No. – 202 (corresponding R.S Dag No. – 24), under jurisdiction of Police Station – Kotowali and under Krishnanagar Municipality Ward No. – 24 and Krishnanagar Municipality Holding No. – 866, on M.G Road, District – Nadia, PIN – 741101, West Bengal, together with all easement and quasi easement rights, along with about 8000 Square Feet RT Sheds standing thereon free from all encumbrance and liability, more particularly shown in RED border in annexed Plan and butted and bounded by as follows:

On the North : Bye Road
 On the South : 33 Feet Wide M.G Road
 On the East : Plot of Mr. Suvo Tarafdar
 On the West : 40 Feet Wide M.G Road

The said Demised Land together with about 8000 Square Feet RT Sheds standing thereon are sold to the Purchasers herein in following undivided proportion:

| SL. No. | Name of the Purchaser | Demised Land to be sold | | | RT Shed (in Square Feet) |
|---------|-----------------------|--------------------------|--------------------------|--------------------|--------------------------|
| | | Dag No. 201 (in Decimal) | Dag No. 202 (in Decimal) | Total (in Decimal) | |
| 1. | Gopal Tambuli | 2.5714 | 4.4571 | 7.0285 | 1372 |
| 2. | Bikram Kundu | 1.2857 | 2.2286 | 3.5143 | 685 |
| 3. | Sukdev Halder | 1.2857 | 2.2286 | 3.5143 | 685 |
| 4. | Sribas Dalal | 0.8572 | 1.4857 | 2.3429 | 457 |
| 5. | Subhash Halder | 0.8572 | 1.4857 | 2.3429 | 457 |
| 6. | Arun Kumar Dey | 2.5714 | 4.4571 | 7.0285 | 1372 |
| 7. | Prokash Das | 2.1427 | 3.7144 | 5.8571 | 1143 |
| 8. | Biswajit Bagchi | 0.8572 | 1.4857 | 2.3429 | 457 |
| 9. | Tilak Ghosh | 1.7143 | 2.9714 | 4.6857 | 915 |
| 10. | Sandip Bagui | 0.8572 | 1.4857 | 2.3429 | 457 |
| | | 15 | 26 | 41 | 8000 |

MEMO OF CONSIDERATION

On this day written above We, **Owners/Vendors** herein, received from the **Purchasers** herein, a total sum **Rupees One Cror Fifty Lakhs only** as the said total consideration amount by following cheques in our favour in following manner:

| SL. No. | Name of the Purchasers | Payment of Consideration Amount of Rupees One Cror Fifty Lakhs only | |
|---------|------------------------|---|--|
| | | Paid on Agreement For Sale in favour of | Paid on Sale Deed in favour of |
| 1. | Gopal Tambuli | Rs. 10 Lakhs only by a Cheque being No. 110310 dated 05.09.2022 drawn on Indian Bank in favour of Mr. Shyamal Tarafdar. | Rs. 15,71,420/- only by a Cheque being No. 110313 dated 01.12.2022 drawn on Indian Bank in favour of Mr. Shyamal Tarafdar. |
| 2. | Bikram Kundu | Rs. 08 Lakhs only by a Cheque being No. 435391 dated 06.09.2022 drawn on State Bank of India in favour of Mr. Shyamal Tarafdar. | Rs. 4,85,710/- only by a Cheque being No. 435394 dated 30.11.2022 drawn on State Bank of India in favour of Mr. Shyamal Tarafdar. |
| 3. | Sukdev Halder | Rs. 03 Lakhs only by a Cheque being No. 719920 dated 05.09.2022 drawn on State Bank of India in favour of Mr. Shyamal Tarafdar. | Rs. 9,85,710/- only by a Cheque being No. 719922 dated 25.11.2022 drawn on State Bank of India in favour of Mr. Shyamal Tarafdar. |
| 4. | Sribas Dalal | Rs. 02 Lakhs only by a Cheque being No. 000034 dated 05.09.2022 drawn on Bank of Baroda in favour of Mr. Shyamal Tarafdar. | Rs. 6,57,160/- only by a Cheque being No. 000036 dated 25.11.2022 drawn on Bank of Baroda in favour of Mr. Shyamal Tarafdar. |
| 5. | Subhash Halder | Rs. 02 Lakhs only by a Cheque being No. 078707 dated 05.09.2022 drawn on Bank of India in favour of Mr. Shyamal Tarafdar. | Rs. 6,57,160/- only by a Cheque being No. 078708 dated 25.11.2022 drawn on Bank of India in favour of Mr. Shyamal Tarafdar. |
| 6. | Arun Kumar Dey | Rs. 10 Lakhs only by a Cheque being No. 000014 dated 05.09.2022 drawn on Bandhan Bank in favour of Mr. Shyamal Tarafdar. | Rs. 15,71,420/- only by two cheques (a) Rs. 9,50,000/- by Cheque being No. 955521 dated 01.12.2022 drawn on Bangio Gramin Vikash Bank AND (b) Rs. 6,21,420/- by Cheque being No. 000006 dated 01.12.2022 drawn on HDFC Bank, both cheques are in favour of Mr. Shyamal Tarafdar. |
| 7. | Prakash Das | Rs. 07 Lakhs only by a Cheque being No. 001827 | Rs. 14,42,870/- only by two cheques (a) Rs. 5,00,000/- by |

