

31970/19 3828/20



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
০৮ ২৭৩২/১৭
২৬/১০/২০



E 164236 E 164236

Certified that the Document is admitted to
Registration and is a valid title
to the property mentioned therein
[Signature]

20 OCT 2020

DEED OF SALE
P.O. D.S. LANE. P.S. SANKRAIL.
DISTRICT - HOWRAH : 711199

THIS DEED OF SALE is made on this the 26th
day of June Two Thousand Nineteen

BETWEEN

[Faint handwritten notes and signatures at the bottom right of the page]

(1) SRI BHASWAR GOSWAMI (PAN : AHJP05405D) son of Late Bhabesh Mohan Goswami, Nationality - Indian, by faith - Hindu, by occupation - Business residing at Monorama Apartment, 4th Floor, Thanamakua, Nityananda Nagar (East), P.S. Sankrail, District - Howrah : 711109, (2) SMT. SHEULI MONDAL ^{alias SHI ULI MANDAL} (PAN : AINPM9299G) wife of Sri Abhijit Mondal, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 301, Prince Anwar Shah Road, Lake Gardens, Kolkata - 700045 (3) SRI DHARAM DUTT PANDEY (PAN : AFOPP2498C) son of Sri Gopalji Pandey, Nationality - Indian, by faith Hindu, by occupation - Business residing at 66/3/1, College Road, Flat No. "D", 1st Floor, P.O. B Garden, P.S. Shibpur, District - Howrah : 711103 hereinafter jointly referred to as the OWNERS/VENDORS (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) OF THE FIRST PART.

AND

✓ (1) SRI SHAKTIPADA KAR (PAN : AMDPK3471E) son of Late Monoranjan Kar, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 19, Goaberia Govt. Colony, P.O. D S Lane, P.S. Sankrail, District - Howrah : 711109,

✓ (2) SRI SUBHENDU ROY (PAN : ADDPR7362J) son of Sri Sanjit Roy, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 19/1, Naskarpara 1st Bye Lane, P.S. Shibpur, P.O. Santragachi, District - Howrah : 711104, (3)

✓ SMT. SUJATA BANERJEE (PAN : AFHPB1211L), wife of Late Bikash Banerjee, Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at Thanamakua, 283, Panchanantala Lane, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109, (4) ✓ SRI SOUGATA SARKAR (PAN : ESBPS5296B), son of

Late Biswadeb Sarkar, Nationality - Indian, by faith - Hindu, by occupation - Business residing at Village & P.O. Atla, P.S. Rampurhat, District - Birbhum : 731233 and (5)

✓ SRI VIJAY KUMAR MISHRA (PAN : AZAPM6753F), son of Sri Aswani Mishra, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 6, Hare Krishna Nagar, P.O. D.S. Lane, P.S. Sankrail, District - Howrah : 711109 hereinafter jointly referred to as the PURCHASERS/VENDEES (which term

and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) OF THE SECOND PART.

WHEREAS the parties of the First Part, Owners/Vendors herein are the joint owners and occupiers now seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Mokarari Mourashi Bastu Land containing a total area measuring about 20 (Twenty) Decimals equivalent to 12 (Twelve) Cottahs 1 (One) Chittacks 35 (Thirty Five) Sq.ft. be the same a little more or less together with an old R.T. Structure measuring about 400 Sq.t. more or less standing thereon altogether with all easements and user right of common passage comprised within Mouza - Thanamakua, J.L. No. 40, appertaining to R.S. Dag No. 526, Hal L.R. Dag No. 697 under L.R. Khatian Nos. after mutation L.R. Khatian No. are 5018 (in the name of Bhaswar Goswami - area about 6 Decimals), 5067 (in the name of Smt. Sheuli Mondal - Area about 8 Decimals) & 5041 (in the name of Dharam Dutt Pandey - Area about 6 Decimals), F.S. Sank-

rail, District - Howrah : 711109 within the limit of Howrah Municipal Corporation Added Area ward No. 45 and also within the jurisdiction of the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Ranihati which is morefully and particularly described in the Schedule hereunder written hereinafter referred to as the said property.

