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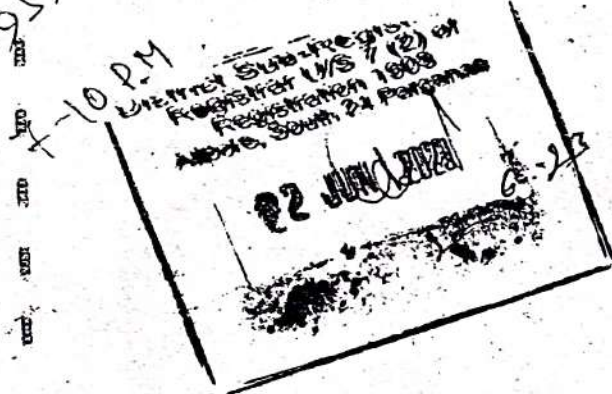
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 312145

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

Handwritten notes: 16/06/2023, 2001495923



**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this the 16<sup>th</sup> day of June, Two Thousand and Twenty Three (2023)

BETWEEN

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Handwritten notes: -10 pm, 16/23

SRI RABIN MONDAL, (PAN BOVPM9552B) and (Aadhaar No. 5954 1719 5000), son of Late Shyamal Mondal, by faith Hindu, by Occupation - Business, by Nationality Indian, residing at Nayabad, Daspara, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas, hereinafter called and referred to as the OWNER/VENDOR (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SMT. BIBHA NASKAR, (PAN ABSPN2145G) and (Aadhaar No. 7206 9316 9543), wife of Sri Bibhas Naskar, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 3, Rajdanga Chakraborty Para, Post Office-EKTP, Police Station Kasba, Kolkata 70 0107, hereinafter called and referred to as the "PURCHASER" (which terms or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Kanai Lal Mondal, since deceased, was the absolute Owner in respect of ALL THAT piece and parcel of land measuring an area of 2.25 Decimals more or less, comprised in Mouza Nayabad, Touzi No. 56, R.S. No. 3, J.L. No. 25, comprising in R.S. Dag No. 183, under R.S. Khatian No. 85, within the limits of the Kolkata Municipal Corporation Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700099.

AND WHEREAS while, seized, possessed and enjoyment of aforesaid 96½ Decimals of land said Kanai Lal Mondal died intestate leaving behind surviving his widow Smt. Arati Mondal, four sons namely (1) Shyamal Mondal, (2) Parimal Mondal, (3) Amar Mondal, (4) Arun Mondal and three

daughters namely (1) Smt. Niyati Mondal, (2) Sabitri Sardar and Smt. Mamata Mondal as his legal heirs, heiress and successors to inherit his said 96½ Decimals of land as per Hindu Succession Act, 1956.

AND WHEREAS the undivided one eight share in the said property devolved upon his mother Smt. Arati Mondal as his legal share and successors according to Hindu Succession Act, 1956.

AND WHEREAS while seized, possessed and enjoyment of the aforesaid 96½ Decimals of land said Parimal Mondal died intestate as a confirmed bachelor leaving behind surviving his mother Smt. Arati Mondal, three brothers namely Shyamal Mondal, Amar Mondal, Arun Mondal and three sisters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Smt. Mamata Mondal.

AND WHEREAS said Smt. Arati Mondal and her daughter Niyati Mondal, Sabitri Sardar and Mamata Mondal gifted their undivided share by different gift deeds to their son and brothers respectively namely Sri Shyamal Mondal, Sri Amar Mondal and Sri Arun Mondal by virtue of a registered Deed of Gift dated 23.12.1985, registered at S.R. Alipore and recorded into Book No.1, Deed No.17166 for the year 1985.

AND WHEREAS by virtue of two separate registered Deed of Partition dated 27.01.1986, registered at S.R. Alipore and recorded into Book No.1, Deed No.485 for the year 1986 and thereafter by virtue of another registered Deed of Partition registered at D.S.R. Alipore and recorded into Book No.1, Deed No.12144 for the year 1986 said Sri Shyamal Mondal, Sri Amar Mondal




and Sri Arun Mondal amicably partitioned their undivided land between the other co-sharers of the property.