| | | | |
|-----|-----------------|---|--|
| | | dated 05.09.2022 drawn on HDFC Bank in favour of Mr. Shyamal Tarafdar. | Cheque being No. 001829 dated 30.11.2022 drawn on HDFC Bank in favour of Suvo Tarafdar, (b) Rs. 5,14,280/- by Cheque being No. 001828 dated 30.11.2022 drawn on HDFC Bank, in favour of Mr. Shyamal Tarafdar AND (c) Rs. 4,28,590/- by Cheque being No. 001879 dated 16.01.2023 drawn on HDFC Bank, in favour of Mr. Shyamal Tarafdar. |
| 8. | Biswajit Bagchi | Rs. 08 Lakhs only by a Cheque being No. 091567 dated 05.09.2022 drawn on State Bank of India in favour of Mr. Shyamal Tarafdar. | Rs. 57,160/- only by a Cheque being No. 490453 dated 16.01.2023 drawn on Punjab National Bank in favour of Mr. Shyamal Tarafdar. |
| 9. | Tilak Ghosh | | Rs. 17,14,275/- only by a Cheque being No. 643924 dated 17.12.2022 drawn on Indian Bank in favour of Mr. Shyamal Tarafdar. |
| 10. | Sandip Bagui | | Rs. 8,57,160/- only in two ways (a) Rs. 7,12,160/- by a Cheque being No. 348369 dated 17.01.2023 drawn on State Bank of India in favour of Mr. Shyamal Tarafdar AND (b) Rs. 1,45,000/- in TDS to Mr. Shyamal Tarafdar as per Section 194-IA of the Income Tax Act, 1961 |
| | | Rs. 50 Lakhs Only | Rs. One Cror only |

SIGNED, SEALED & DELIVERED
IN KRISHNANAGAR IN
THE PRESENCE OF WITNESSES:

1. Samir Saha
S/O Late Prayachandran Saha
A-6, N. K. Ghosh Lane
Krishnanagar, West Bengal

1. Shyamal Tarafdar

2. Suvo Tarafdar

SIGNATURE OF
OWNERS/VENDORS

2. Abhijit Ghosh
S/O Debal Kr Ghosh
Vill. Dasatara
P.O. Khamar Shimulia
P.S. Taherpur
Dist. Nadia
741121

—

9. *Tilak Ghosh*

10. *Sandip Basu*

SIGNATURE OF
PURCHASERS

Drafted and prepared in my chamber

Subhabrata Das.

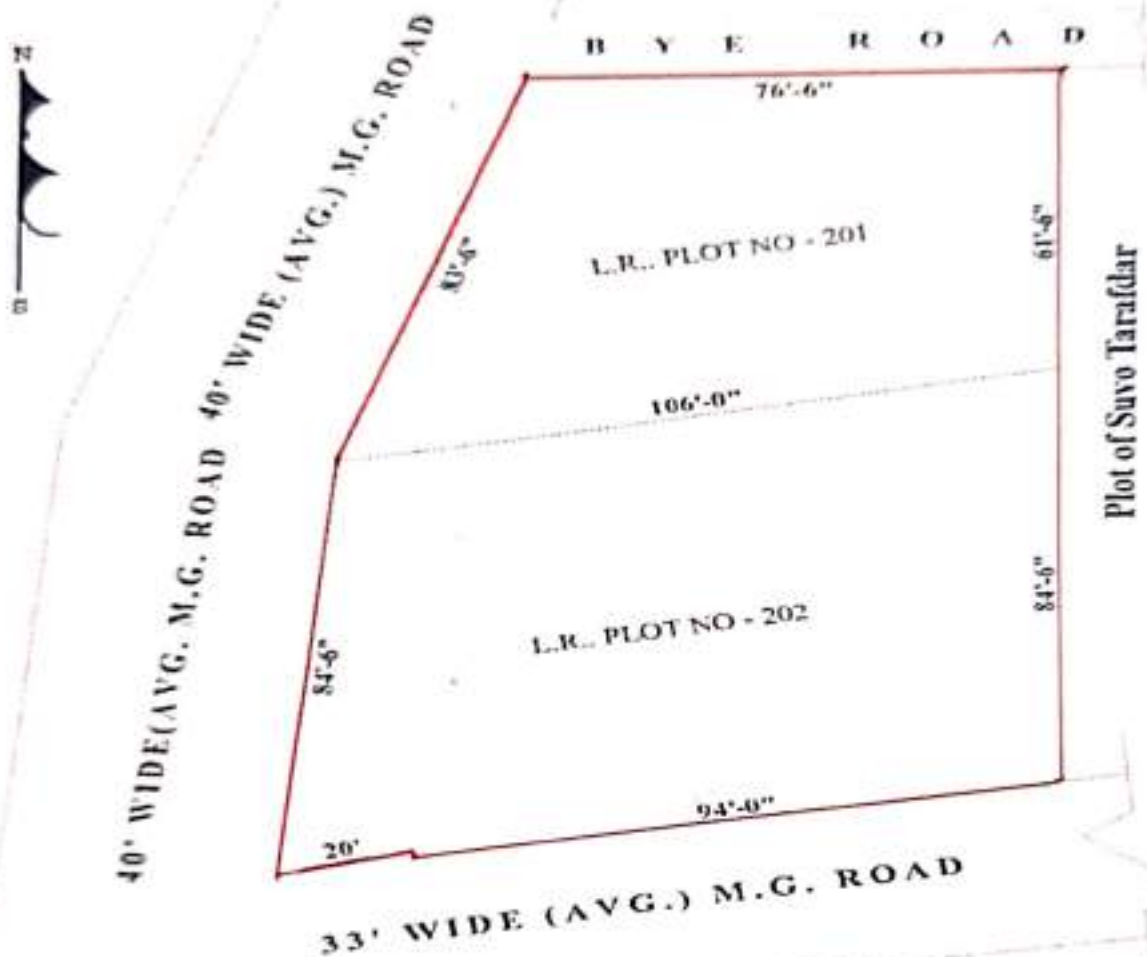
Subhabrata Das
Advocate
High Court at Calcutta
Enrolment No. WB/1114/2001