AND WHEREAS by virtue of Deed of Sale written in Bengali Vernacular executed on 17/12/2008 by one Smt. Renuka Bagani and three others represented by their Constituted Attorney Sri Dilip Bagani son of Late Ajit Bagani of Madyajoypur, Liluah, Howrah, the Parties of the First Part, Owners/Vendors herein jointly have purchased all that the piece and parcel of Mokarari Mourashi Bastu Land containing an area measuring about 11 Decimals equivalent to 6 Cottahs be the same a little more or less together with R.T. Structure standing thereon comprised within Mouza - Thanamakua, J.L. No. 40, R.S. Dag No. 526, Hal L.R. Dag No. 697 under Hal Khatian Nos. 1187/25, 45/15, 1084/30 & 112/30, P.S. Sankrail, District - Howrah at and for a valued consideration amount as mentioned thereon and the document was registered

with the office of the D.S.R., Howrah and recorded in Book No. I, C.D. Volume No. 49, Pages from 989 to 1006, document being no. 12884 for the year 2008.

AND WHEREAS by virtue of another Deed of Sale written in Bengali Vernacular executed on 17/12/2008 by the said Smt. Renuka Bagani and three others represented by their Constituted Attorney Sri Dilip Bagani son of Late Ajit Bagani of Madyajoypur, Liluah, Howrah, the Parties of the First Part, Owners/Vendors herein jointly also have purchased all that the piece and parcel of Mokarari Mourashi Bastu Land containing an area measuring about 11 Decimals equivalent to 6 Cottahs be the same a little more or less together with R.T. Structure standing thereon comprised within Mouza - Thanamakua, J.L. No. 40, R.S. Dag No. 526, Hal L.R. Dag No. 697 under Hal Khatian Nos. 1187/25, 45/15, 1084/30 & 112/30, P.S. Sankrail, District - Howrah at and for a valued consideration amount as mentioned thereon and the document was registered with the office of the D.S.R., Howrah and recorded in Book No. I, C.D. Volume No. 49, Pages from 1040 to 1057, document being no. 12887 for the year 2008.

AND WHEREAS since acquired right, title interest in respect of the said property by the aforesaid manner, the Owners/Vendors herein mutated their names in the records of B.L. & L.R.O. and got new L.R. Khatian No. as 5018 in the name of Bhaswar Goswami (area about 6 Decimals), 5067 in the name of Smt. Sheuli Mondal (area about 8 Decimals) & 5041 in the name of Dharam Dutt Pandey (area about 6 Decimals) since mutation enjoying the said property without interruption from any corner thereby paying khajanas in their own names.

AND WHEREAS thus the Owners/Vendors herein became the joint owners of both the properties which are adjacent to each other as a compact holding measuring total area about 20 (Twenty) Decimals equivalent to 12 (Twelve) Cottahs 1 (One) Chittacks 35 (Thirty Five) Sq.ft. be the same a little more or less together with an old R.T. Structure measuring about 400 Sq.t. more or less standing thereon altogether with all easements and user right of common passage comprised within Mouza - Thanamakua, J.L. No. 40, appertaining to R.S. Dag No. 526, Hal L.R. Dag No. 697 under L.R. Khatian Nos. after mutation L.R. Khatian No. are 5018 (in the name of Bhaswar Goswami - area about 6 Decimals), 5067 (in the

name of Smt. Sheuli Mondal - Area about 8 Decimals) & 5041 (in the name of Dharam Dutt Pandey - Area about 6 Decimals), P.S. Sankrail, District - Howrah : 711109 within the limit of Howrah Municipal Corporation Added Area ward No. 45 and also within the jurisdiction of the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Ranihati which is morefully and particularly described in the Schedule hereunder written freely, absolutely and free from all encumbrances whatsoever in the demised property.