**AND WHEREAS** Sri Shyamal Mondal, Sri Parimal Mondal, Sri Amar Mondal and Sri Arun Mondal amicably decided to partition their undivided land between themselves by a partition Deed dated 11th June, 1993 which was registered in the office of the District Sub Registry Office at Alipore in its Book No. I, Volume No. 148, pages from 24 to 37, being No. 7904 for the year 1993.

**AND WHEREAS** by virtue of aforesaid Partition Deed No. 7904 for the year 1993 said Shyamal Mondal became entitled to land measuring 3 Cottahs 9 Chittacks, Parimal Mondal entitled to land measuring 4 Cottahs 11 Chittacks 40 Square Feet Amar Mondal entitled to 4 Cottahs 11 Chittacks 40 Square Feet and Arun Mondal entitled to land measuring 4 Cottahs 11 Chittacks 40 Square Feet and the land measuring land measuring 1 Cottah 8 Chittacks 25 Square Feet was allotted jointly in favour of said Parimal Mondal, Amar Mondal and Arun Mondal.

**AND WHEREAS** while in peaceful possession and enjoyment of the said respective plot of land said Arun Mondal died intestate leaving behind surviving his wife Smt. Mina Mondal, one son Sri Subha Mondal and Miss Manika Mondal as his legal heirs and successors inherited the said Plot of land as Per Hindu Succession Act, 1956..

**AND WHEREAS** thereafter by virtue of a registered Deed of Partition dated 06.11.2008, registered at DSR III, Alipore South 24 Parganas and recorded into Book No.1, CD Volume No.32, at pages 7391 to 7406, Deed


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No.00294 for the year 2009 said Amar Mondal, received his allocated land measuring 3 Cottahs more or less (as mentioned in the KHA Schedule of the said Deed of Partition), Rabin Mondal 1 Cottahs 8 Chittacks (as mentioned in the GHA Schedule of the said Deed of Partition), and Mina Mondal, Suva Mondal and Monika Mondal received land measuring 2 Cottahs in total the demarcated land measuring 6 Cottahs 8 Chittacks more or less (as mentioned in the GA Schedule of the said Deed of Partition) together with structure standing thereon.

**AND WHEREAS** by virtue of registered a Deed of Gift dated 07.09.2009, registered at D.S.R. III, Alipore South 24 Parganas and recorded into Book No.1, Deed No. 582 of 2009 said Amar Mondal made an absolute gift in respect of the land measuring 5 Chittacks 30 Square Feet in favour of his wife Smt. Anjali Mondal out of his allotted land.

**AND WHEREAS** that in spite of execution and registration of the Partition Deed the said Owners did not make any separation of their allotted portion rather they have decided to enjoy the said property jointly as before.

**AND WHEREAS** the said plot of land measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet, is jointly assessed and numbered as KMC Premises No.3089, Nayabad, Police Station Purba Jadavpur, Kolkata 700099 in Ward No. 109, under Asessee No. 31-109-08-6147-9 of the Kolkata Municipal Corporation the joint names of Amar Mondal, since deceased (Owner of the undivided 1/3rd share of the total property), Rabin Mondal, (Owner of the undivided 1/3rd share of the total property) and Mina Mondal, Subha Mondal and Monika Mondal, are the joint Owners of the undivided 1/3rd share of the total property).

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The Parties have been in peaceful enjoyment of the said partition deed has not been acted upon in the said premises by inheritance

a) Rabin Mondal entitled to undivided 1/3rd (one-third) share of the above mentioned property

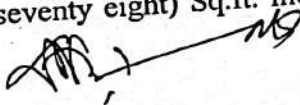
b) Smt. Anjali Mondal and Shibu Mondal jointly entitled to undivided 1/3rd share (inherited the above mentioned property as per Hindu Succession Act, 1956 after the death of said Amar Mondal on 24.07.2019.

c) Smt. Mina Mondal and Smt. Monika Mondal entitled to undivided 1/3rd share therein (said Subha Mondal died intestate on 25.01.2021).

**AND WHEREAS** all the **OWNERS** as mentioned above have taken the sanction of Ground Plus Four Storied building vide Permit No. 2017120132 dated 26.12.2017 from The Kolkata Municipal Corporation, for erecting the ground Plus Four storied building and thereafter the said Owners/vendors as mentioned above Renewed the entire sanctioned building Plan on 26.12.2022 approved by K.M.C. E.E(C)/Bldg/Br-XII dated 17.05.2023.