—
—

PLAN of DEMISED LAND being *Viti* (Homestead) land totally measuring about 41 Decimal (Physically 36.2 Decimal) in Mouza – Krishnanagar, in L.R Khatian No. – 39519 & 39520, J.L No. – 92, in District Nadia, Police Station – Kotowali, under Krishnanagar Municipality Ward No. - 24, Holding No. – 866, PIN – 741101 in RED Border, comprised in as follows:

(a) In L.R Dag No. – 201 = about 15 Decimal (Physically 15 Decimal)

(b) In L.R Dag No. – 202 = about 26 Decimal (Physically 21.2 Decimal)



(NOT TO SCALE)

1. Shyamsundar Tambar
2. Suvo Tarafdar
3. Sukdeb Halder
4. Saraswati Pal
5. S.K. Ghosh
6. Dhanendra Das
7. Brokash Das
8. Binrajit Das
9. Tilak Ghosh
10. Sandip Das

Deben Paul

DEBEN PAUL

Diploma Civil Engineer
Regd. No. : PC3100504584

OWNERS

PURCHASERS



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180120232025943992

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 180120232025943992 | Payment Init. Date: | 18/01/2023 23:41:57 |
| Total Amount: | 937813 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 7768439483937 | BRN Date: | 18/01/2023 23:42:59 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr Hili Das Associates
Mobile: 9804224962

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192022230259439938 | Directorate of Registration & Stamp Revenue | 937813 |
| Total | | | 937813 |

IN WORDS: NINE LAKH THIRTY SEVEN THOUSAND EIGHT HUNDRED THIRTEEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230259439938

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---|
| GRN: | 192022230259439938 | Payment Mode: | SBI Epay |
| GRN Date: | 18/01/2023 23:41:57 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 7768439483937 | BRN Date: | 18/01/2023 23:42:59 |
| Gateway Ref ID: | CHL5263244 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 180120232025943992 | Payment Init. Date: | 18/01/2023 23:41:57 |
| Payment Status: | Successful | Payment Ref. No: | 2000118442/3/2023 [Query No*/Query Year] |

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | Mr Hili Das Associates |
| Address: | 2, Harish Sikdar Path, Kolkata - 700012 |
| Mobile: | 9804224962 |
| Period From (dd/mm/yyyy): | 18/01/2023 |
| Period To (dd/mm/yyyy): | 18/01/2023 |
| Payment Ref ID: | 2000118442/3/2023 |
| Dept Ref ID/DRN: | 2000118442/3/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000118442/3/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 776360 |
| 2 | 2000118442/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 155297 |
| 3 | 2000118442/3/2023 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 6156 |