AND WHEREAS as the Owners/Vendors are presently facing problem to look after the said property as well as urgent requirement of finance, the owners/vendors herein announced to sell the said property and asked the tentative purchasers to purchase the said property and the purchasers/Vendee herein came to know the said sale proposal by/from the owners/vendors and for purchasing the said property offered a sum of Rs.58,50,000.00 (Rupees Fifty Eight Lakhs Fifty Thousand) only at and for the total consideration price of the said property

AND WHEREAS the parties of the First Part, Owners/Vendors herein considering the said amount being the highest

market value of the said property accepted the said offer by the Purchasers and on discussions, both the parties herein entered into an agreement for sale dated 21/05/2016 by which the Purchasers herein have paid a sum of Rs.5,00,000.00 (Rupees Five Lakhs) only and the owners/vendors have handed over the documents to the purchasers herein for getting searched from their end and after having confirmity from all the concerns, the purchasers/vendee herein asked the Vendors to execute a Deed of Sale in favour of the Purchasers and the Vendors now agreed to execute a Deed of sale in favour of the Purchasers on receipt of the entire consideration amount of Rs.58,50,000.00 (Rupees Fifty Eight Lakhs Fifty Thousand) only at and for the total consideration price of the said property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement for sale and in consideration of the sum of Rs.58,50,000.00 (Rupees Fifty Eight Lakhs Fifty Thousand) only being the full and final consideration money paid by the purchasers to the Vendors on or before the execution of these presents (the receipt whereof the Vendors doth hereby

and by the receipt hereunder written admit and acknowledge and on and from the same and every part thereof doth hereby forever acquit, release, exonerate and discharge in favour of the purchasers by these presents and the part of the property hereby transferred and conveyed) by the owners doth hereby grant, sell, transfer, convey, assign and assure absolutely and forever unto and to the use of the purchasers duly with the khas possession of ALL THAT the piece and parcel of Mokarari Mourashi Bastu Land containing a total area measuring about 20 (Twenty) Decimals equivalent to 12 (Twelve) Cottahs 1 (One) Chittacks 35 (Thirty Five) Sq.ft. be the same a little more or less together with an old R.T. Structure measuring about 400 Sq.t. more or less standing thereon altogether with all easements and user right of common passage comprised within Mouza - Thanamakua, J.L. No. 40, appertaining to R.S. Dag No. 526, Hal L.R. Dag No. 697 under L.R. Khatian Nos. after mutation L.R. Khatian No. are 5018 (in the name of Bhaswar Goswami - area about 6 Decimals), 5067 (in the name of Smt. Sheuli Mondal - Area about 8 Decimals) & 5041 (in the name of Dharam Dutt Pandey - Area about 6 Decimals), P.S. Sankrail, District - Howrah : 711109

within the limit of Howrah Municipal Corporation Added Area ward No. 45 and also within the jurisdiction of the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Ranihatl which is morefully and particularly described in the Schedule hereunder written hereinafter referred to as the said property from all encumbrances, charges, liens, dispendents, mortgages, trust, acquisition, requisition, attachment, etc. of any nature whatsoever: TOGETHER with all rights, benefits and advantages and all manner of forever and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said land meassuages tenaments hereditaments and premises or in any ways appertaining to or with the same or any part thereof usually held used occupied and enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder and remainders and the rents issues and profits thereof and/or any and every part thereof AND all the estate right title interest inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or any and every part thereof and all deeds muniments writings

and evidences or title which in anyway relate to the said land meassuages, tenaments, hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom they can or may procure the same without action or suit in law or in equity TO HAVE AND TO HOLD the said property hereby granted, sold, conveyed, transferred or expressed or intended so to be with their right members and appurtenances unto and to the use of the purchasers their heirs, executors, administrators, representatives and assigns forever together with absolute right, full authority, power to the purchasers for any sorts of transfer, sale, lease, rent, issue, profit, mortgages of the said property by the Purchasers or their legal heirs, successors, legal representatives or assigns.

AND THE VENDORS HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

- 1) That the Vendors have subsisting absolute and unfettered right to sell the Schedule mentioned property and the present Vendors are absolutely empowered and entitled to alienate the property.

2) That the property hereby sold is free from all encumbrances.

3) That the property hereby sold is not attached with any decree by the Court.

4) That the Vendors hereby declare that they have not entered into any agreement for sale with any other person/persons, organization nor with anybody in connection with the said property, nor the Vendors have mortgaged the said property with any Bank or any Financial Institution and nor the property have been encumbered in any way and the same is not also attached with any scheme of Government Improvement Authority nor the property is acquired under the Land Acquisition Act and the said property is absolutely free from all encumbrances.