**AND WHEREAS** now the present **OWNER/VENDOR** party of the **FIRST PART** herein is the absolute owner of the undivided 1/3rd (one-third) share of the property mentioned in the Land Measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L, No.25, Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas.

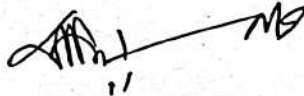
**AND WHEREAS** the **VENDOR** intends to sell the said undivided 1/3rd (one-third) share of the property mentioned in the Land Measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total



land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L, No.25, Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas as morefully mentioned in the **SCHEDULE-B** below. The **PURCHASER** herein agrees to purchase the same from the **VENDOR** herein at the agreed consideration amount and the **PURCHASER** has agreed and also paid to the **VENDOR** entire consideration sum of Rs.16,00,000/- (Rupees Sixteen lac) only shown in the memo of consideration below against **ALL THAT** piece and parcel of undivided 1/3rd (one-third) share of the property mentioned in the Land Measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L, No.25, Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas as morefully mentioned and described in the **SCHEDULE-B** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

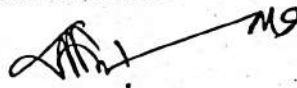
**NOW THIS INDENTURE WITNESSETH** that in pursuance of the Agreement and declared consideration of the said sum of Rs.16,00,000/- (Rupees Sixteen lac) only well and truly paid by the **PURCHASER** to the **VENDOR** on or before the execution of these presents and that being the full consideration money of the said undivided share of land, (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part

thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASER** as well as the said undivided share of land hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASER** has also delivered possession to the **PURCHASER ALL THAT** piece and parcel of undivided share of land and more specifically described in the **SCHEDULE-B** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said undivided share of land as described in the **SCHEDULE-B BELOW** and hereditaments so to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the

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**PURCHASER** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDOR** now has good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASER** in manner aforesaid and deliver vacant and peaceful possession of the said undivided share of land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said undivided share of land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting its name duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or his predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDOR** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDOR** or any of his predecessors in title and interest and the **VENDOR** hereby also covenant to keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of his predecessors in interest and title and declares the Schedule mentioned property is free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and

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matters whatsoever for further, better and more perfectly assuring and conveying the said land to and unto the said PURCHASER as shall or may reasonably be required.

**THE VENDOR** do hereby declares that the land hereby sold as fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispensens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDOR** received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The **VENDOR** is selling, the said land alongwith structure while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the **PURCHASER**.

If any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the costs and request of the **PURCHASER** do and execute any supplementary deed or deed of rectification in favour of the Purchaser, its successors, representatives and assigns.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That in respect of the said undivided share of land and hereditament as held or enjoyed by the **VENDOR** and conveyed hereby to the **PURCHASER**, the **VENDOR** has good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said undivided share of land and hereditament hereby sold and transferred, every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR**


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further declares that he has not dealt with the said undivided share of land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said undivided share of land and hereditament save and except with the PURCHASER herein.

2. That the PURCHASER shall have the right to mutate its name in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said undivided share of land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the VENDOR or his legal heirs.

3. That it shall be lawful for the PURCHASER at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said undivided share of land and hereditament hereby sold conveyed and transferred unto the PURCHASER and every part thereof and receive the rents, issues and profits there from as to be fetched without any interruption, claims or demand whatsoever by or from the VENDOR or any person claiming through, under or in trust arising through or for him.

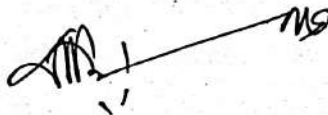
4. That the said undivided share of land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispences, debts, liabilities and the VENDOR fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the VENDOR or any of his

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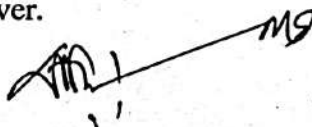
predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of his predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate, right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said undivided 1/3rd (one-third) share of the property mentioned in the Land Measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L, No.25, Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

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7. That the **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.
9. That the said **VENDOR** has prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
10. That the **VENDOR** also declares that he shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASER**.
11. That the **VENDOR** hereby declares that he has no any right, title, claim and interest and possession upon the **Schedule Property** right from now on and the **VENDOR** released its entire possession and claim for the **Schedule property** in favour of the **PURCHASER** for ever.