Total 937813

IN WORDS: **NINE LAKH THIRTY SEVEN THOUSAND EIGHT HUNDRED THIRTEEN ONLY.**

PAID

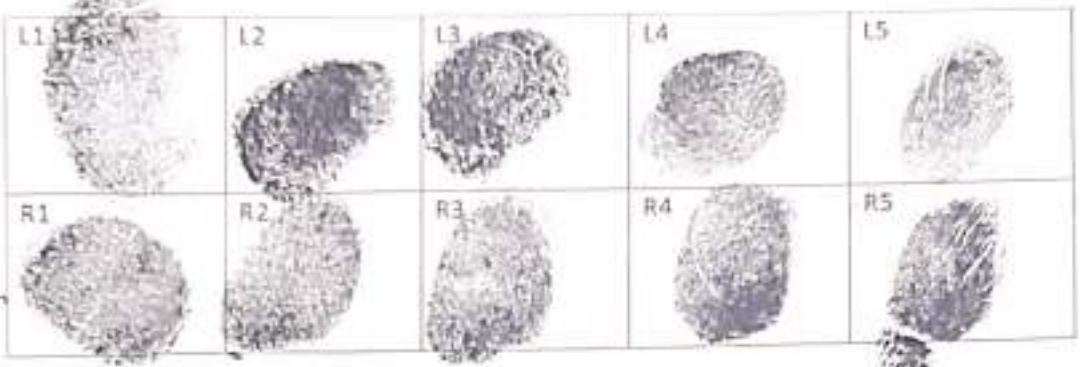


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Shekhar Tandel

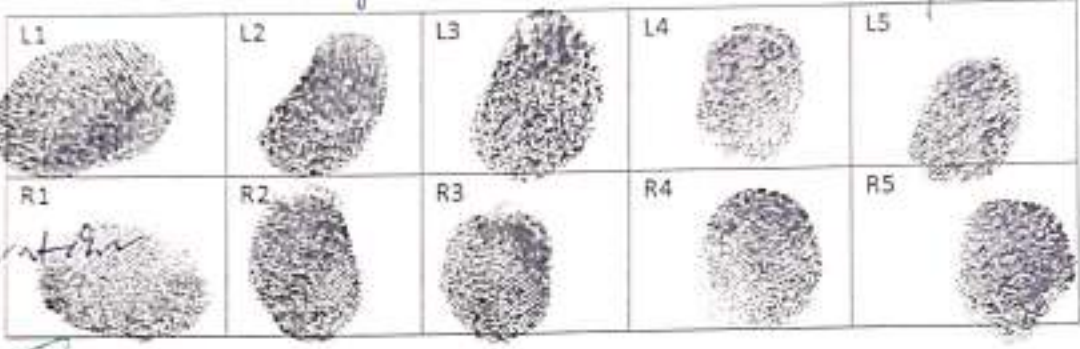


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Suvo Tandel

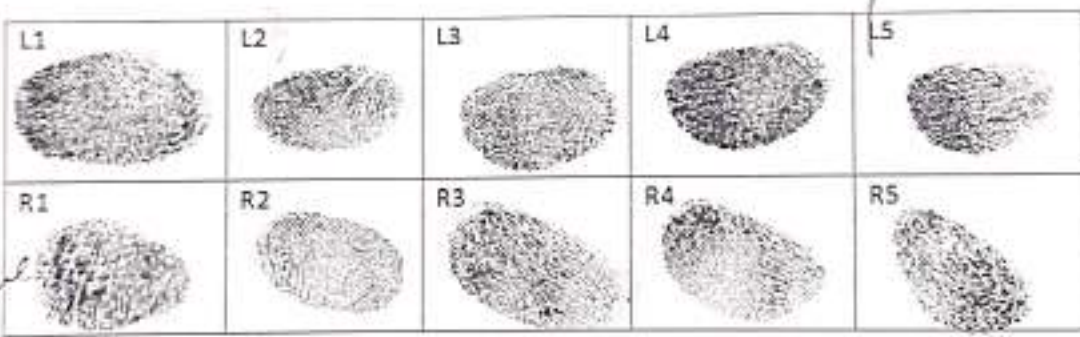


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Gopant Tambuli



PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Bikram Kundy

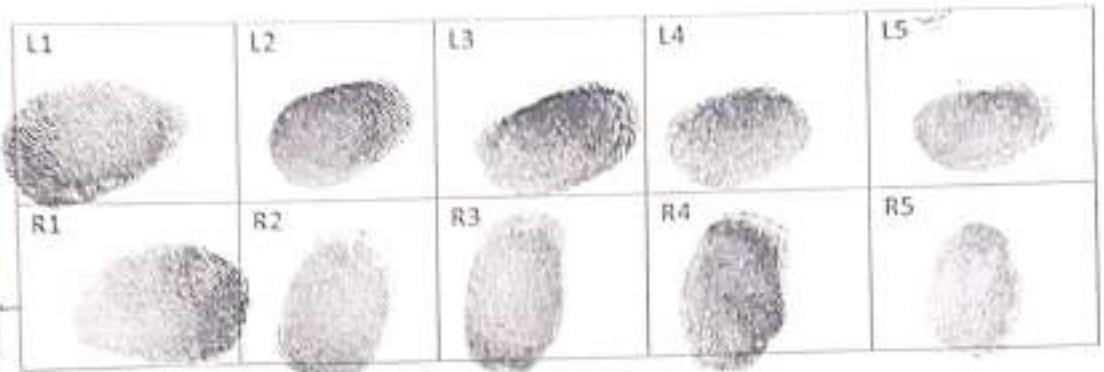


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Sukdeb Halder

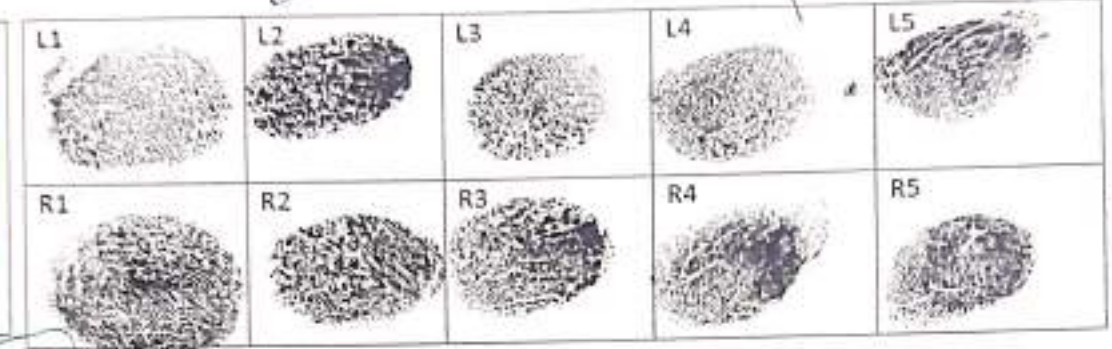


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Suresh Datta

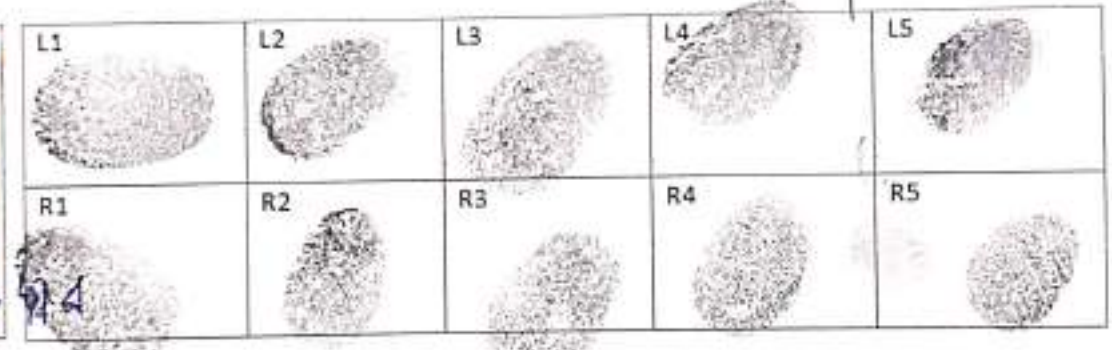


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

S. B. S. S. S. S.

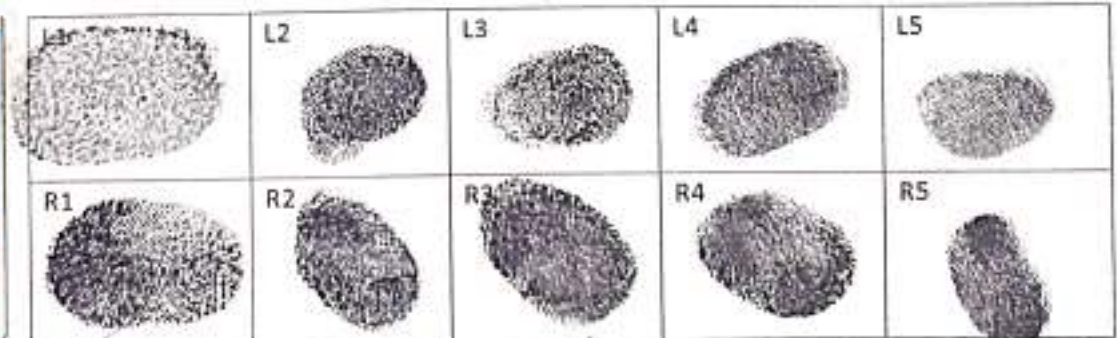


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Avom K. Dey

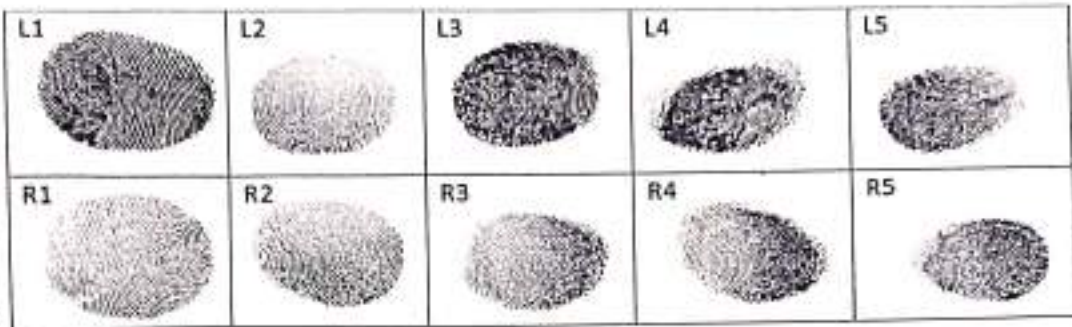


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Prakash Das

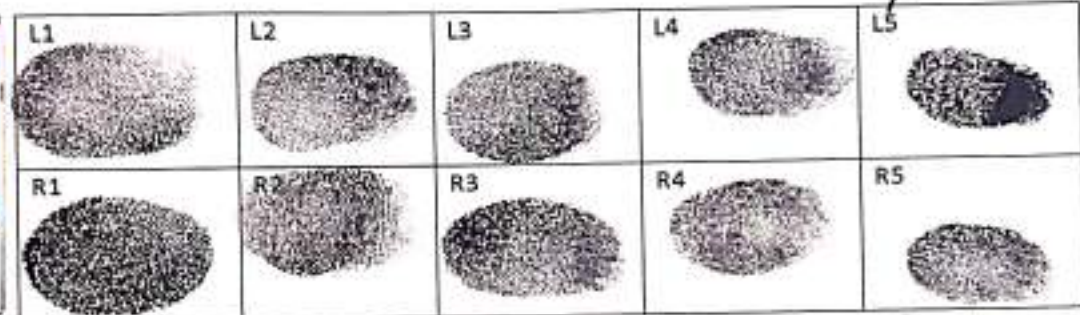


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Brijjit Bhat

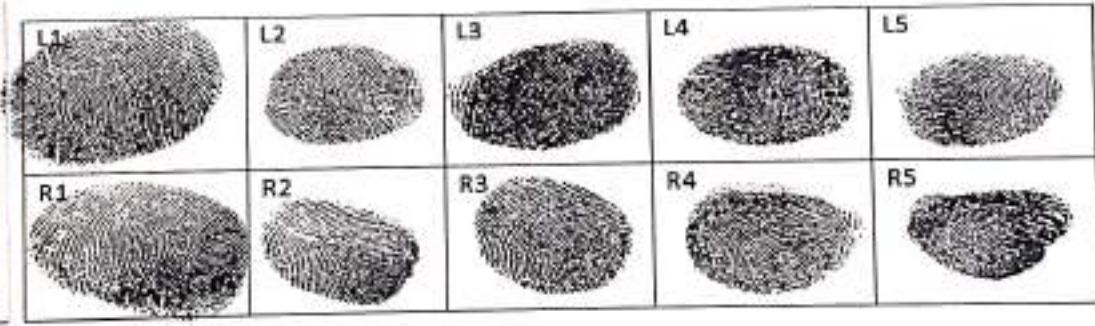


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Tilak Ghosh

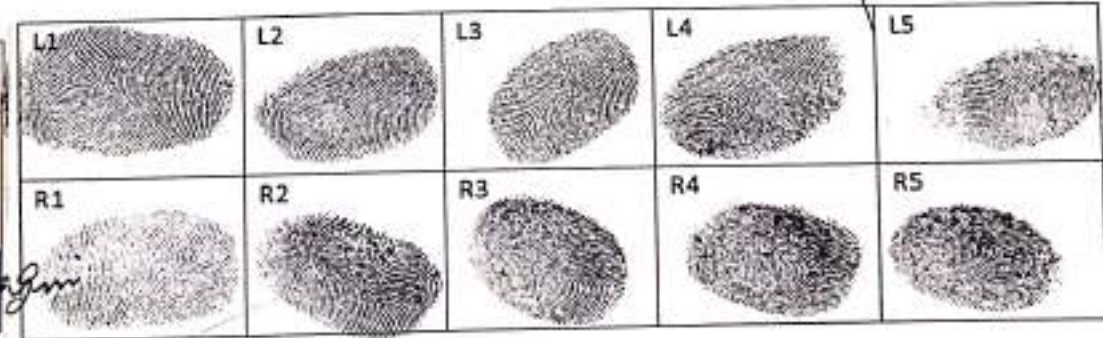


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Shubh Bhatnagar

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1302-00603/2023 | Date of Registration | 19/01/2023 |
| Query No / Year | 1302-2000118442/2023 | Office where deed is registered | |
| Query Date | 15/01/2023 9:38:40 PM | A.D.S.R. KRISHNANAGAR, District: Nadia | |
| Applicant Name, Address & Other Details | Aradhana Garai Sondanga, Thana : Dhubulia, District : Nadia, WEST BENGAL, Mobile No. : 9064555384, Status : Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 1,50,00,000/- | Rs. 1,55,29,012/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,76,460/- (Article:23) | Rs. 1,55,297/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: M.G. Road, Mouza: Krishnagar, JI No: 92, Pin Code : 741101

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-201 (RS :-24/290) | LR-39519 | Viti | Viti | 1.2857 Dec | 4,02,642/- | 4,19,233/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L2 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 1.2857 Dec | 4,02,642/- | 4,19,233/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L3 | LR-202 (RS :-24) | LR-39519 | Viti | Viti | 2.22855 Dec | 6,97,914/- | 7,26,670/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L4 | LR-202 (RS :-24) | LR-39520 | Viti | Viti | 2.22855 Dec | 6,97,914/- | 7,26,670/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L5 | LR-201 (RS :-24/290) | LR-39519 | Viti | Viti | 0.64285 Dec | 2,01,320/- | 2,09,617/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L6 | LR-201 (RS :-24/290) | LR-39520 | Viti | Viti | 0.64285 Dec | 2,01,320/- | 2,09,617/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L7 | LR-202 (RS :-24) | LR-39519 | Viti | Viti | 1.1143 Dec | 3,48,964/- | 3,63,343/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |

| | | | | | | | | |
|-----|-------------------|----------|------|------|-------------|------------|------------|---|
| L8 | LR-202 (RS :-24) | LR-39520 | Viti | Viti | 1.1143 Dec | 3,48,964/- | 3,63,343/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L9 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 0.64285 Dec | 2,01,320/- | 2,09,617/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L10 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 0.64285 Dec | 2,01,320/- | 2,09,617/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L11 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 1.1143 Dec | 3,48,964/- | 3,63,343/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L12 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 1.1143 Dec | 3,48,964/- | 3,63,343/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L13 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L14 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L15 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 0.74285 Dec | 2,32,637/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L16 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 0.74285 Dec | 2,32,637/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L17 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L18 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L19 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 0.74285 Dec | 2,32,637/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L20 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 0.74285 Dec | 2,32,637/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L21 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 1.2857 Dec | 4,02,642/- | 4,19,233/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |



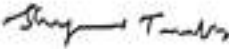


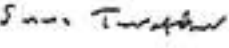
| | | | | | | | | |
|-----|----------------|----------|------|------|-------------|------------|------------|---|