5) That the Vendors shall indemnify the Purchasers against all claims, liens, lispendences, attachment, in the event of any defect of the Vendors' marketable title or if the Purchasers' perfect title and peaceful possession be disbursed by any person/persons claiming through or under the Vendors or their heirs in any manner, then the Vendors shall be bound to compensate the Purchasers against all loss and

the Vendors shall remove all and every obstructions at their own costs.

6) That the Purchasers shall become absolute joint owners of the Schedule mentioned property and shall own, possess, occupy and enjoy the same without any interruption either from their Vendors or from their legal heirs or persons claiming through or under them and shall have every right to mutate their names before Howrah Municipal Corporation, Settlement Department etc. deleting the name of erstwhile Owners and to pay revenues and taxes thereof in their own names before all competent authorities and the Vendors further agree to co-operate with the Purchasers at all times for the purpose of mutation.

7) That the Purchasers are entitled to develop the property and to raise structure according to their own liking in accordance with law and the Purchasers shall use, enjoy and peaceably and quietly possess the Schedule mentioned property including their successors, legal representatives and assigns having absolute perfect transferable right thereof.

8) That the Vendors hereby undertakes to execute and register any further deed in future like Deed of Rectifica-

tion or Deed of Declaration for more and further clear title and also better enjoyment of the Purchasers, in case of necessity, at the request and cost and expenses of the Purchasers.

9) That the Purchasers are entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages advantages, benefits, privileges appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage, drainage and water source and also entitled to install electricity, if necessary, telephone and water connection underneath the common passage appertaining to the property hereby sold to the Purchasers by the Vendors and the Purchasers are also entitled to construct and renovate the Schedule mentioned property and the Purchaser shall and may at all times, hereinafter peaceably and quietly possess and enjoy the said plot of land and premises with said description in full and receive the rents, issues and profits thereof without any lawful eviction, interference, claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title.

10) That the Vendors hereby deliver khas possession of the property hereby sold to the Purchasers.

11) That the original Deed of the Vendors has been lost and for that a General Diary has been lodged at the Local Police Station and to that effect a notice has been published in the daily News Paper. In case the original deeds are found, the Vendors jointly undertake to return the Deeds to the Purchasers. The Vendors hereby deliver all the Deeds, Documents and other papers in connection with the property hereby sold.

SCHEDULE REFERRED TO ABOVE

ALL THAT the piece and parcel of Mokarari Mourashi Bastu Land containing a total area measuring about 20 (Twenty) Decimals equivalent to 12 (Twelve) Cottahs 1 (One) Chittacks 35 (Thirty Five) Sq.ft. be the same a little more or less together with an old R.T. Structure measuring about 400 Sq.t. more or less standing thereon altogether with all easements and user right of common passage comprised within Mouza - Thanamakua, J.L. No. 40, appertaining to R.S. Dag No. 526, Hal L.R. Dag No. 697 under L.R. Khatian Nos. after

mutation L.R. Khatian No. are 5018 (in the name of Bhaswar Goswami - area about 6 Decimals), 5067 (in the name of Smt. Sheuli Mondal - Area about 8 Decimals) & 5041 (in the name of Dharam Dutt Pandey - Area about 6 Decimals), P.S. Sankrail, District - Howrah : 711109 within the limit of Howrah Municipal Corporation Added Area ward No. 45 and also within the jurisdiction of the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Ranihati, a Map/Plan bordered RED is annexed herewith being part of this document which is butted and bounded in the manner as follows :-

- ON THE NORTH - Land of Manimohan Mondal & Others ;
- ON THE SOUTH - Plot Nos. 526 (R.S.) and House of
Dashupati Naskar and others ;
- ON THE EAST - 10 feet wide common passage leading to
Panchanantala Lane and Property of
Bani Chatterjee and Others and
Fanchu Gopal Das and others ;
- ON THE WEST - 4 feet wide common passage and property
of Prabir Mondal ;