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12. The PURCHASER shall be entitled to or will have the right to use the Schedule B mentioned property togetherwith right to construction of a Ground Plus Four Storied building as sanctioned building Plan.

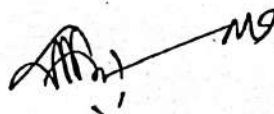
**THE SCHEDULE 'A' ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

ALL THAT piece and parcel of land measuring 4 Cottahs 14 Chittacks 24 Square Feet togetherwith right to construction of a Ground Plus Four Storied building vide Permit No. 2017120132 dated 26.12.2017 from The Kolkata Municipal Corporation and thereafter said Plan Renewed on 26.12.2022 approved by E.E(C)/Bldg/Br-XII dated 17.05.2023 situated in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L. No.25, in R.S. Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No. 3089, Nayabad, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099, District South 24 Parganas (formed out Premises No.3089. 3089/1, 3089/2 and 3089/3, Nayabad,) within the limits of the Kolkata Municipal Corporation, Ward No. 109 which is butted and bounded as follows:-

ON THE NORTH	:	Land of R. S. Dag No. 183
ON THE SOUTH	:	Land of R. S. Dag No. 183
ON THE EAST	:	40' Wide Road
ON THE WEST	:	House of Amar Mondal

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(Description of the property hereby sold)**

ALL THAT undivided 1/3rd (one-third) share of the property mentioned in the Land Measuring 1178 (one Thousand one hundred and seventy eight) Sq.ft. more or less out of the total land area measuring 4 (Four) Cottahs 14 (Fourteen) Chittacks 24 (twenty four) Square Feet comprised in Mouza-Nayabad, Touzi No.56, R.S. No.3, J.L. No.25, comprising in R.S. Dag No.183, under R.S. Khatian No.85 lying and situated at KMC Premises No.3089, Nayabad, Ward No.109, Post Office Mukundapur, Police Station Purba Jadavpur, Kolkata 700 099.

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IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Shikhar Mondal  
3089/11 Hyderabad  
KOL-99

*Shikhar Mondal*

SIGNATURE OF THE VENDOR

2. SWPAN MONDAL  
Taldi Canning 2  
Pol Pally. P.O. Nagarkata  
-P.S.- Tinkatlak  
South 24 Pgs.

*Swpan Mondal*

SIGNATURE OF THE PURCHASER

READ OVER AND  
EXPLAINED AND ALSO  
PREPARED & DRAFTED BY:

*Debes Kumar Misra*

(MR. DEBES KUMAR MISRA)  
ADVOCATE [ Enrollment No.F/364/329/1989 ]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700 086.  
PH-9830236148(D.K.M.),  
Email:debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email:mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.16,00,000- (Rupees Sixteen Lakh) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property known as K.M.C. Premises No.3089, Nayabad, under Ward No.109, P.O. Panchasayar, P.S. Panchasayar, Kolkata – 700 094 alongwith a tile shed in the manner followings :

Sl. No.	Date	Through Online Transfer/ Cheque No.	Name of the Bank & Branch	Amount (Rs.)
1.	16.06.2023	205022	State Bank of India, Ganga Branch, Kolkata-78	Rs.10,00,000.00
2.	16.06.2023	205023	-DO-	Rs.3,00,000.00
3.	16.06.2023	205024	-DO-	Rs.3,00,000.00
<b>Total :</b>				<b>Rs.16,00,000.00</b>

(Rupees Sixteen Lac) only

WITNESSES :