| L22 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 1.2857 Dec | 4,02,642/- | 4,19,233/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L23 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 2.22855 Dec | 6,97,914/- | 7,26,670/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L24 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 2.22855 Dec | 6,97,914/- | 7,26,670/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L25 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 1.07135 Dec | 3,35,514/- | 3,49,339/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L26 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 1.07135 Dec | 3,35,514/- | 3,49,339/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L27 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 1.8572 Dec | 5,81,618/- | 6,05,584/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L28 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 1.8572 Dec | 5,81,618/- | 6,05,584/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L29 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L30 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L31 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 0.74285 Dec | 2,32,637/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L32 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 0.74285 Dec | 2,32,637/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L33 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 0.85715 Dec | 2,68,433/- | 2,79,494/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L34 | LR-201 (RS :-) | LR-39520 | Viti | Viti | 0.85715 Dec | 2,68,433/- | 2,79,494/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |
| L35 | LR-202 (RS :-) | LR-39519 | Viti | Viti | 1.4857 Dec | 4,65,275/- | 4,84,447/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road. |

| | | | | | | | | |
|-----|----------------|----------------------|------|------|--------------|----------------------|----------------------|---|
| L36 | LR-202 (RS :-) | LR-39520 | VIII | VIII | 1.4857 Dec | 4,65,275/- | 4,84,447/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L37 | LR-201 (RS :-) | LR-39519 | VIII | VIII | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L38 | LR-201 (RS :-) | LR-39520 | VIII | VIII | 0.4286 Dec | 1,34,223/- | 1,39,755/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L39 | LR-202 (RS :-) | LR-39519 | VIII | VIII | 0.74285 Dec | 2,31,987/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L40 | LR-202 (RS :-) | LR-39520 | VIII | VIII | 0.74285 Dec | 2,33,367/- | 2,42,224/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 41Dec | 128,40,000 /- | 133,69,012 /- | |
| | | Grand Total : | | | 41Dec | 128,40,000 /- | 133,69,012 /- | |



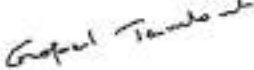
Structure Details :