IN WITNESS WHEREOF the said Vendors and the Purchasers hereunder subscribed their hands and seal in sound health and in free simple manner without provocation from any corner on the day, month and year first above written in presence of :

WITNESSES

1. Pintu Naskey
Thana makea panchayat 2a2a
Po - D. SR. here, Howrah - 9.

Bhannar Goman
Mandal
Sharamdutt Pandey
(SIGNATURE OF THE VENDORS)
Shaktipada-karr

2. Somnath Somnath
vill + post - ATLA
Dist - Birbhum
Pin - 731233

Deebhendu Roy
Suzata Banerjee
Sougata Sarkar

Wijaya Kumar Singh
(SIGNATURE OF THE PURCHASERS)

Drafted by me and prepared
in my Sheristha as per Xerox
copies of the documents provided
to me

Ranjit Sasmal

Advocate

Enrolment no F 395/357/1999
Typed by: H Kundu 395/357/1999

SALE DEED PLAN

OF R. S. DAG NO. - 526, L. R. DAG NO. - 697, L. R. KHATIAN NOS. - 5018, 5067, 5041, MOUZA - THANAMAKUA, J. L. NO. - 40, P. S. - SANKRAIL, DIST. - HOWRAH. UNDER H. M. C. WARD NO. - 45.

SCALE - 1" INCH = 25' - 0" FT.

AREA OF LAND - 20 DECIMAL = 12 K. - 1 CH. - 35 SFT.

SHOWN IN RED BORDER .

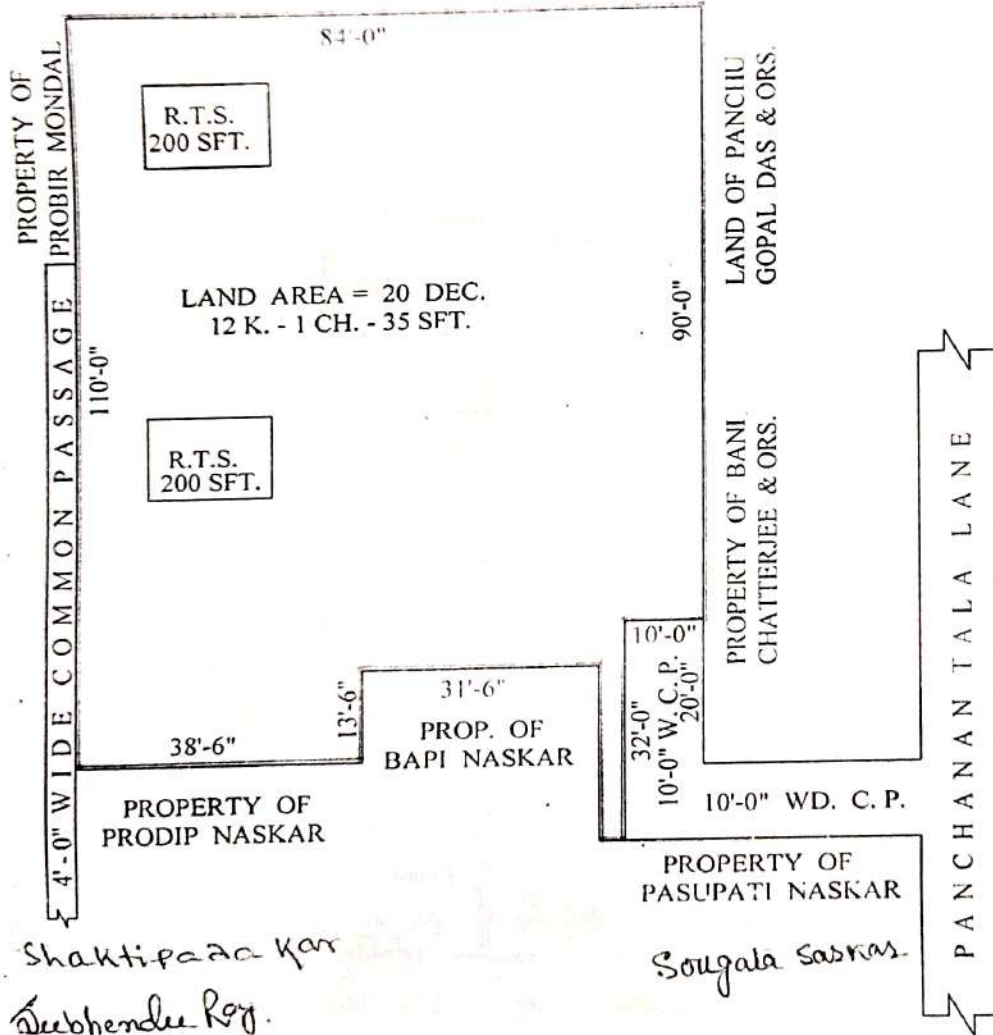
AREA OF R. T. STRUCTURE - 400 SFT.