1. Shilpa Mondal

Rabiz Mondal

SIGNATURE OF THE VENDOR

2. Shilpa Mondal

3. অনিলা মন্ডল

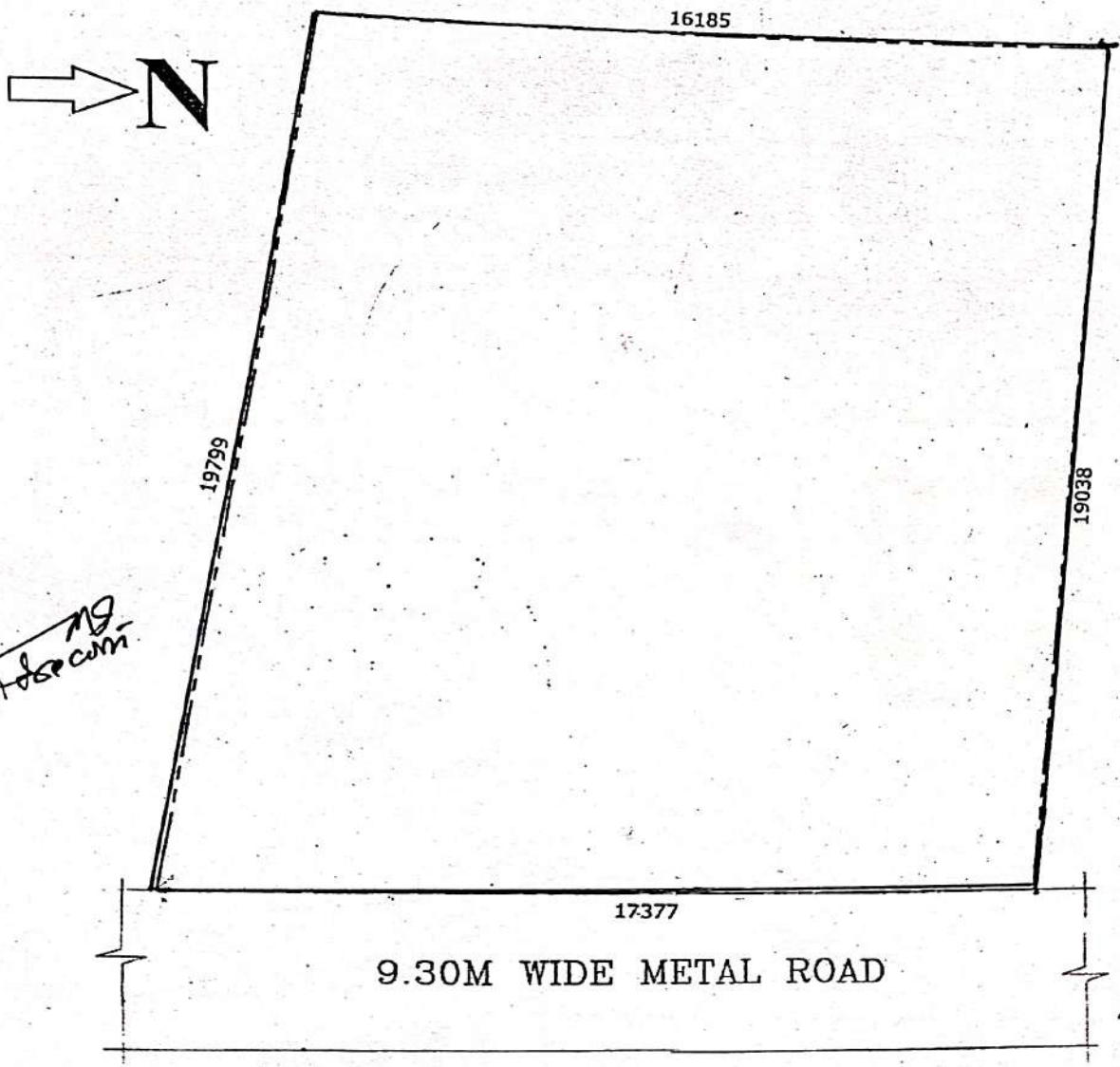
MS  
Advocate



SITE PLAN OF A PLOT OF LAND SITUATED IN MOUZA-NAYABAD, J.L., NO.25, COMPRISING IN R.S. DAG NO.183, UNDER R.S. KHATIAN NO.85 LYING AND SITUATED AT KMC PREMISES NO.3089, NAYABAD, WARD NO.109, POST OFFICE MUKUNDAPUR, POLICE STATION PURBA JADAVPUR, KOLKATA 700 099.