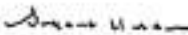





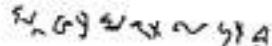
| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|---|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40 | 8000 Sq Ft. | 21,60,000/- | 21,60,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 8000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 8000 sq ft | 21,60,000 /- | 21,60,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shyamal Tarafdar (Presentant) Son of Late Binoy Kumar Tarafdar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  19/01/2023 |  LTI 19/01/2023 |  19/01/2023 |
| Gyanendra Sarkar Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx5c, Aadhaar No: 77xxxxxxxx3557, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Suvo Tarafdar, (Alias: Subha Tarafdar) Son of Late Binoy Kumar Tarafdar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  19/01/2023 |  LTI 19/01/2023 |  19/01/2023 |
| Gyanendra Sarkar Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx1g, Aadhaar No: 31xxxxxxxx6380, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Gopal Tambuli Son of Late Kalipada Tambuli Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  19/01/2023 |  LTI 19/01/2023 |  19/01/2023 |
| Son of Late Kalipada Tambuli Babla Gobindapur, City:- Not Specified, P.O:- Gobindapur, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxxx7e, Aadhaar No: 33xxxxxxxx2670, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |

| | | | | |
|--|---|---|---|---|
| 2 | Name | Photo | Finger Print | Signature |
| | Bikram Kundu Son of Tapas Kundu Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |
| Son of Tapas Kundu J N Biswas Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: e0xxxxxx5f, Aadhaar No: 63xxxxxxxx6856, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Sukdeb Halder Son of Late Biplab Halder Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |
| Son of Late Biplab Halder Malopara, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx9d, Aadhaar No: 38xxxxxxxx8723, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Sribas Dalal Son of Late Mangal Chandra Dalal Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |
| Son of Late Mangal Chandra Dalal B K Modak Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx3c, Aadhaar No: 25xxxxxxxx9662, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | Subhash Halder, (Alias: Subhash Haldar) Son of Late Bishwanath Haldar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |



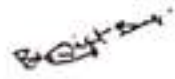
Son of Late Bishwanath Haldar Malopara, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:- Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx3p, Aadhaar No: 48xxxxxxxx5592, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023
 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

| 6 | Name | Photo | Finger Print | Signature |
|---|--|---|---|---|
| | Arun Kumar Dey Son of Late Biswanath Dey Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | | 19/01/2023 | LT 19/01/2023 | 19/01/2023 |






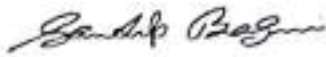
Son of Late Biswanath Dey M G Road, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:- Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxxx6c, Aadhaar No: 44xxxxxxxx0286, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023
 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

| 7 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Prokash Das Son of Prabir Das Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | | 19/01/2023 | LT 19/01/2023 | 19/01/2023 |




Son of Prabir Das M G Road, Momin Park, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:- Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxxx5p, Aadhaar No: 36xxxxxxxx6250, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023
 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

| 8 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Biswajit Bagchi Son of Samar Bagchi Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | | 19/01/2023 | LT 19/01/2023 | 19/01/2023 |

Son of Samar Bagchi Najirapara, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx9b, Aadhaar No: 88xxxxxxxx9255, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023
 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

| 9 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Tilak Ghosh Son of Bhadreswar Ghosh Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 |
| Son of Bhadreswar Ghosh Banasree Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:- Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx7m, Aadhaar No: 23xxxxxxxx4107, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 10 | Name | Photo | Finger Print | Signature |
| | Sandip Bagui Son of Kartick Bagui Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 |
| Son of Kartick Bagui Narayantala East, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx4l, Aadhaar No: 70xxxxxxxx4492, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Samir Saha Son of Late Priya Ranjan Saha R C Mukherjee Lane, City:- Not Specified, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 |  |  |  |
| | 19/01/2023 | 19/01/2023 | 19/01/2023 |
| Identifier Of Shyamal Tarafdar, Suvo Tarafdar, Gopal Tambuli, Bikram Kundu, Sukdeb Halder, Sribas Dalal, Subhash Halder, Arun Kumar Dey, Prokash Das, Biswajit Bagchi, Tilak Ghosh, Sandip Bagui | | | |

| Transfer of property for L1 | | |
|------------------------------|------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Gopal Tambuli-1.2857 Dec |
| Transfer of property for L10 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Sukdeb Halder-0.64285 Dec |
| Transfer of property for L11 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Sukdeb Halder-1.1143 Dec |

| Transfer of property for L12 | | |
|------------------------------|------------------|----------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Sukdeb Halder-1.1143 Dec |
| Transfer of property for L13 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Sribas Dalal-0.4286 Dec |
| Transfer of property for L14 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Sribas Dalal-0.4286 Dec |
| Transfer of property for L15 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Sribas Dalal-0.74285 Dec |
| Transfer of property for L16 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Sribas Dalal-0.74285 Dec |
| Transfer of property for L17 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Subhash Halder-0.4286 Dec |
| Transfer of property for L18 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Subhash Halder-0.4286 Dec |
| Transfer of property for L19 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Subhash Halder-0.74285 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Gopal Tambuli-1.2857 Dec |
| Transfer of property for L20 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Subhash Halder-0.74285 Dec |
| Transfer of property for L21 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Arun Kumar Dey-1.2857 Dec |
| Transfer of property for L22 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Arun Kumar Dey-1.2857 Dec |
| Transfer of property for L23 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Arun Kumar Dey-2.22855 Dec |
| Transfer of property for L24 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Arun Kumar Dey-2.22855 Dec |

| Transfer of property for L25 | | |
|------------------------------|------------------|-----------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Prakash Das-1 07135 Dec |
| Transfer of property for L26 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Prakash Das-1 07135 Dec |
| Transfer of property for L27 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Prakash Das-1 8572 Dec |
| Transfer of property for L28 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Prakash Das-1 8572 Dec |
| Transfer of property for L29 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Biswajit Bagchi-0.4286 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Gopal Tambuli-2.22855 Dec |
| Transfer of property for L30 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Biswajit Bagchi-0.4286 Dec |
| Transfer of property for L31 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Biswajit Bagchi-0.74285 Dec |
| Transfer of property for L32 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Biswajit Bagchi-0.74285 Dec |
| Transfer of property for L33 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Tilak Ghosh-0.85715 Dec |
| Transfer of property for L34 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Tilak Ghosh-0.85715 Dec |
| Transfer of property for L35 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Tilak Ghosh-1.4857 Dec |
| Transfer of property for L36 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Tilak Ghosh-1.4857 Dec |
| Transfer of property for L37 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Sandip Bagui-0.4286 Dec |