VENDORS : - 1). SRI BHASWAR GOSWAMI , 2). SRI DHARAM DUTT PANDEY , 3). SMT. SHEULI MONDAL .

VENDEES : - 1). SRI SHAKTI PADA KAR , 2). SRI SUBHENDU ROY , 3). SMT. SUJATA BANERJEE , 4). SRI SOUGATA SARKAR , 5). SRI VIJAY KUMAR MISHRA .



LAND OF
MONI MOHAN MONDAL & ORS



Shaktipada Kar
Subhendu Roy.
Sujata Banerjee

Sougata Sarkar
Vijay Kumar Mishra

Bhaswar Goswami
Shanul
Dharamdutt Pandey

COPY BY
P.P. Jordan
21/6/19

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

GRN: 19-201920-003126166-1

Payment Mode Online Payment

GRN Date: 25/06/2019 19:44:52

Bank : State Bank of India

BRN : CKJ8142837

BRN Date: 25/06/2019 19:45:37

DEPOSITOR'S DETAILS

Id No. : 19020000997321/2/2019

[Query No./Query Year]

Name : Shaktipada Kar and Others
Contact No. : Mobile No. : +91 9674695690
E-mail :
Address : 19 Goaberia Govt Colony Sankrail Howrah
Applicant Name : Mr Pronab Dutta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19020000997321/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	488210
2	19020000997321/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	82291
3	19020000997321/2/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	2000

Total

572501

In Words : Rupees Five Lakh Seventy Two Thousand Five Hundred One only

Major Information of the Deed

Deed No.:	I-1902-03837/2020	Date of Registration	20/10/2020
Query No /Year	1902-0000997321/2019	Office where deed is registered	
Query Date	25/06/2019 2:57:55 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pronab Dutta Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9674695690, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 58,50,000/-	Rs. 93,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,58,010/- (Article:23)	Rs. 93,091/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Thanamakuya, , Ward No: 045 JI No: 40, Pin Code : 711109

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-697 (RS :-)	LR-5018	Bastu	Bastu	6 Dec	17,15,000/-	27,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-697 (RS :-)	LR-5067	Bastu	Bastu	8 Dec	23,00,000/-	36,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-697 (RS :-)	LR-5041	Bastu	Bastu	6 Dec	17,15,000/-	27,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
TOTAL :					20Dec	57,30,000 /-	90,00,000 /-	
Grand Total :					20Dec	57,30,000 /-	90,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	400 Sq Ft.	1,20,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1,20,000 /-	3,00,000 /-	

Seller Details



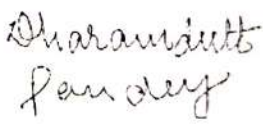
Sl No **Name, Address, Photo, Finger print and Signature**

Sl No	Name	Photo	Finger Print	Signature
1	Mr Bhaswar Goswami (Presentant) Son of Late Bhabesh Mohan Goswami Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	 26/06/2019

Monorama Apartment 4th Floor Thanamakua, Block/Sector: Nityananda Nagar (East), P.O:- D S Lane, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
2	Smt Shiuli Mandal, (Alias: Sk. Sheuli mondal) Wife of Mr Abhijit Mandal Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	 26/06/2019









301, Prince Anwar Shah Road, Lake Gardens, P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx9G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
3	Mr Dharam Dutt Pandey Son of Mr Gopal Pandey Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	 26/06/2019