TOTAL LAND AREA : 4 KH. 14 CH. 24 SFT.  
SOLD LAND AREA : UNDIVIDED 1/3RD (ONE-THIRD) SHARE OF THE TOTAL PROPERTY MEASURING AN 1178 (ONE THOUSAND ONE HUNDRED AND SEVENTY EIGHT) SQ.FT. MORE OR LESS

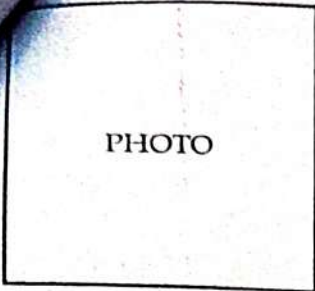
ENTIRE PLOT OF LAND SHOWN IN RED BORDER LINE



GROUND FLOOR PLAN

*Rabin M...*

*Rabin M...*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... RABIN MONDAL

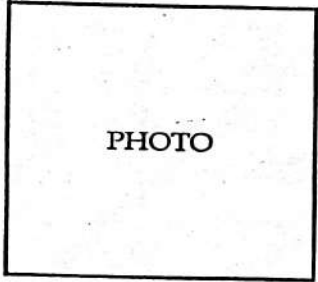
Signature Rabin Mondal



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... BIBHA NASKAR

Signature Bibha Naskar



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....

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



192023240099477278

GRN Details

GRN: 192023240099477278 Payment Mode: SBI Epay  
GRN Date: 15/06/2023 18:00:50 Bank/Gateway: SBlePay Payment Gateway  
BRN: 5358580581815 BRN Date: 15/06/2023 18:01:59  
Gateway Ref ID: IGAPSVITZ9 Method: State Bank of India NB  
GRIPS Payment ID: 150620232009947726 Payment Init. Date: 15/06/2023 18:00:50  
Payment Status: Successful Payment Ref. No: 2001495923/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr BARSHA NASKAR  
Address: 3, RAJDANGA CHAKRABORTY PARA KOLKATA 107  
Mobile: 7024120010  
Period From (dd/mm/yyyy): 15/06/2023  
Period To (dd/mm/yyyy): 15/06/2023  
Payment Ref ID: 2001495923/2/2023  
Dept Ref ID/DRN: 2001495923/2/2023

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001495923/2/2023	Property Registration-Stamp duty	0030-02-103-003-02	131900
2	2001495923/2/2023	Property Registration-Registration Fee	0030-03-104-001-16	33009
			Total	164909

IN WORDS: ONE LAKH SIXTY FOUR THOUSAND NINE HUNDRED NINE ONLY.






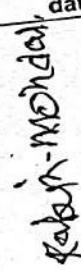


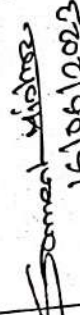
PAID



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042001495923/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Bibha Naskar 3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Buyer			 16/06/2023
2	Shri Rabin Mondal Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Seller			 16/06/2023
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Smt Bibha Naskar, , Shri Rabin Mondal			 16/06/2023

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001495923/2023	Office where deed will be registered
Query Date	09/06/2023 2:41:53 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	[0101] Sale, Sale Document	Additional Transaction
Set Forth value	Rs. 16,00,000/-	[4305] Declaration [No of Declaration : 2]
Total Stamp Duty Payable (SD)	Rs. 1,32,000/- (Article:23)	Market Value
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 32,99,504/-
		Total Registration Fee Payable
		Rs. 33,009/- (Article:A(1), E)
		Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3089, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :- )		Bastu	1178 Sq Ft	15,40,000/-	32,39,504/-	Width of Approach Road: 40 Ft.
Grand Total :				2.6996Dec	15,40,000 /-	32,39,504 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	60,000 /-	60,000 /-	

*Doukany - M...  
13/6/23*



**Seller Details :**

Sl No	Name & address	Status	Execution Details
1	Shri Rabin Mondal Son of Late Shyamal Mondal, Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. boxxxxxx2b, Aadhaar No.: 59xxxxxxx5000, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details
1	Smt Bibha Naskar Wife of Bibhas Naskar, 3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxxx5g, Aadhaar No.: 70xxxxxxx9543, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Bibha Naskar, , Shri Rabin Mondal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Rabin Mondal	Smt Bibha Naskar-2.69959 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Rabin Mondal	Smt Bibha Naskar-200 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-07-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-07-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