| Transfer of property for L38 | | |
|------------------------------|------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Sandip Bagui-0.4286 Dec |
| Transfer of property for L39 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Sandip Bagui-0.74285 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Gopal Tambuli-2.22855 Dec |
| Transfer of property for L40 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Sandip Bagui-0.74285 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Bikram Kundu-0.64285 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Bikram Kundu-0.64285 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Bikram Kundu-1.1143 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Suvo Tarafdar | Bikram Kundu-1.1143 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Sukdeb Halder-0.64285 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shyamal Tarafdar | Gopal Tambuli-686.0000000 Sq Ft,Bikram Kundu-342.5000000 Sq Ft,Sukdeb Halder-342.5000000 Sq Ft,Sribas Dalal-228.5000000 Sq Ft,Subhash Halder-228.5000000 Sq Ft,Arun Kumar Dey-686.0000000 Sq Ft,Prokash Das-571.5000000 Sq Ft,Biswajit Bagchi-228.5000000 Sq Ft,Tilak Ghosh-457.5000000 Sq Ft,Sandip Bagui-228.5000000 Sq Ft |
| 2 | Suvo Tarafdar | Gopal Tambuli-686.0000000 Sq Ft,Bikram Kundu-342.5000000 Sq Ft,Sukdeb Halder-342.5000000 Sq Ft,Sribas Dalal-228.5000000 Sq Ft,Subhash Halder-228.5000000 Sq Ft,Arun Kumar Dey-686.0000000 Sq Ft,Prokash Das-571.5000000 Sq Ft,Biswajit Bagchi-228.5000000 Sq Ft,Tilak Ghosh-457.5000000 Sq Ft,Sandip Bagui-228.5000000 Sq Ft |

Land Details as per Land Record

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: M.G. Road, Mouza: Krishnagar, JI No: 92, Pin Code : 741101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L2 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L3 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L4 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L5 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L6 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L7 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L8 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L9 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L10 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L11 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L12 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |

| | | | |
|-----|---|---|------------------|
| L13 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L14 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L15 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L16 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L17 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L18 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L19 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L20 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L21 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L22 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L23 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L24 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L25 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L26 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |

| | | | |
|-----|---|---|------------------|
| L27 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L28 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L29 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L30 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L31 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L32 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L33 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L34 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L35 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L36 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |
| L37 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Shyamal Tarafdar |
| L38 | LR Plot No:- 201, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Suvo Tarafdar |
| L39 | LR Plot No:- 202, LR Khatian No:- 39519 | Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13150000 Acre, | Shyamal Tarafdar |
| L40 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Suvo Tarafdar |

On 19-01-2023

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 12:16 hrs on 19-01-2023, at the Office of the A.D.S.R. KRISHNANAGAR by Shyamal Tarafdar, one of the Executants.

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 1,55,29,012/-

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

Execution is admitted on 19/01/2023 by 1. Shyamal Tarafdar, Son of Late Binoy Kumar Tarafdar, Gyanendra Sarkar Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 2. Suvo Tarafdar, Alias Subha Tarafdar, Son of Late Binoy Kumar Tarafdar, Gyanendra Sarkar Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 3. Gopal Tambuli, Son of Late Kalipada Tambuli, Babla Gobindapur, P.O: Gobindapur, Thana: Santipur, , Nadia, WEST BENGAL, India, PIN - 741404, by caste Hindu, by Profession Business, 4. Bikram Kundu, Son of Tapas Kundu, J N Biswas Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 5. Sukdeb Halder, Son of Late Biplab Halder, Malopara, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 6. Sribas Dalal, Son of Late Mangal Chandra Dalal, B K Modak Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 7. Subhash Halder, Alias Subhash Halder, Son of Late Bishwanath Halder, Malopara, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 8. Arun Kumar Dey, Son of Late Biswanath Dey, M G Road, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 9. Prokash Das, Son of Prabir Das, M G Road, Momin Park, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 10. Biswajit Bagchi, Son of Samar Bagchi, Najirapara, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 11. Tilak Ghosh, Son of Bhadreswar Ghosh, Banasree Para, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 12. Sandip Bagui, Son of Kartick Bagui, Narayantala East, P.O: Rajarhat Gopalpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business

Identified by Samir Saha, . . Son of Late Priya Ranjan Saha, R C Mukherjee Lane, P.O: Krishnagar, Thana: Krishnagar, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,55,297.00/- (A(1) = Rs 1,55,290.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,55,297/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 11:42PM with Govt. Ref. No: 192022230259439938 on 18-01-2023, Amount Rs: 1,55,297/-, Bank: SBI EPay (SBIEPay), Ref. No. 7768439483937 on 18-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,76,460/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,76,360/-

Description of Stamp

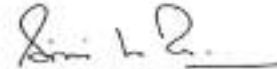
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1349, Amount: Rs.100.00/-, Date of Purchase: 18/01/2023, Vendor name: M Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/01/2023 11:42PM with Govt. Ref. No: 192022230259439938 on 18-01-2023, Amount Rs: 7,76,360/-,

Bank: SBI EPay (SBIPay), Ref. No. 7768439483937 on 18-01-2023, Head of Account 0030-02-103-003-02



Sisir Kumar Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1302-2023, Page from 28354 to 28396
being No 130200603 for the year 2023.



Digitally signed by Sisir Kumar Bera
Date: 2023.01.20 14:01:14 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 2023/01/20 02:01:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
West Bengal.

(This document is digitally signed.)



↙
Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

19 JAN 2023