66/3/1, College Road, Flat No. D, 1st Floor, P.O:- B Garden, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office

Buyer Details :



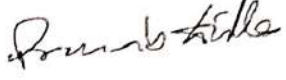
Name, Address, Photo, Finger print and Signature

Sl No.	Name	Photo	Finger Print	Signature
1	Mr Shaktipada Kar Son of Late Monoranjan Kar Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	Shaktipada Kar 26/06/2019
Son of Late Monoranjan Kar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx1E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office				
2	Mr Subhendu Roy Son of Mr Sanjit Roy Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	Subhendu Roy 26/06/2019
Son of Mr Sanjit Roy Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office				
3	Smt Sujata Banerjee Wife of Late Bikash Banerjee Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	Sujata Banerjee 26/06/2019
Wife of Late Bikash Banerjee Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office				
4	Mr Sougata Sarkar Son of Late Biswadeb Sarkar Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	Sougata Sarkar 26/06/2019

Son of Late Biswadev Sarkar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ESxxxxxx6B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019, Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Vijay Kumar Mishra Son of Mr Aswani Mishra Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office	 26/06/2019	 LTI 26/06/2019	 26/06/2019
Son of Mr Aswani Mishra Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxxx3F, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2019 , Admitted by: Self, Date of Admission: 26/06/2019 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pronab Dutta Son of Late Prabodh Ranjan Dutta Howrah Court, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	 26/06/2019	 26/06/2019	 26/06/2019
Identifier Of Mr Bhaswar Goswami, Smt Shiuli Mandal, Mr Dharam Dutt Pandey, Mr Shaktipada Kar, Mr Subhendu Roy, Smt Sujata Banerjee, Mr Sougata Sarkar, Mr Vijay Kumar Mishra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhaswar Goswami	Mr Shaktipada Kar-1.2 Dec, Mr Subhendu Roy-1.2 Dec, Smt Sujata Banerjee-1.2 Dec, Mr Sougata Sarkar-1.2 Dec, Mr Vijay Kumar Mishra-1.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Shiuli Mandal	Mr Shaktipada Kar-1.6 Dec, Mr Subhendu Roy-1.6 Dec, Smt Sujata Banerjee-1.6 Dec, Mr Sougata Sarkar-1.6 Dec, Mr Vijay Kumar Mishra-1.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Dharam Dutt Pandey	Mr Shaktipada Kar-1.2 Dec, Mr Subhendu Roy-1.2 Dec, Smt Sujata Banerjee-1.2 Dec, Mr Sougata Sarkar-1.2 Dec, Mr Vijay Kumar Mishra-1.2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhaswar Goswami	Mr Shaktipada Kar-26.66666700 Sq Ft, Mr Subhendu Roy-26.66666700 Sq Ft, Smt Sujata Banerjee-26.66666700 Sq Ft, Mr Sougata Sarkar-26.66666700 Sq Ft, Mr Vijay Kumar Mishra-26.66666700 Sq Ft
2	Smt Shiuli Mandal	Mr Shaktipada Kar-26.66666700 Sq Ft, Mr Subhendu Roy-26.66666700 Sq Ft, Smt Sujata Banerjee-26.66666700 Sq Ft, Mr Sougata Sarkar-26.66666700 Sq Ft, Mr Vijay Kumar Mishra-26.66666700 Sq Ft
3	Mr Dharam Dutt Pandey	Mr Shaktipada Kar-26.66666700 Sq Ft, Mr Subhendu Roy-26.66666700 Sq Ft, Smt Sujata Banerjee-26.66666700 Sq Ft, Mr Sougata Sarkar-26.66666700 Sq Ft, Mr Vijay Kumar Mishra-26.66666700 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Thanamakuya, , Ward No: 045 JI No: 40, Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 697, LR Khatian No:- 5018	Owner: ভাস্বর গোস্বামী, Gurdian: ভবে মোহ, Address: মনোরমা গ্র্যাপটমেন্ট ৪র্থ তলা, নিত্যানন্দ নগর, থানামাকুয়া, সাঁকরাইল, হাওড়া., Classification: বাস্তু, Area: 0.06000000 Acre,	Mr Bhaswar Goswami
L2	LR Plot No:- 697, LR Khatian No:- 5067	Owner: শ্রীমতী শিউলি মন্ডল, Gurdian: অভিজিত, Address: ৩০১, প্রিন্স আনোয়ার সাহ রোড কলিকাতা ৪৫, Classification: বাস্তু, Area: 0.08000000 Acre,	Smt Shiuli Mandal
L3	LR Plot No:- 697, LR Khatian No:- 5041	Owner: ধরম দত্ত পান্ডে, Gurdian: গোপালজী, Address: ৬৬/৩/১, কলেজ রোড ফ্র্যাট, ডি, ১ম তলা, বি, গার্ডেন, শিবপুর, হাওড়া., Classification: বাস্তু, Area: 0.06000000 Acre,	Mr Dharam Dutt Pandey