## Major Information of the Deed

Deed No :	I-1604-07753/2023	Date of Registration	22/06/2023
Query No / Year	1604-2001495923/2023	Office where deed is registered	
Query Date	09/06/2023 2:41:53 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 32,99,504/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,32,000/- (Article:23)	Rs. 33,041/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3089, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		1178 Sq Ft	15,40,000/-	32,39,504/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>					2.6996Dec	15,40,000 /-	32,39,504 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	60,000 /-	60,000 /-	

**Details :**

Name,Address,Photo,Finger print and Signature

**Shri Rabin Mondal**

Son of Late Shyamal Mondal Nayabad, Daspara, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxx2b, Aadhaar No: 59xxxxxxxx5000, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023  
 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2023  
 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Bibha Naskar (Presentant )</b> Wife of Bibhas Naskar 3, Rajdanga Chakraborty Para, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx5g, Aadhaar No: 70xxxxxxxx9543, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Somesh Mishra</b> Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Smt Bibha Naskar, , Shri Rabin Mondal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Rabin Mondal	Smt Bibha Naskar-2.69959 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Rabin Mondal	Smt Bibha Naskar-200.0000000 Sq Ft



Endorsement For Deed Number : I - 160407753 / 2023

16-06-2023  
Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)  
Presented for registration at 19:10 hrs on 16-06-2023, at the Private residence by Smt Bibha 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 32,99,504/-

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

Execution is admitted on 16/06/2023 by 1. Smt Bibha Naskar, Wife of Bibhas Naskar, 3, Rajdanga Chakraborty Para, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Shri Rabin Mondal, Son of Late Shyamal Mondal, Nayabad, Daspara, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

(Signature)  
Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 19-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,041.00/- ( A(1) = Rs 32,995.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 33,009/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/06/2023 6:01PM with Govt. Ref. No: 192023240099477278 on 15-06-2023, Amount Rs: 33,009/-, Bank: SBI EPay ( SBlePay), Ref. No. 5358580581815 on 15-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,000/- and Stamp Duty paid by by online = Rs 1,31,900/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/06/2023 6:01PM with Govt. Ref. No: 192023240099477278 on 15-06-2023, Amount Rs: 1,31,900/-, Bank: SBI EPay ( SBlePay), Ref. No. 5358580581815 on 15-06-2023, Head of Account 0030-02-103-003-02

(Signature)  
Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 22-06-2023

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.

**Amount of Fees**

Certified that required Registration Fees payable for this document is Rs 33,041.00/- ( A(1) = Rs 32,995.00/- ,E = Rs 4.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,32,000/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

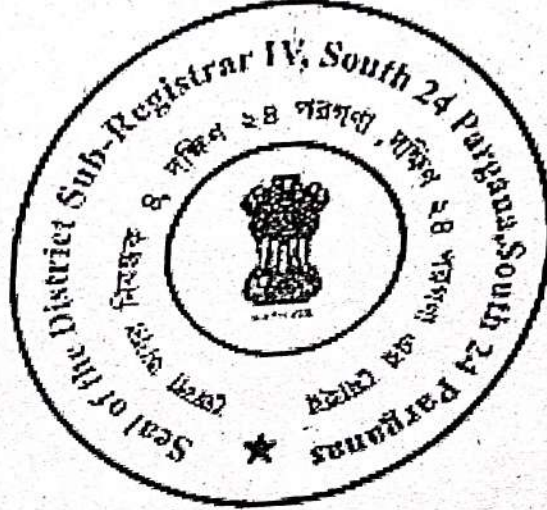
1. Stamp: Type: Impressed, Serial no 5678, Amount: Rs.100.00/-, Date of Purchase: 08/06/2023, Vendor name: Smriu

*(Signature)*  
Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 241421 to 241450  
being No 160407753 for the year 2023.



Digitally signed by JAIDEB PAL  
Date: 2023.06.30 13:25:35 +05:30  
Reason: Digital Signing of Deed.

*Jaideb Pal*

(Jaideb Pal) 2023/06/30 01:25:35 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)