On 26-06-2019

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

Presented for registration at 15:00 hrs on 26-06-2019, at the Office of the A.R.A. - II KOLKATA by Mr Bhaswar Goswami, one of the Executants.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 93,00,000/-

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

Execution is admitted on 26/06/2019 by 1. Mr Bhaswar Goswami, Son of Late Bhabesh Mohan Goswami, Monorama Apartment 4th Floor Thanamakua, Sector: Nityananda Nagar (East), P.O D S Lane, Thana Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 2. Smt Shiuli Mandal, Alias Sk Sheuli mondal, Wife of Mr Abhijit Mandal, 301, Prince Anwar Shah Road, Lake Gardens, P.O Lake Gardens, Thana Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 3 Mr Dharam Dutt Pandey, Son of Mr Gopal Pandey, 66/3/1, College Road, Flat No. D, 1st Floor, P.O B Garden, Thana Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession Business, 4 Mr Shaktipada Kar, Son of Late Monoranjan Kar, 19, Goaberia Govt. Colony, P.O: D S Lane, Thana Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 5. Mr Subhendu Roy, Son of Mr Sanjit Roy, 19/1, Naskarpara 1st Bye Lane, P.O: Santragachi, Thana: Shibpur, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Business, 6. Smt Sujata Banerjee, Wife of Late Bikash Banerjee, Thanamakua, 283, Panchanantala Lane, P.O: D S Lane, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession House wife, 7. Mr Sougata Sarkar, Son of Late Biswadeb Sarkar, Atla, P.O: Atla, Thana: Rampurhat, Birbhum, WEST BENGAL, India, PIN - 731233, by caste Hindu, by Profession Business, 8. Mr Vijay Kumar Mishra, Son of Mr Aswani Mishra, 6, Harekrishna Nagar, P.O: D S Lane, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business

Indetified by Mr Pronab Dutta, Son of Late Prabodh Ranjan Dutta, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,091/- (A(1) = Rs 93,000/-, E = Rs 7/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 82,291/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/06/2019 7:45PM with Govt. Ref. No: 192019200031261661 on 25-06-2019, Amount Rs: 82,291/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ8142837 on 25-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,58,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,88,210/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2299, Amount: Rs.5,000/-, Date of Purchase: 11/01/2019, Vendor name: SOUMYA BANERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/06/2019 7:45PM with Govt. Ref. No: 192019200031261661 on 25-06-2019, Amount Rs: 4,88,210/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ8142837 on 25-06-2019, Head of Account 0030-02-103-003-02

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 20-10-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,091/- (A(1) = Rs 93,000/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 10,800/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2020 1:26PM with Govt. Ref. No: 192020210119015811 on 16-10-2020, Amount Rs: 10,800/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKO1439116 on 16-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,58,010/- and Stamp Duty paid by by online = Rs 64,800/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2020 1:26PM with Govt. Ref. No: 192020210119015811 on 16-10-2020, Amount Rs: 64,800/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKO1439116 on 16-10-2020, Head of Account 0030-02-103-003-02

↓

Abhijit Basu
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2020, Page from 136654 to 136704
being No 190203837 for the year 2020.



Digitally signed by ABHIJIT BASU
Date: 2020.10.22 14:01:52 +05:30
Reason: Digital Signing of Deed.

(Abhijit Basu) 2020/10/22 02:01:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
